# **N**/IEmory Hill

### For Sale Commercial Land 78 Acres



### 1385 McKee Road - Dover Land

1385 McKee Road, Dover, Delaware 19904

#### **Property Features**

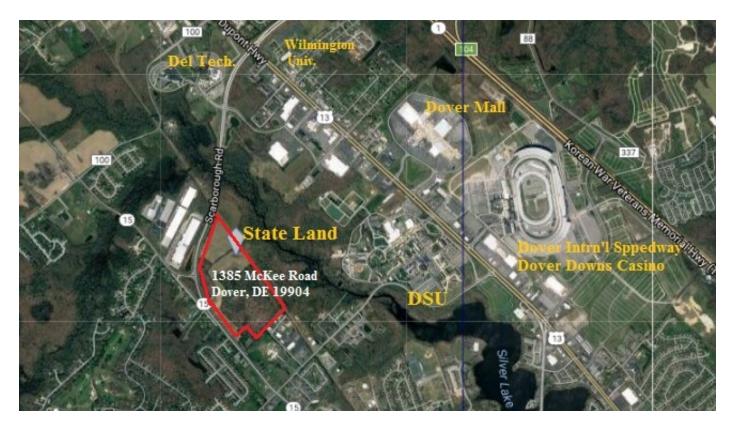
- 78 82 Acres available.
- Kent County Zoned RS-1.
- Potential to annex into Dover City Limits.
- Dover Zoned Industrial/Commercial.
- Dover water/sewer nearby.
- Possibility to rezone thru Dover's Comp Plan update.
- Eligible for Opportunity Zone federal tax incentives.
- Norfolk Southern Rail line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



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#### **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

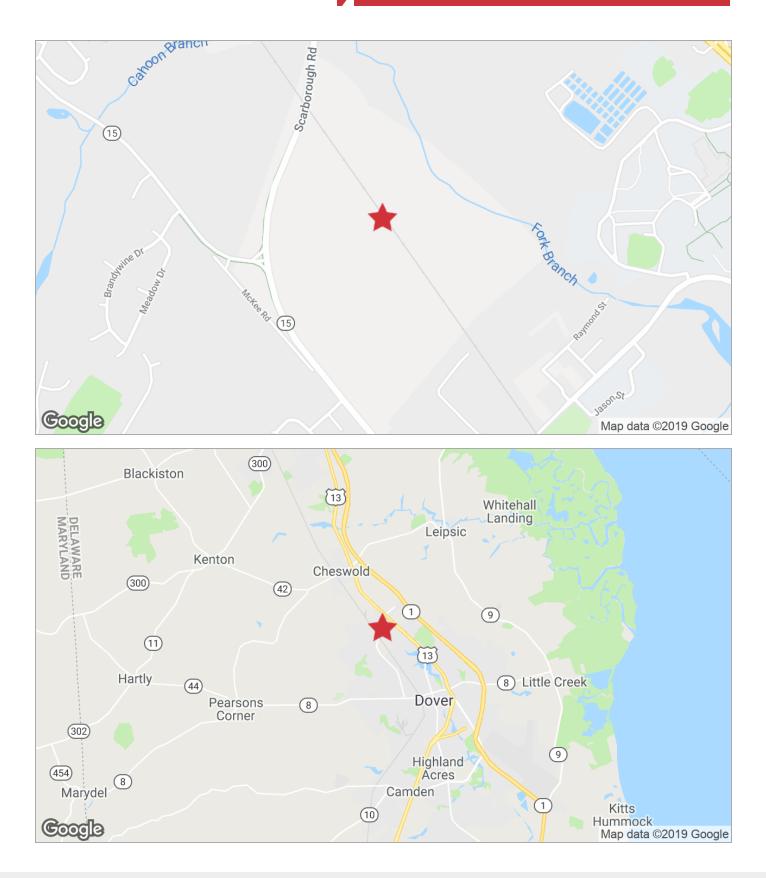
#### **Property Overview**

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.

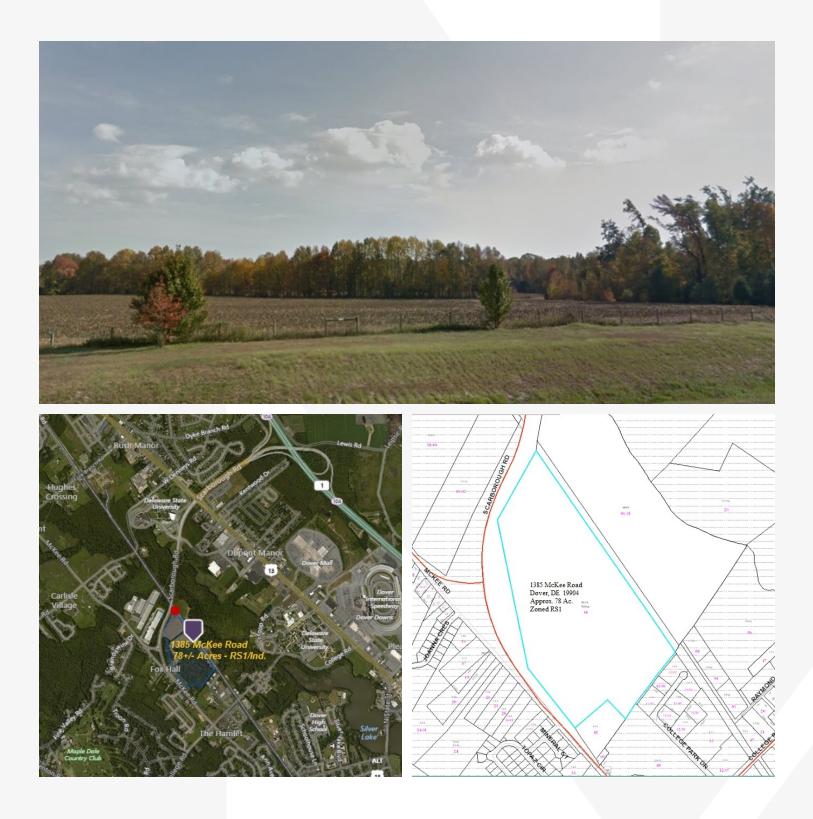






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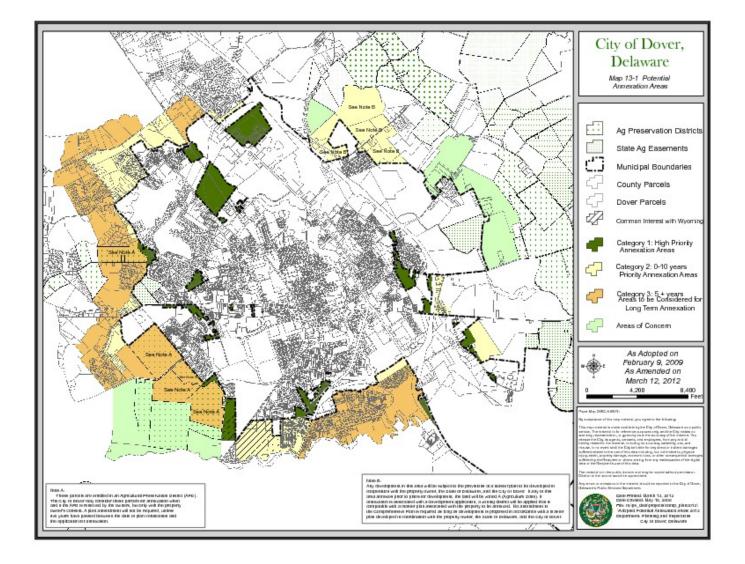
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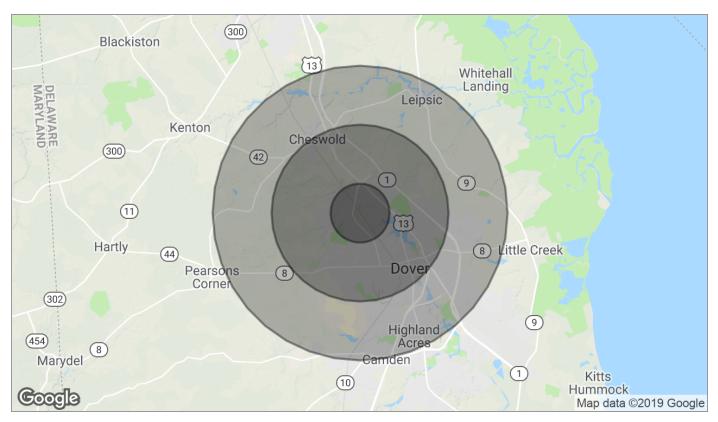
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,366	32,403	64,257
MEDIAN AGE	28.9	31.6	33.7
MEDIAN AGE (MALE)	27.6	29.6	31.7
MEDIAN AGE (FEMALE)	28.8	32.8	35.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,960	11,292	23,270
# OF 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



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