

3.15+/- Acres

Zoned CR
Commercial Regional

144-46 South Dupont Highway
US Routes 13 & 40

New Castle, DE 19720

Available for Long Term Land Lease

Contact

Richard Gleason
302 622 3508

E-mail: gleason@pattersonwoods.com

Patterson Woods Corfac International
3801 Kennett Pike D-100
Wilmington, DE 19807
www.pattersonwoods.com

Location

144 S. Dupont Highway, US Routes 13 & 40 approximately 31/2 miles from Interstate Interchanges for I-95, I-295, I-495; about 61/2 miles southwest of Wilmington city center; and 1/12 miles from the New Castle Co. airport terminal.

The neighborhood is mixed use commercial, light industrial, and residential.

Description

The parcel is rectangular 285'+/- frontage x 400'+/- deep; plus a small abutting parcel 100' x200'+/-, improved with a small house. The larger parcel is unimproved and slopes a little to the northeast.

Utilities

Electricity, gas, water, and sewer are available at the 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 southwester 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 only for long term land lease; rent to commence at \$150,000/year, with appropriate escalations.

Agency

This offering does not include an offer of subagency, however, brokers are encouraged to speak with us about agency, referrals, and commission sharing.

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 buyer with information about the attributes of properties and available financing, show properties, and assist in preparing an offer to buy. The broker, any cooperating brokers, and any salesperson working with either, also have the duty to respond accurately and honestly to a potential buyer's questions and disclose material facts about properties, submit promptly all offers to purchase, and to offer properties without unlawful discrimination.

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, as it is submitted subject to errors, omissions, change of price or other conditions, prior lease or sale, or withdrawal without notice.

Patterson Woods Commercial Properties
3801 Kennett Pike D-100
Wilmington, DE 19807

Useful links:

www.maps.google.com

www.nccde.org/parcelview



Address **144 S Dupont Hwy**
New Castle, DE 19720

Get Google Maps on your phone

Text the word "GMAPS" to 466453



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MAP PREPARED BY
 JERRY KIMBALL
 1000 N. 10TH ST.
 WILMINGTON, DELAWARE

MAP LOCATION

23	24	25
26	27	28
29	30	31
32	33	34
35	36	37

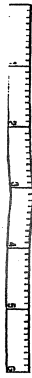
- INTERSTATE HIGHWAY
 STATE HIGHWAY
 COUNTY ROAD
 FEDERAL ROAD
 R/W ROAD
 RAILROAD

- STATE LINE
 COUNTY LINE
 MANAGED LINE
 CORPORATE LIMITS
 BRIDGE
 STREAM
 POND
 FIELD LINE

- CONCRETE
 CHURCH
 SCHOOL
 WOODED AREA
 FENCE
 MARSH
 BENCH MARK
 BLOCK/SECTION

- MARGED OUTLINE
 INTERIOR MARGED LINE
 MARGED HOOK
 MARGED NUMBER
 TOTAL ADJACENT AREAS
 TOTAL CALCULATED AREAS
 MARGED & CONTROL LINES
 SUBDIVISION LOT #

4 8000 7425 7924



SCALE IN 1/8" = 100' INCH



REVISIONS

NO.	DATE	DESCRIPTION
1	12-1-74	PRELIMINARY
2	1-15-75	REVISED
3	2-1-75	REVISED
4	2-15-75	REVISED
5	3-1-75	REVISED
6	3-15-75	REVISED
7	3-27-75	REVISED
8	4-1-75	REVISED
9	4-15-75	REVISED
10	4-29-75	REVISED
11	5-13-75	REVISED
12	5-27-75	REVISED
13	6-10-75	REVISED
14	6-24-75	REVISED
15	7-8-75	REVISED
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