

For Sale: 3.15 +/- acres
Zoned CR
144-46 South DuPont Highway
US Routes 13 & 40

Location

144-46 S. DuPont Highway, US Routes 13 & 40 approximately 3 ½ miles from Interstate Interchanges for I-95, I-295, I-495; about 6 ½ miles southwest of Wilmington city center; and ½ mile from New Castle County airport terminal. The neighborhood is mixed use of commercial, light industrial, and residential.

Description Tax Parcel nos. 10-030.00-040, -041

The parcel is rectangular 285' +/- frontage x 400' +/- deep; plus a small abutting parcel 100' x 200' +/- improved with a small house. The larger parcel is unimproved and slopes a little to the northeast.

Adjacent

An adjacent 2.46 +/- acre parcel zoned CR is also available for sale to total 5.61 +/- acres.

Utilities

Electricity, gas, water, and sewer are available at this site.

Access

Access is right in, right out, with signalized intersections in either direction. There is presently one curb cut.

Environmental

The owner has stated that the property has not been subjected to environmental hazard in its previous uses. There is a public water supply well about 500' from the southwestern corner of the property. Since the distance is not known exactly, it should be determined whether or not a Water Resource Protection Area rule would apply.

Availability

The property is offered for sale at \$850,000/acre or \$2,677,500 for the entire parcel.

Agency

This offering does not include an offer to sub-agency; however, Brokers are encouraged to speak with us about agency, referrals, and commission sharing and are obligated to treat all parties honestly. The Broker, any cooperating Broker, and any salesperson working with either, without breaching the fiduciary responsibilities to the Owner, may among other services, provide a potential Tenant with information about the attributes of properties and available financing, show properties, and assist in preparing an offer to Lease. The Broker, any cooperating Brokers, and any salesperson working with either, also have the duty to respond accurately and honestly to a potential Tenant's questions and disclose material facts about properties, submit promptly all offers to Lease.

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Disclaimer

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof; and it is submitted subject to errors, omissions, change of price, or other conditions, prior to Lease or Sale, or withdrawal without notice. Lessee should verify information to Lessee's own satisfaction.

Patterson Woods Commercial Properties

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RG/ysl

