

WITHIN CITY LIMITS
SUSSEX COUNTY
SEAFORD, DELAWARE

+/- 6.778 Acres
LAND
FOR SALE
\$1,525,050.00
PRICE REDUCED BY
\$865,000

Priced to Sell



The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's/Owner's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025
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www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144

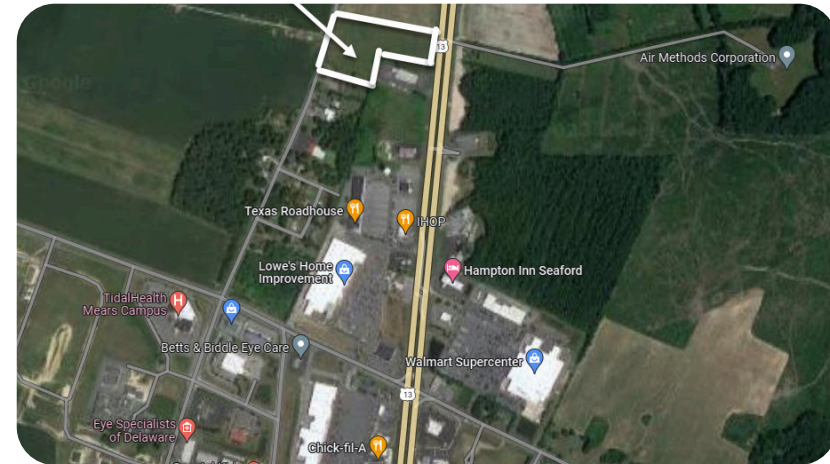
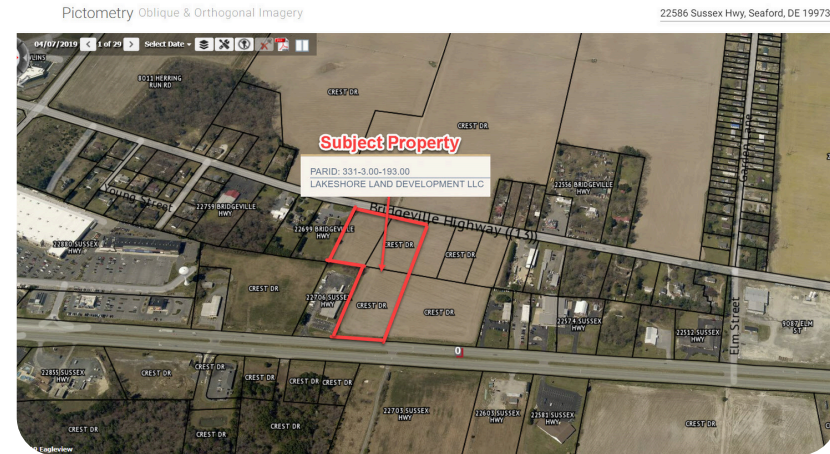


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Property Highlights

- Three parcels assembled into one totalling +/- 6.778 Acre
- Traffic Counts: Sussex Hwy/Route 13 (+/- 20,000).
Bridgeville Hwy (+/-4,300).
- Parcel Tax I.D. # 331-3.00-193.00
- Delaware Department of Transportation (DelDot) approved for two (2) entrances.
 - One entrance is located on Sussex Hwy (Route 13)
 - The second entrance is on Bridgeville Hwy.
- Zoning: City of Seaford C-2, Highway Commercial.
- Excellent Road Visibility.
- Pre-approved by the City of Seaford for a +/- 24,000 square feet building.



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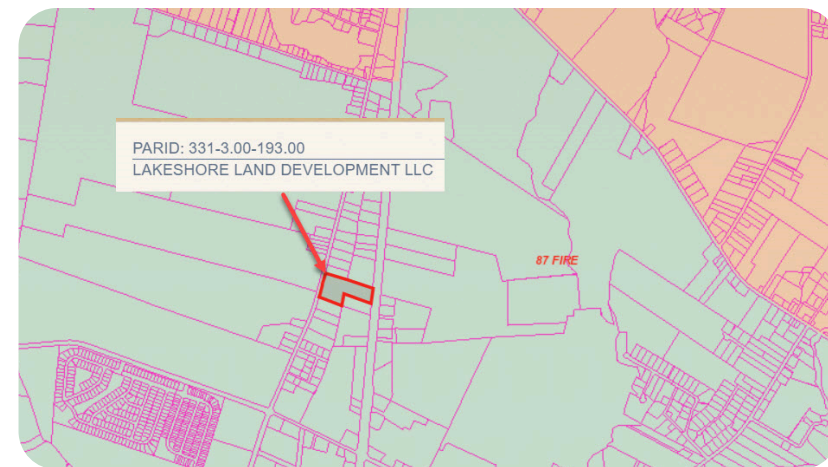
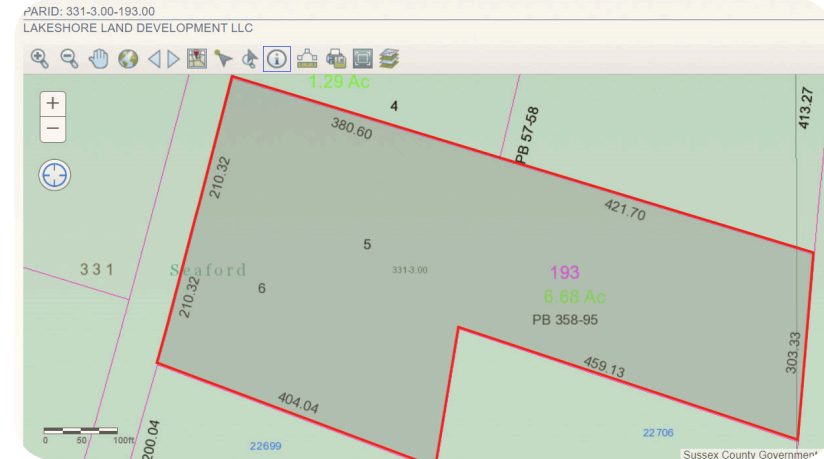
Property Overview

Priced to Sell - Attention entrepreneurs, investors and owner operators! Here's a fantastic chance to secure a valuable property in the heart of Seaford, Delaware. This unique offering combines three parcels into one, boasting a total of approximately 6.778 acres including all easements dedicated, established and inherent, with parcel number 331-3.00-193.00.

Take advantage of the seller's city-approved permits to construct a sprawling +/- 24,000 square foot Automobile Sales & Service Center. Seaford's vibrant community offers an ideal location for businesses to thrive. Don't let this golden opportunity slip away. Whether you're looking to expand your business or kickstart a new venture, this strategically located parcel offers incredible potential and growth prospects.

Continued Next Page

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Property Overview- Continued

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No more hassles! The seller has already obtained a permit from DelDot to build two entrances, one is a shared entrance (easement) on Rt 13 (Sussex Hwy) with the land adjacent to him, ensuring smooth access to your future establishment. The second is an entrance on Bridgeville Hwy.

While no water, sewer, or electricity is currently available on-site, the blank canvas awaits your vision. Imagine creating a modern facility with all the necessary amenities to cater to your customers' needs.

To Seize the deal, call us at (302) 218-3025 or email us at Habash@habashcommercial.com to get additional information about this exceptional commercial property. Act fast; this offer won't last long!

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Population	<u>1 mile radius</u>	<u>3 mile radius</u>	<u>5 mile radius</u>
2023 population	1,589	18,361	29,469

Households			
2023 household	655	7,057	11,306

Median Household Income (MHI)			
2023 MHI	\$60,281	\$62,486	\$59,792

Average Household Income (AHI)			
2023 AHI	\$92,455	\$89,028	\$86,146

For additional information, please contact the listing agent.



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