

For Sale: Spring Hall

A +/- 255 Acre Mixed-Use Development Opportunity
in Frederica, Delaware

PROPERTY WILL BE SOLD APPROVED FOR DEVELOPMENT! SELLER CURRENTLY FINALIZING GOVERNMENT APPROVALS. CALL BROKER FOR DETAILS.



A RESIDENTIAL COMMUNITY WITH OFFICE AND RETAIL

If you are searching for the ideal site to build a mixed-use residential development, look no further... Spring Hall is the perfect investment opportunity! Situated in scenic Kent County, Delaware in the historic town of Frederica - located minutes from the state capitol of Dover and just a half hour from the beach communities of Lewes and Rehoboth - Spring Hall has it all! Our site plan includes everything from single-family home lots to town homes and twin homes, plus retail and office development opportunities.

Spring Hall is Delaware's next place to be!

www.SpringHallFrederica.com

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Area Information:

Located in the center of Delaware, Kent County offers quick and easy access to more than one-third of the nation's population. Living in Central Delaware, one enjoys an attractive, naturally beautiful environment, while taking advantage of the lower cost of doing business. An available, trained and trainable labor force, a pool of skilled labor with an excellent work ethic, several colleges and universities providing excellent higher education and training, inexpensive land, below average construction costs, tax incentives, low property taxes, and no sales tax all contribute to our outstanding business climate.



Demographics:

Frederica - within 15 mile radius

Population 22,691

Average HH Income \$73,698

Traffic Counts:

Route 1 & 12 40,539

Employment Opportunities:

TOP 5 EMPLOYERS/# JOBS IN KENT COUNTY, DE

Dover Air Force Base Military 3,357

Bayhealth-Kent General & Milford 2,915

Perdue Farms 1,277

Dover Downs, Inc. 975

Delaware State University FT -727 PT-156



Recreation & Entertainment:

Indoor and outdoor recreation possibilities are almost unlimited! You will find four country clubs, (three public courses: Garrison's Lake, Dover Golf Center, and Jonathan's Landing) each with 18-hole golf courses, two private clubs: Wild Quail and Maple Dale with fitness, tennis and swimming pools. Outdoor activities abound: fresh and saltwater fishing, crabbing; goose and duck hunting, boating; sailing; swimming; and much more.

Kent County is home of the world famous Red Frog Events Firefly Musical Festival at the Woodlands of Dover International Speedway annually in June. Harrington Race Track (home of the Harrington State Fair & Casino) will be host to Live Nation's Country Music Festival in August.



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935 Residential Units

- 476 single family lots (front load, side load)
- 150 twin home units
- 309 town home units

225,000 Sq. Ft. Retail

110,000 Sq. Ft. Office

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