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BROOKEVILLE HISTORIC DISTRICT

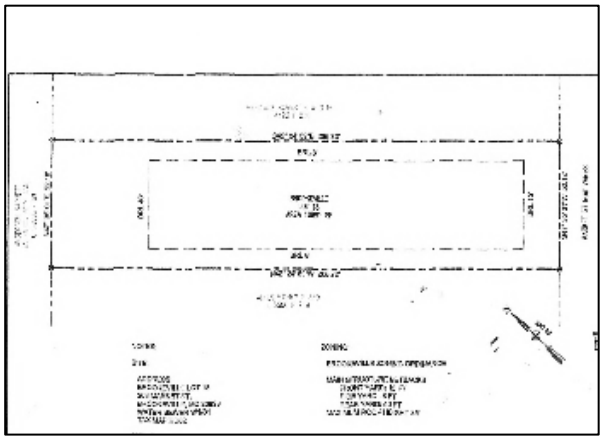
RESIDENTIAL BUILDING LOT

Water & Sewer Taps Installed ✦ 0.25± Acre

Known As

309 MARKET STREET

Near Georgia Avenue
Brookeville, Montgomery Co., Maryland 20833



NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

GENERAL INFORMATION:

Owner's sale of a 0.25 acre residential building lot in the Brookeville Historic District in northeastern Montgomery County. The location offers the charm of a historic village while retaining exceptional proximity to major commuter routes, retail shopping and expansive recreational opportunities. The property has been mostly cleared and has water and sewer taps installed at the street. Town of Brookeville zoning permits accessory apartment units throughout, providing the property owner an opportunity for an in-law suite and potentially an additional source of revenue. The auction provides an opportunity for homebuyers looking to build their own personal haven amongst a collection of historic homes and buildings, as well as to investors looking to build something with character and charm.

LOCATION:

Nestled within the Brookeville Historic District, this lot offers a rare chance to build in one of Montgomery County's most storied small towns, founded in 1794 and celebrated as the "U.S. Capital for a Day" when President James Madison took refuge here during the War of 1812. Tree-lined streets, carefully preserved 19th-century homes, and a genuine small-town warmth give the community a timeless character that is increasingly hard to find in the region. Surrounded by rolling farmland and protected green space, Brookeville offers a peaceful, pastoral setting while remaining remarkably well connected.

Georgia Avenue (MD-97) runs directly through town, providing an easy link to the Intercounty Connector (MD-200), which in turn offers quick access to I-95, I-270, and the greater Washington, D.C. and Baltimore areas. Just minutes away, Olney's town center provides grocery stores, everyday shopping, and a wide variety of restaurants and cafés. Residents can also enjoy professional productions at the acclaimed Olney Theatre Center and explore local history and culture at the nearby Sandy Spring Museum.

Outdoor enthusiasts will appreciate the trails of Reddy Branch Stream Valley Park and Rachel Carson Conservation Park, along with the sports fields, playgrounds, and amenities of Olney Manor Recreational Park. With its rare blend of historic charm, natural beauty, and convenient access, this lot is an exceptional setting for building a truly special home.

According to the Montgomery County Public Schools website, nearby schools are Greenwood Elementary, Rosa M. Parks Middle and Sherwood High.

For more information about the area, please visit:
Town of Brookville - https://townofbrookevillemd.org/
Montgomery County - https://www.montgomerycountymd.gov/
Montgomery County Public Schools - https://www.montgomeryschoolsmd.org/

Please see this property's web page to view the National Register of Historic Places Nomination Form:
https://ajbillig.com/auction/309-market-street/

SITE:

Lot size: 10,891 square feet or 0.25 acre, according to a 2025 boundary survey of the property.

The previously developed lot fronts 52.18' on Market Street with depths of 208.72'. Mostly clear, with the original structures having been demolished. Some mature trees. Believed to have a curb cut on Market Street.

Public utilities – water and sewer taps installed at the street. Believed to be exempt from WSSC system development charges and fees.

Please see this property's web page to view the Boundary Survey and Montgomery County GIS Map:
https://ajbillig.com/auction/309-market-street/

ZONING:

The property is believed to be zoned HVR (Town of Brookeville) – Historic Village Residential

According to the Town zoning ordinance, linked below, accessory apartments (dwelling units) are permitted in both HVR and HVC zones.

For more information about area zoning, please visit:
Town of Brookville Zoning Ordinance - https://townofbrookevillemd.org/wp-content/uploads/2012/05/zoningordinance.pdf
Montgomery County Zoning - https://montgomeryplanning.org/development/zoning/

TITLE:

In fee simple; sold free and clear of all liens.

TAXES:

Published annual real estate taxes are $2,697.51, based on a full value tax assessment of $208,900, and including State, County and Town taxes.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A $10,000 deposit or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. No adjustments will be made to the Purchase Price for acreage incrementally smaller or larger than stated herein. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, and any Town of Brookeville or Montgomery County notices or violations, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. A 6% buyer's premium will be added to the final bid price.

Please visit this property's web page for more photos and sample contract:
https://ajbillig.com/auction/309-market-street/