



**TUSCARORA TENNIS CLUB**  
**\$4,800,000**

BUSINESS & REAL ESTATE FOR SALE  
5216 RENN RD, FREDERICK MD 21703

# Tuscarora Tennis Club

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Demographics

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Clagett Enterprises, Inc  
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01 **Executive Summary**  
Investment Summary

# TUSCARORA TENNIS CLUB

## OFFERING SUMMARY

ADDRESS	5216 Renn Rd Frederick MD 21703
COUNTY	Frederick
BUILDING SF +/-	32,500 SF
LAND ACRES +/-	5.76
LAND SF +/-	250,905 SF
YEAR BUILT	1975
YEAR RENOVATED	Phased 2019-2024
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$4,800,000
PRICE PSF	\$147.69

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	703	35,924	94,956
2024 Median HH Income	\$119,361	\$108,443	\$98,965
2024 Average HH Income	\$143,847	\$132,359	\$125,760

## Investment Summary

- Tuscarora Tennis Club is a premier tennis facility in Frederick, MD, established in 1972 with a strong reputation and a loyal customer base. The club offers year-round play with four indoor cushioned Versa-Turf courts and two outdoor Har-Tru clay courts. Revenue is generated through memberships, court rentals, private/group lessons, leagues, tournaments, and a fully stocked pro shop, providing a stable and diversified income stream.



- The 5.76-acre (+/-) property includes a 32,500 +/- square-foot facility featuring tennis courts, fitness areas, and event spaces. Zoned General Commercial (GC), the property allows for various commercial, recreational, or mixed-use developments, including expansion into the growing pickleball market.
- With a proven operational structure, consistent financial performance, and multiple revenue streams, the club presents a turnkey investment opportunity. Its loyal client base, including individuals, families, and corporate clients, ensures strong community engagement and long-term stability. The expansive lot size and zoning offer flexibility for future growth or redevelopment.

## Business Operations Details

- Tuscarora Tennis Club has established itself as a respected name in the community, generating consistent revenue and maintaining a strong customer base. Summary financial information from the past three years is available upon execution of a Non-Disclosure Agreement (NDA).

## Business and Real Estate

- Acquire a successful tennis/pickleball business and the underlying real estate. The expansive land allows for potential development, including the addition of new tennis courts, amenities, or even a separate commercial facility. This flexibility presents a unique chance to expand operations.

## Investment Highlights

- Operating since 1972, the club has a long history of success, a strong customer base, and consistent revenue streams. Income is generated through memberships, court rentals, private and group lessons, leagues, tournaments, and retail sales from the pro shop.
- Premium Tennis Facilities: Features four indoor cushioned Versa-Turf courts and two Har-Tru clay outdoor courts, ensuring year-round playability. Positioned to capitalize on the growing demand for racquet sports, including the booming pickleball market.
- Prime Location with Excellent Accessibility: Convenient access to I-70, I-270, and U.S. 340 (I-340) enhances its regional draw and ensures steady demand.

- A well-maintained facility with an established operational structure and experienced staff, allowing for seamless ownership transition.
- Premier Accessibility Hub: Seamlessly accessible via I-70, I-270, and I-340, this prime location attracts a regional clientele, guaranteeing sustained demand and visibility.
- Turnkey Triumph: Acquire a turnkey investment gem with a well-maintained facility, seasoned staff, and established operational framework, facilitating a smooth transition to ownership.



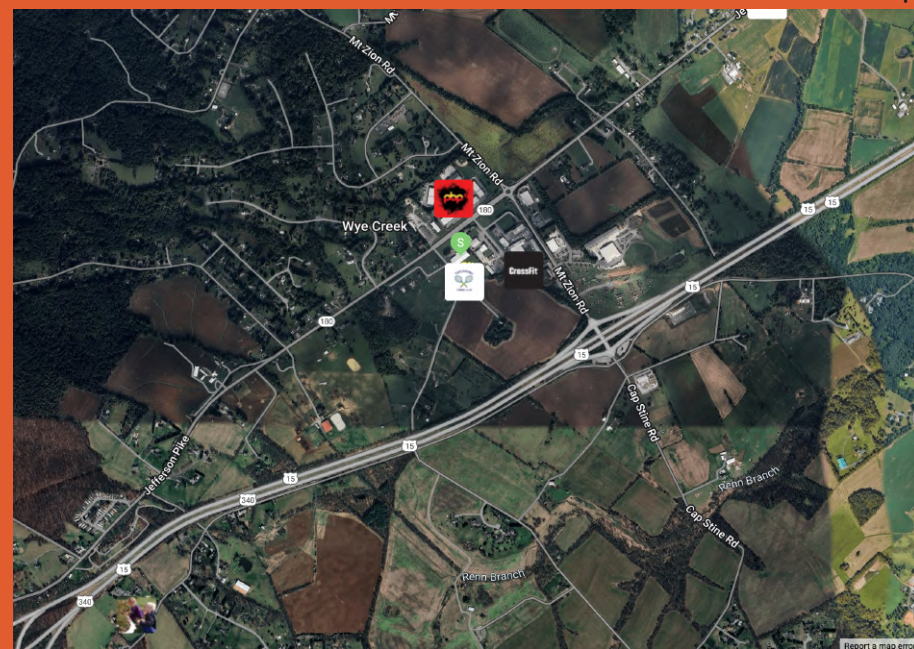
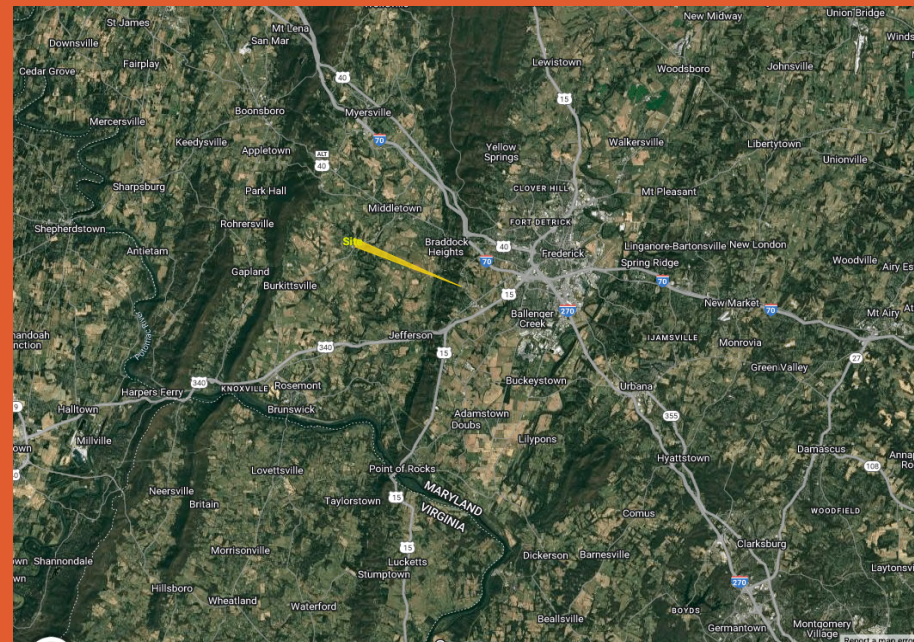


02

Location

Location Summary

- The property is located in Frederick, Maryland, a city known for its historic charm, vibrant downtown area, and strong sense of community. Frederick offers a mix of residential, commercial, and industrial areas, making it a diverse and dynamic place to live and work.
- Nearby attractions include the Frederick Fairgrounds, which host events such as the Great Frederick Fair and other community gatherings. The fairgrounds bring in visitors from all over the region, providing potential foot traffic and exposure for businesses in the area.
- Renn Road is situated close to major transportation routes, including Interstates 70, 270 and 340, offering convenient access for commuters and businesses alike. This accessibility can be a significant advantage for businesses looking to attract customers or clients from outside the immediate area.
- The property is surrounded by a mix of residential neighborhoods and commercial developments, providing a diverse customer base for businesses in the area. This blend of residential and commercial activity can create opportunities for synergies and partnerships among local businesses.
- Frederick is known for its strong local economy, with a variety of industries contributing to its growth and stability. The city's strategic location between Baltimore and Washington, D.C., makes it an attractive place for businesses looking to tap into regional markets and take advantage of economic opportunities in the area.



# TUSCARORA TENNIS CLUB

## 03 Alternate Uses / Potential Development

Alternate Uses





Potential Development

**Disclaimer:**  
 This product is for informational purposes and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Sector	Potential Users
Retail & Specialty	Nursery Retail, Nursery Wholesale, Boat Sales & Service, Convenience Store, Liquor Store, Lumber Yard
Trade & Skilled Services	Carpentry, Electrical, Plumbing, Welding, Printing, Upholstery, Contractors, Pool, Siding, Fencing
Automotive & Equipment	Farm Equipment Sales & Service, Auto Repair/Service, Sales Center, RV Storage Facility
Animal Care & Pet Services	Pet Training, Daycare, Grooming, Animal Hospital, Veterinary Clinic
Health, Fitness & Rehabilitation	Health Club, Fitness Center, Comprehensive Physical Rehabilitation Facility
Education & Institutions	Commercial School, Vocational Training Facility, Assisted Living, Place of Worship
Recreation	Swimming Pool (Commercial), Outdoor Sports Facility, Indoor Sports Facility
Dining & Entertainment	Restaurant
Industrial & Storage	Wholesaling, Warehouse, Self-Storage
Landscaping & Contracting	Landscaping Contractor

*Disclaimer: All prospective buyers are advised to independently verify all zoning, land use regulations, and development potential with the appropriate county authorities. Any future development is subject to county approval and site planning requirements. Neither the seller nor their representatives make any warranties or representations regarding the feasibility of additional development. Buyers should conduct their own due diligence prior to purchase.*



04

## Property Description

- Property Features
- Aerial Map
- Floor Plan
- Property Images

## PROPERTY FEATURES

SALE PRICE	4,800,000
BUILDING SF +/-	32,500
LAND SF +/-	250,905
LAND ACRES +/-	5.76
YEAR BUILT	1975
YEAR RENOVATED	Phased 2019-2024
# OF PARCELS	1
ZONING	GC
TENNIS COURTS	Two courts resurfaced (13,440 sq. ft.) in 2024
LOCKER ROOM	Upgraded in 2020.
BUILDING STORY	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	55
CORNER LOCATION	Renn Road & Jefferson Pike

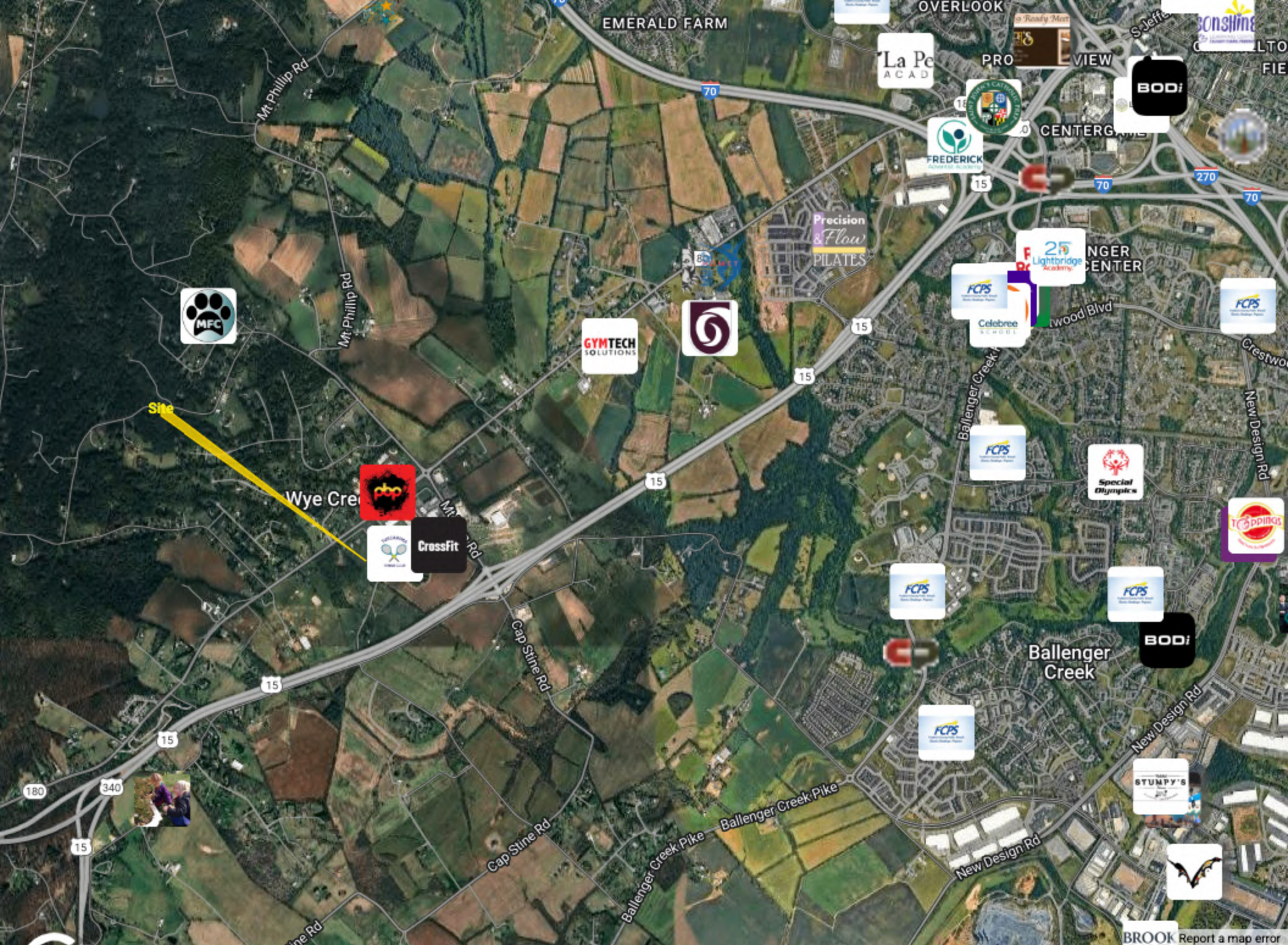
## MECHANICAL

INTERNET	High-speed internet and cable TV wired
ELECTRICAL / POWER	480V 3-Phase electric service designed for commercial use
LIGHTING	LED lighting throughout.

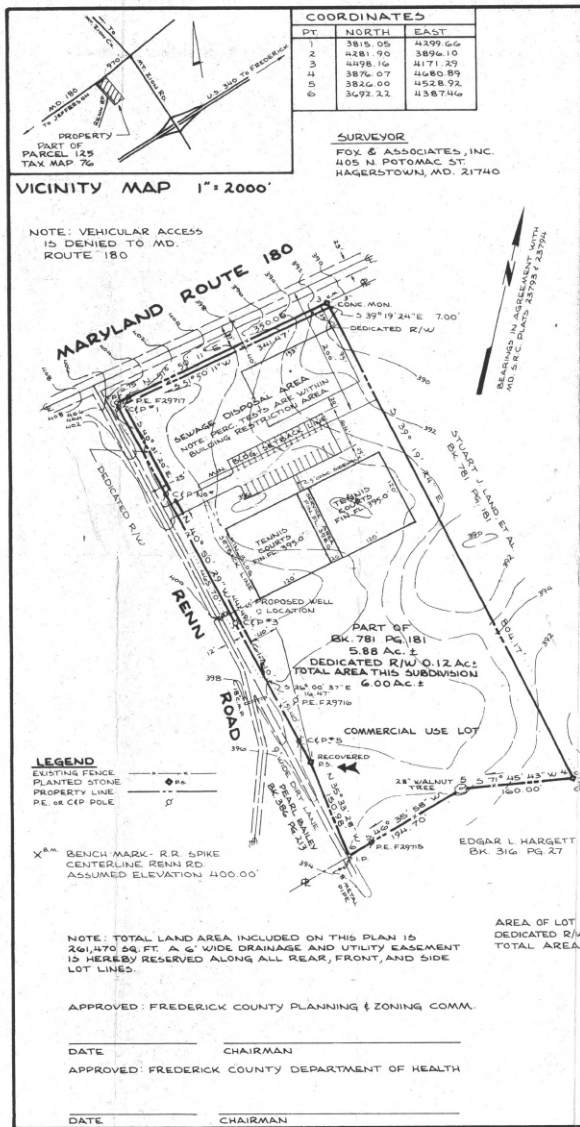
## CONSTRUCTION

INTERIOR FLOORING	Carpet replaced in 2021
FRAMING	Metal Building
EXTERIOR	Exterior repainted in 2022.
PARKING SURFACE	Asphalt
ROOF	Metal Roofing





BROOK Report a map error



**OWNER'S DEDICATION STATEMENT**

WE, STUART J. LAND AND WALTER J. ROCKLER, TRUSTEES, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY AGREE TO THIS PLAN OF SUBDIVISION, THERE ARE NO SUITS OF ACTION, LEASES, LIENS, OR TRUSTS ON THE PROPERTY SHOWN, EXCEPT FIRST TRUST IN FAVOR OF MORRIS KANFER.

WE, HEREBY OFFER TO DEDICATE ALL EASEMENT, UTILITY, DRAINAGE AREAS, AND THE TITLE TO THE BEDS OF STREETS AND RIGHTS OF WAY, UNTO THE COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND.

ALL PARTIES AND INTERESTS THERETO HAVE HERE UNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS: John Miller (Witness) Walter J. Rockler (Owner)

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 28<sup>TH</sup> DAY OF January, 1975

My Com. expires April 14, 1976 Marguerite E. O'Brien NOTARY PUBLIC, D.C.

I hereby assent to this plan of subdivision.  
MORRIS KANFER (First Trust Holder)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND ACCURATE, THAT ALL CORNERS INDICATED HEREON EXIST, AND THEIR LOCATIONS AND DESCRIPTIONS ARE CORRECTLY SHOWN, THAT THE REQUIREMENTS OF SEC. 38-A OF THE FREDERICK COUNTY CODE AND OF SEC. 59-62 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1966 EDITION, AS ENACTED OR AMENDED BY SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO SO FAR AS THEY MAY CONCERN THE MAKING OF THIS PLAN AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH. FURTHERMORE, THE PROPERTY SHOWN HEREON IS A SUBDIVISION OF THE LANDS CONVEYED BY PAUL RAY WISNER AND MARY C. WISNER, HIS WIFE, TO STUART J. LAND AND WALTER J. ROCKLER, TRUSTEES, BY DEED DATED MARCH 15, 1968 AND RECORDED AMONG THE FREDERICK COUNTY LAND RECORDS IN BOOK 781, PAGE 181.

DATE: 1-21-75  
 WALTER J. ROCKLER  
 MD. REG. NO. 35 P.L.G.

POINT OF BEGINNING - BEING A RECOVERED PLANTED STONE AT THE END OF THE SIXTH OR 2 3/4' PERCH LINE OF THE CONVEYANCE FROM JOHN L. RENN, ET UX. TO ASA B. RENN ET UX. BY DEED DATED OCTOBER 14, 1896 AND RECORDED IN LIBER J.L.J. 14, FOLIO 384, A PREVIOUS CONVEYANCE IN THE CHAIN OF TITLE.

- NOTES:
- THERE MUST BE GRAVITY FLOW OF SEWAGE TO SEPTIC AREA.
  - NO BUILDINGS, DRIVES, OR WELLS WITHIN SEWAGE RESERVATION AREA.
  - U.G. ELECTRIC DISTRIBUTION AND EASEMENT THEREFOR IN ACCORDANCE WITH P.E. REQUIREMENTS.

OWNERS: STUART J. LAND & WALTER J. ROCKLER, TRS.  
 1229 19<sup>TH</sup> STREET N.W.  
 WASHINGTON, D.C. 20006

**LOT - 1 SECTION - 1  
 LAND SUBDIVISION**

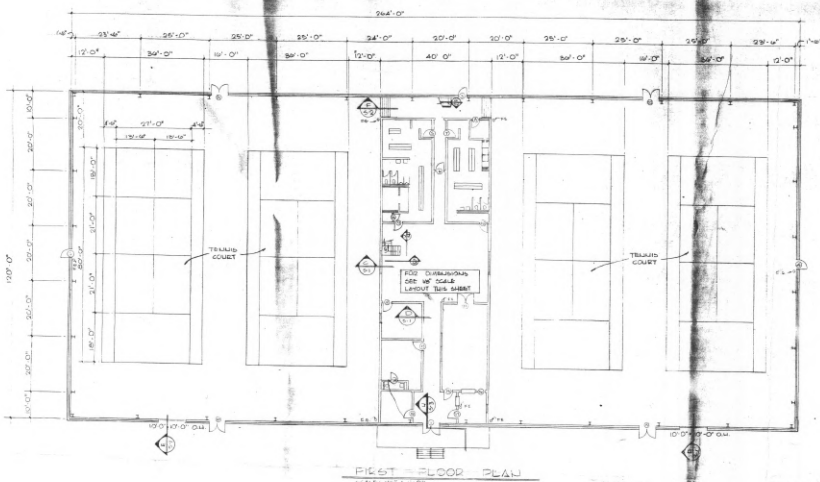
SITUATE AT THE INTERSECTION OF  
 MD. ROUTE 180 & RENN RD.  
 BALLENGER ELECTION DISTRICT  
 FREDERICK COUNTY, MARYLAND

FOX & ASSOCIATES, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 HAGERSTOWN, MARYLAND

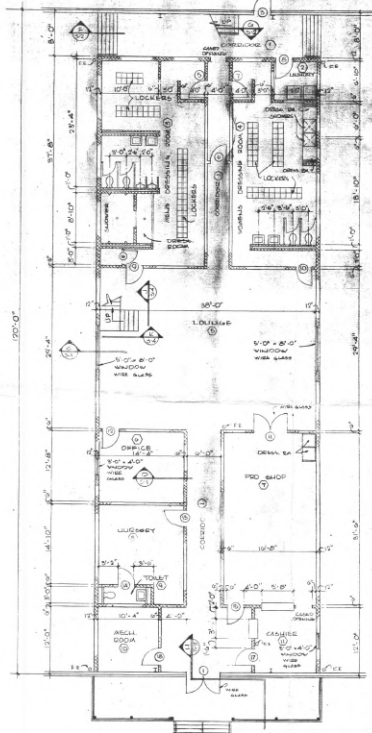
REVISED: 2-6-75  
 SCALE: 1" = 100' DATE: 1-20-75 DWN BY: C.R.F. DWG. NO. C-332A

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 FEB 20 1975  
 FREDERICK COUNTY  
 HEALTH DEPT.

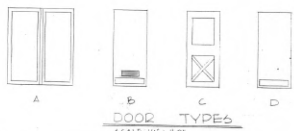
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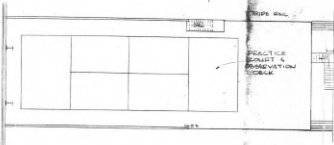
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



DOOR TYPES  
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NO.	TYPE	LOCATION	REMARKS	DATE
1	DOOR	TRAINING COURT	...	...
2	DOOR	TENNIS COURT	...	...
3	DOOR	RESTROOM	...	...
4	DOOR	TOILET	...	...
5	DOOR	CASHIER	...	...
6	DOOR	RECEPTION	...	...
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100	FIRST	CORRIDOR	...	...	...

NOTE: ALL EXIT DOORS SHALL BE EQUIPPED WITH FRAMING HARDWARE AND SHALL HAVE A ONE HOUR FIRE RATING AND PROVIDE WITH LIGHTED EXIT SIGNS.

**FOX ASSOCIATES, INC.**  
 ARCHITECTS-PLANNERS  
 105 WEST POTOMAC STREET  
 WASHINGTON, MARYLAND 20001  
 PHONE (301) 735-5555

**GENERAL CONTRACTOR**  
**PAQUET CLUB**  
 10000 WOODBURN AVENUE  
 WASHINGTON, MARYLAND 20001  
 PHONE (301) 735-5555

**REVISIONS**

NO.	DATE	DESCRIPTION
1	...	...
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10	...	...



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## Building/Lot Overview



**Four tennis courts, also lined for pickleball, allowing flexibility for use as 8 pickleball courts**



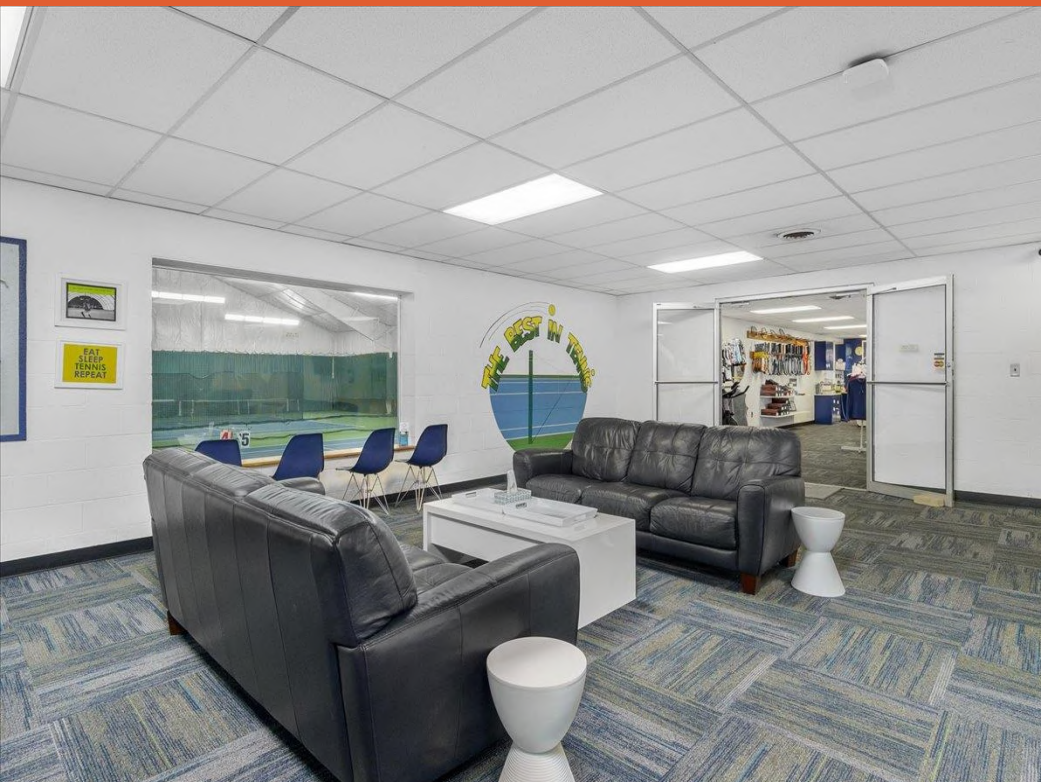
**Upstairs Practice Court**



Lounge Court View Area



Lounge Area





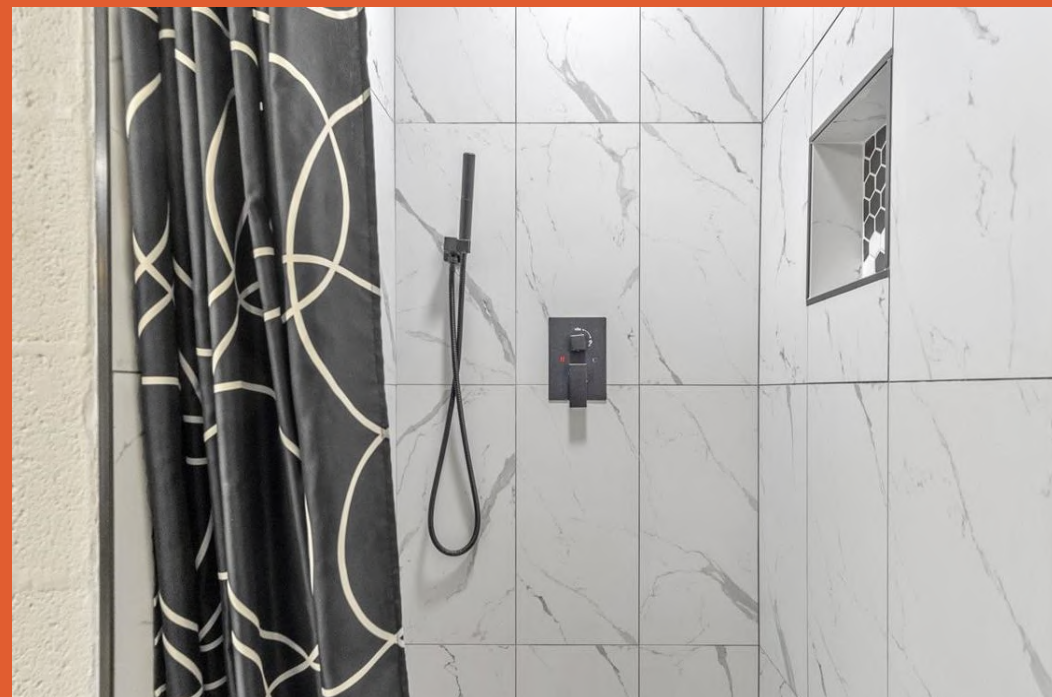
**Large Office**



**Updated Locker Room**



**Locker Room Shower**





**Main Entrance**



**Hot Water Heater**



**480 Voltage 3-Phase**



**Pro Shop**



**Front Desk**



**Additional Storage/ Retail Office Area**



**Conference Room**



**Main Entrance**





05

Demographics

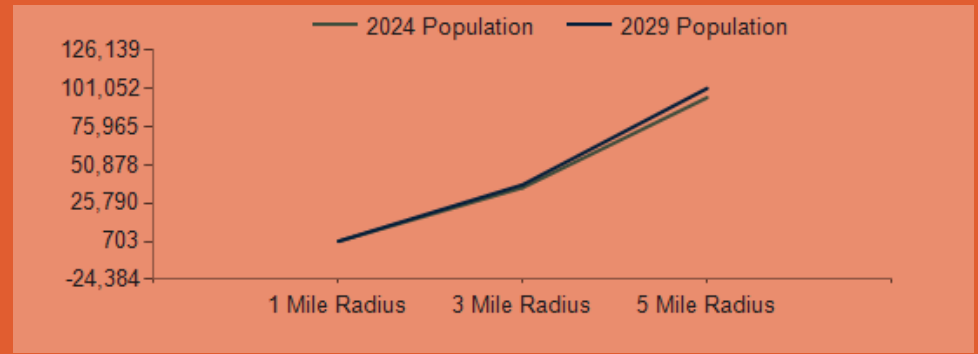
Demographics

# TUSCARORA TENNIS CLUB

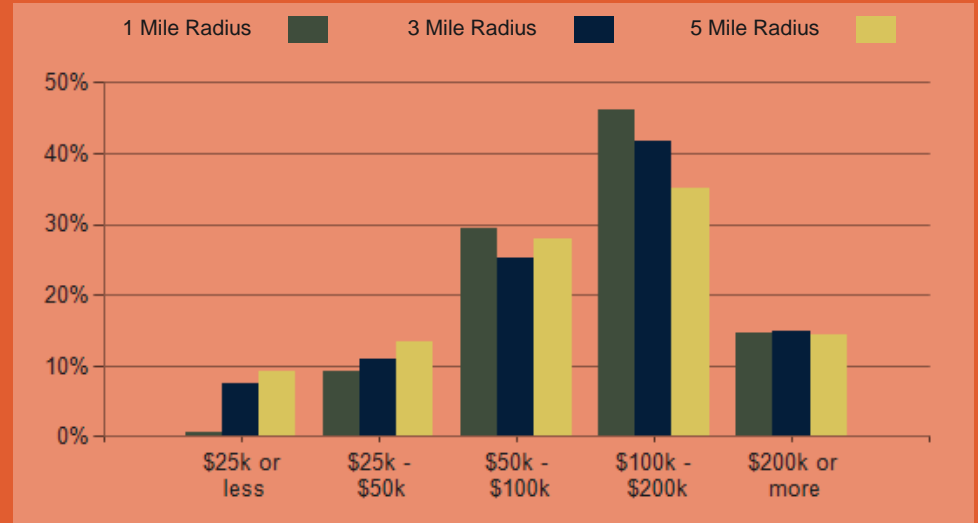
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	409	22,021	63,258
2010 Population	390	26,763	74,854
2024 Population	703	35,924	94,956
2029 Population	760	37,874	101,052
2024-2029: Population: Growth Rate	7.85%	5.30%	6.25%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	596	2,080
\$15,000-\$24,999	2	393	1,179
\$25,000-\$34,999	6	527	1,920
\$35,000-\$49,999	20	914	2,898
\$50,000-\$74,999	29	1,537	5,413
\$75,000-\$99,999	55	1,836	4,580
\$100,000-\$149,999	63	3,406	8,052
\$150,000-\$199,999	69	2,131	4,528
\$200,000 or greater	42	1,975	5,194
Median HH Income	\$119,361	\$108,443	\$98,965
Average HH Income	\$143,847	\$132,359	\$125,760

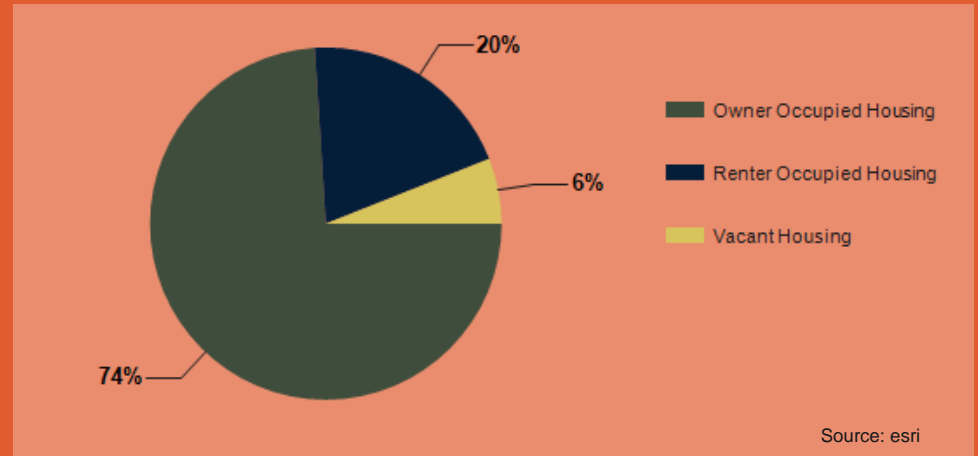
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	156	8,154	25,559
2010 Total Households	151	9,740	28,475
2024 Total Households	286	13,315	35,845
2029 Total Households	312	14,136	38,384
2024 Average Household Size	2.46	2.68	2.59
2024-2029: Households: Growth Rate	8.80%	6.00%	6.90%



2024 Household Income

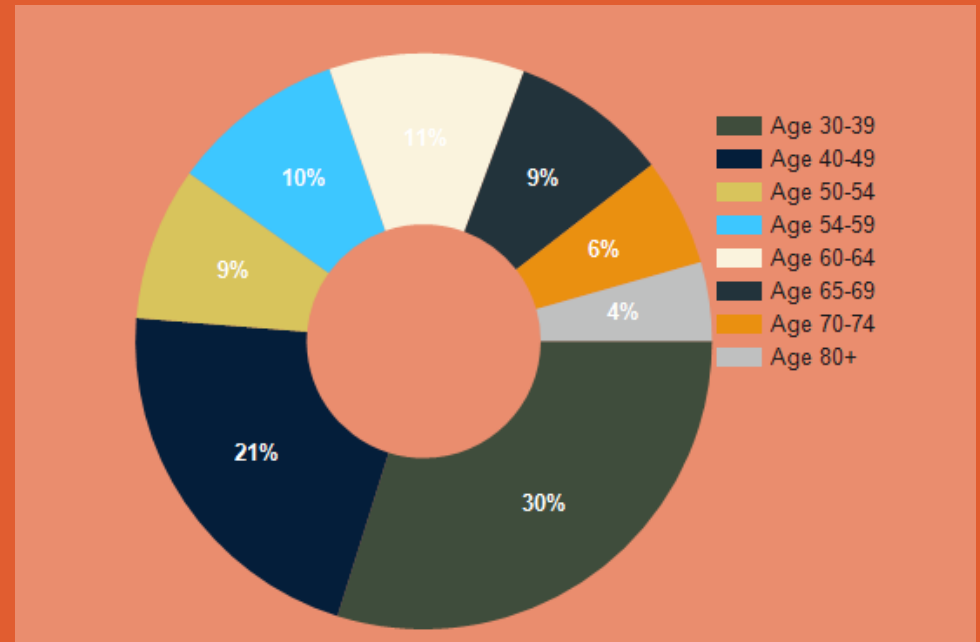


2024 Own vs. Rent - 1 Mile Radius

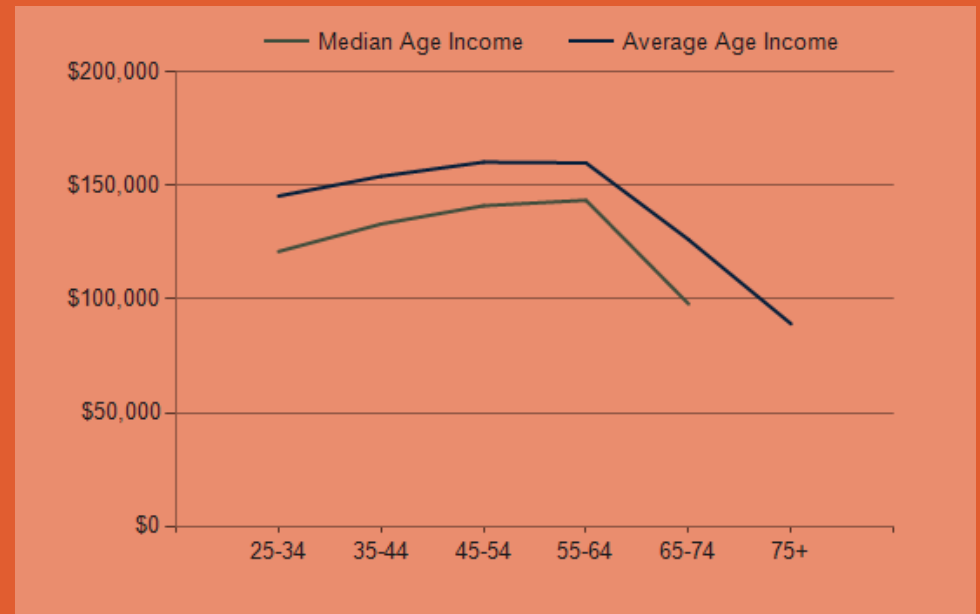


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	68	3,110	7,941
2024 Population Age 35-39	60	2,916	7,298
2024 Population Age 40-44	50	2,679	6,667
2024 Population Age 45-49	42	2,211	5,638
2024 Population Age 50-54	37	2,184	5,764
2024 Population Age 55-59	42	2,138	5,590
2024 Population Age 60-64	47	2,055	5,577
2024 Population Age 65-69	38	1,648	4,581
2024 Population Age 70-74	26	1,154	3,462
2024 Population Age 75-79	19	788	2,525
2024 Population Age 80-84	11	459	1,464
2024 Population Age 85+	8	402	1,485
2024 Population Age 18+	559	27,442	73,867
2024 Median Age	37	36	37
2029 Median Age	39	37	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,977	\$108,624	\$92,612
Average Household Income 25-34	\$145,397	\$131,599	\$116,593
Median Household Income 35-44	\$133,108	\$120,779	\$109,912
Average Household Income 35-44	\$154,111	\$146,802	\$137,820
Median Household Income 45-54	\$141,122	\$127,295	\$118,904
Average Household Income 45-54	\$160,338	\$155,828	\$151,101
Median Household Income 55-64	\$143,562	\$116,859	\$110,366
Average Household Income 55-64	\$159,999	\$143,587	\$142,517
Median Household Income 65-74	\$97,911	\$82,409	\$76,840
Average Household Income 65-74	\$126,233	\$107,327	\$107,833
Average Household Income 75+	\$89,141	\$70,136	\$78,864



# Tuscarora Tennis Club



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