



1385 McKee Road
Dover, DE 19905

78+/- Acres
Zoned RS-1;
Industrial/Commercial

1385 McKee Road - Dover Land

1385 McKee Road, Dover, Delaware 19904

Property Features

- 78 - 82 Acres available.
- Kent County - Zoned RS-1.
- Potential to annex into Dover City Limits.
- Dover - Zoned Industrial/Commercial.
- Dover water/sewer nearby.
- Possibility to rezone thru Dover's Comp Plan update.
- Eligible for Opportunity Zone federal tax incentives.
- Norfolk Southern Rail line in back of property.
- Near DSU, Del Tech, Wilmington University.



For more information:

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For Sale Commercial Land



Property Summary

Sale Price:	\$2,490,000
Lot Size:	78.0 Acres
APN #:	2-00-06700-01-0100-000
Zoning:	RS-1 / Industrial /Commercial
Cross Streets:	Scarborough and College
Traffic Count:	18,974

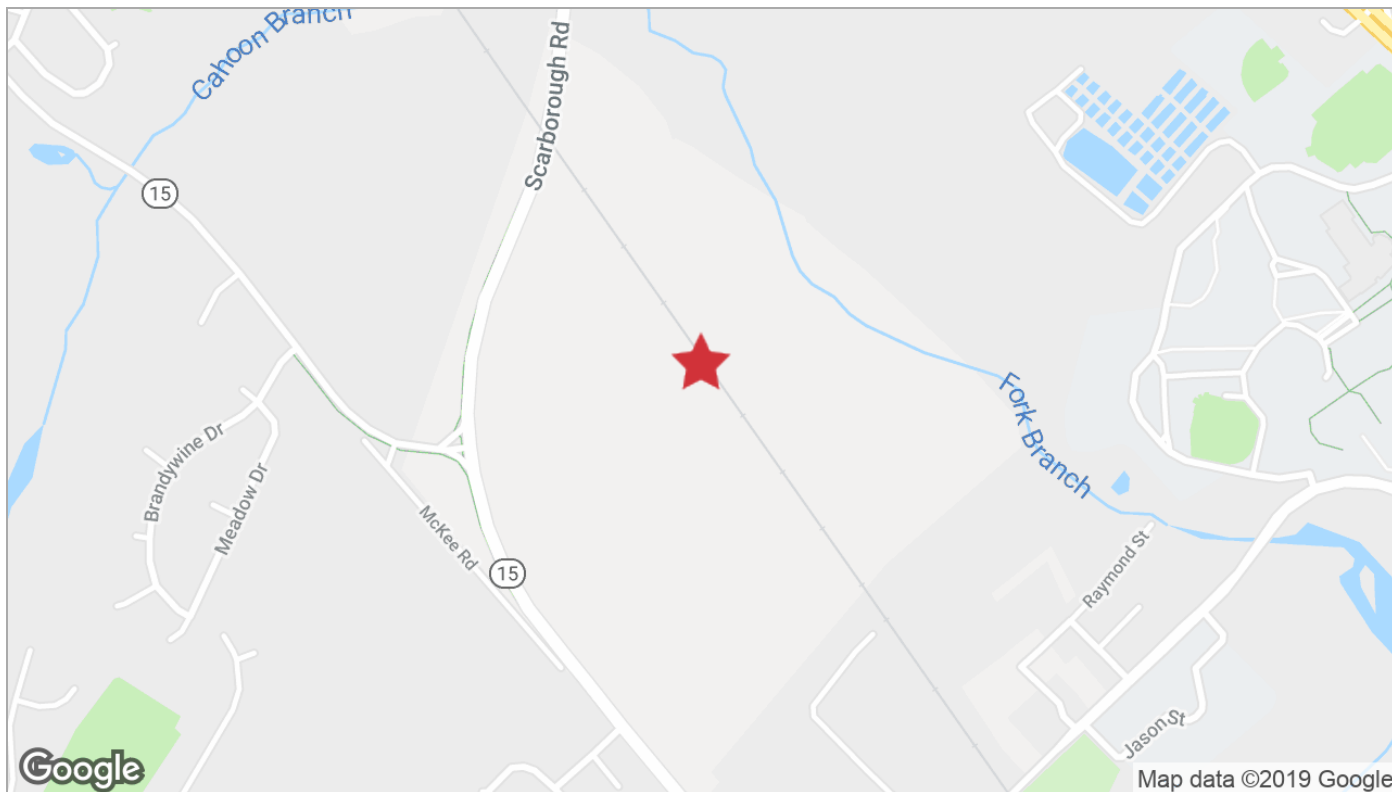
Property Overview

78+ acres raw land in Dover located west of Rt. 13 and Rt. 1 on Scarborough and McKee Roads. Located 1/2 mile past DelTech Community College. Near Delaware State University and College Road. Currently in Kent County; possibility for annexation into Dover. Dover water and sewer at street. Potential uses: Residential (Kent County), Manufacturing, Industrial Manufacturing Park - Tech, General Commercial (City of Dover Comp. Plan intended uses.) Other uses possible with Comp. Plan revisions. Mostly flat topography. Norfolk Southern Rail line on back of property.

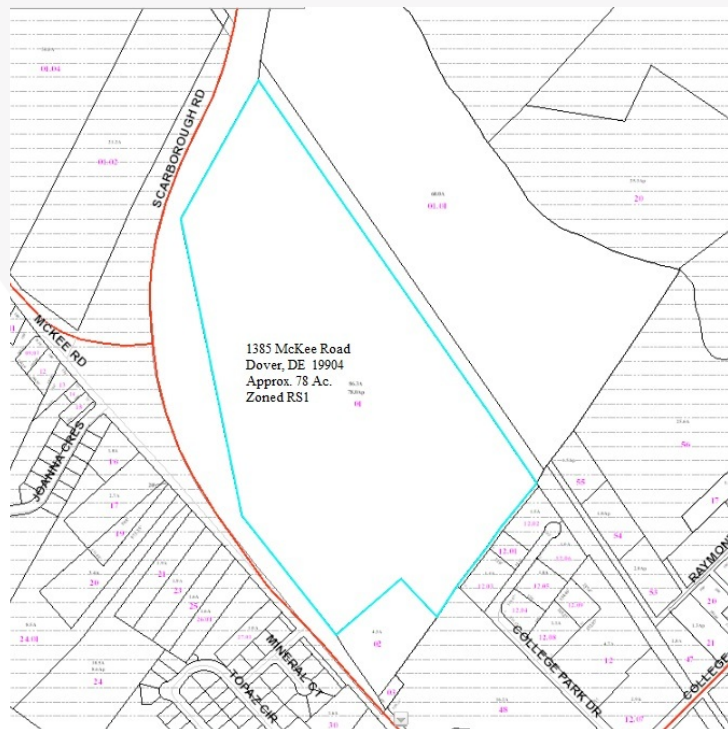
Location Overview

Located on Scarborough and McKee Roads 1 mile west of Rt. 13 and 2 miles west of Rt 1. Property on left 1/2 mile past Delaware Tech. Community College. Near Delaware State University and College Road. Currently in Kent County; possibility for annexation into Dover for water and sewer. Located in an Opportunity Zone.

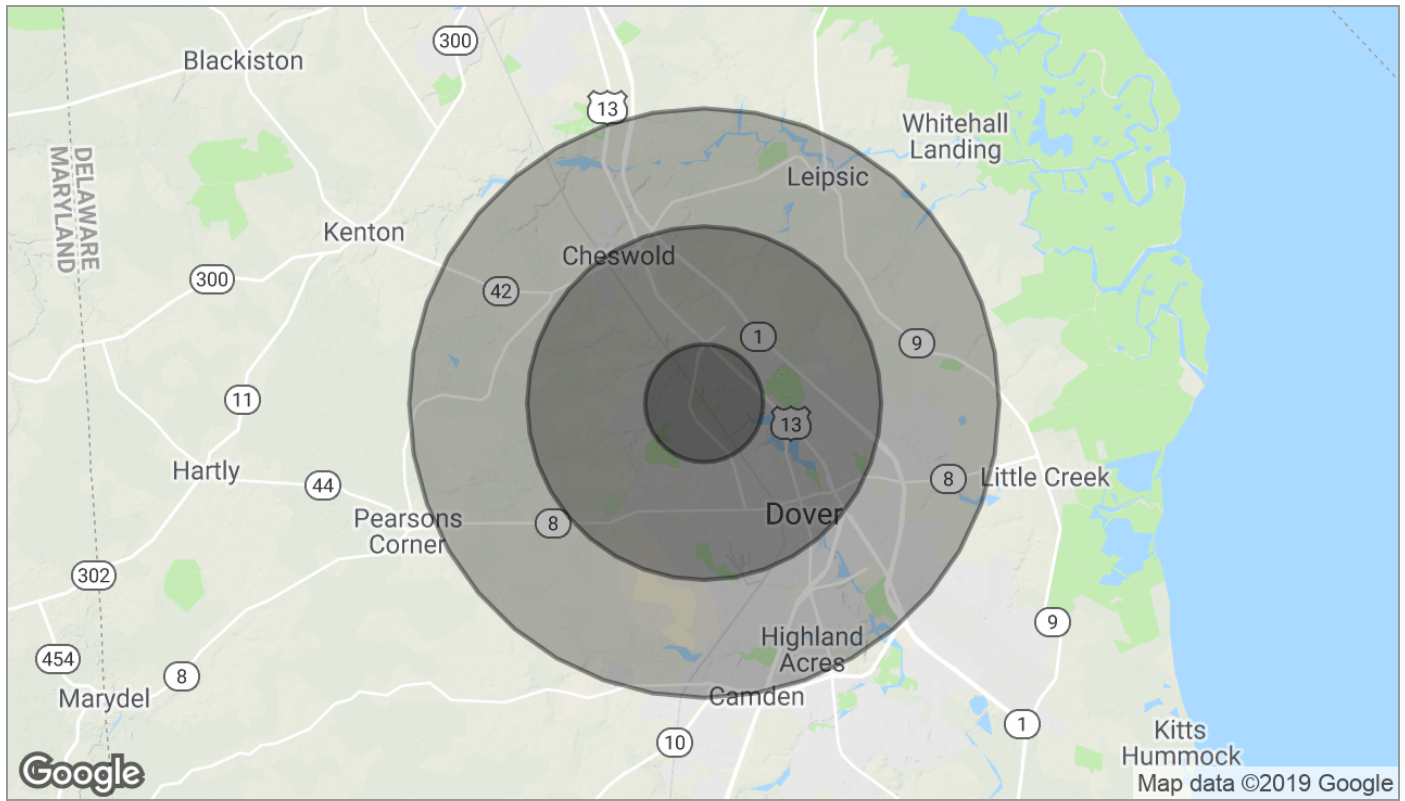
For Sale Commercial Land



For Sale Commercial Land



For Sale Commercial Land



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,366	32,403	64,257
MEDIAN AGE	28.9	31.6	33.7
MEDIAN AGE (MALE)	27.6	29.6	31.7
MEDIAN AGE (FEMALE)	28.8	32.8	35.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,960	11,292	23,270
# OF PERSONS PER HH	3.2	2.9	2.8
AVERAGE HH INCOME	\$60,999	\$58,996	\$62,396
AVERAGE HOUSE VALUE	\$199,843	\$213,516	\$211,372
Race	1 Mile	3 Miles	5 Miles
% WHITE	41.7%	49.1%	55.0%
% BLACK	50.2%	43.8%	36.4%
% ASIAN	2.2%	1.9%	3.1%
% HAWAIIAN	0.5%	0.2%	0.1%
% INDIAN	0.6%	0.7%	0.7%
% OTHER	0.8%	0.8%	1.4%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	4.4%	3.5%	4.7%

* Demographic data derived from 2010 US Census