

FOR SALE

OFFERING MEMORANDUM

9393 & 9419 AIRPORT RD, 26635 LINWOOD DR, N RT 488, SEAFORD, DE 19978



FOR SALE

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FOR SALE | Executive Summary

01 Executive Summary

Investment Summary

FOR SALE

OFFERING SUMMARY

ADDRESS **9393 & 9419 Airport Rd, 26635 Linwood Dr, N RT 488 Seaford DE 19973**

PRICE **\$1,250,000**

⇒ For sale 6 parcels 132-07.00-45.07, 45.05, 45.03, 45.02, 45.00 & 45.00-5627 Total of 12.25 +/- Acres. 9419 i& 9393 Airport Rd have homes on them. 9419 is inhabitable has mound system, private water source, no cooling. 9393 has 2 -garages and multiple outbuildings, gravity fed septic, private well, water heater electric, baseboard heat, air window units, wood burning fireplace & read the disclosures for list of included items. Has billboard on property. Sale includes 9393 & 9419 Airport Rd, RT 488, 26635 Linwood Dr, N RT 488 & N RT 488 Unit #5627.



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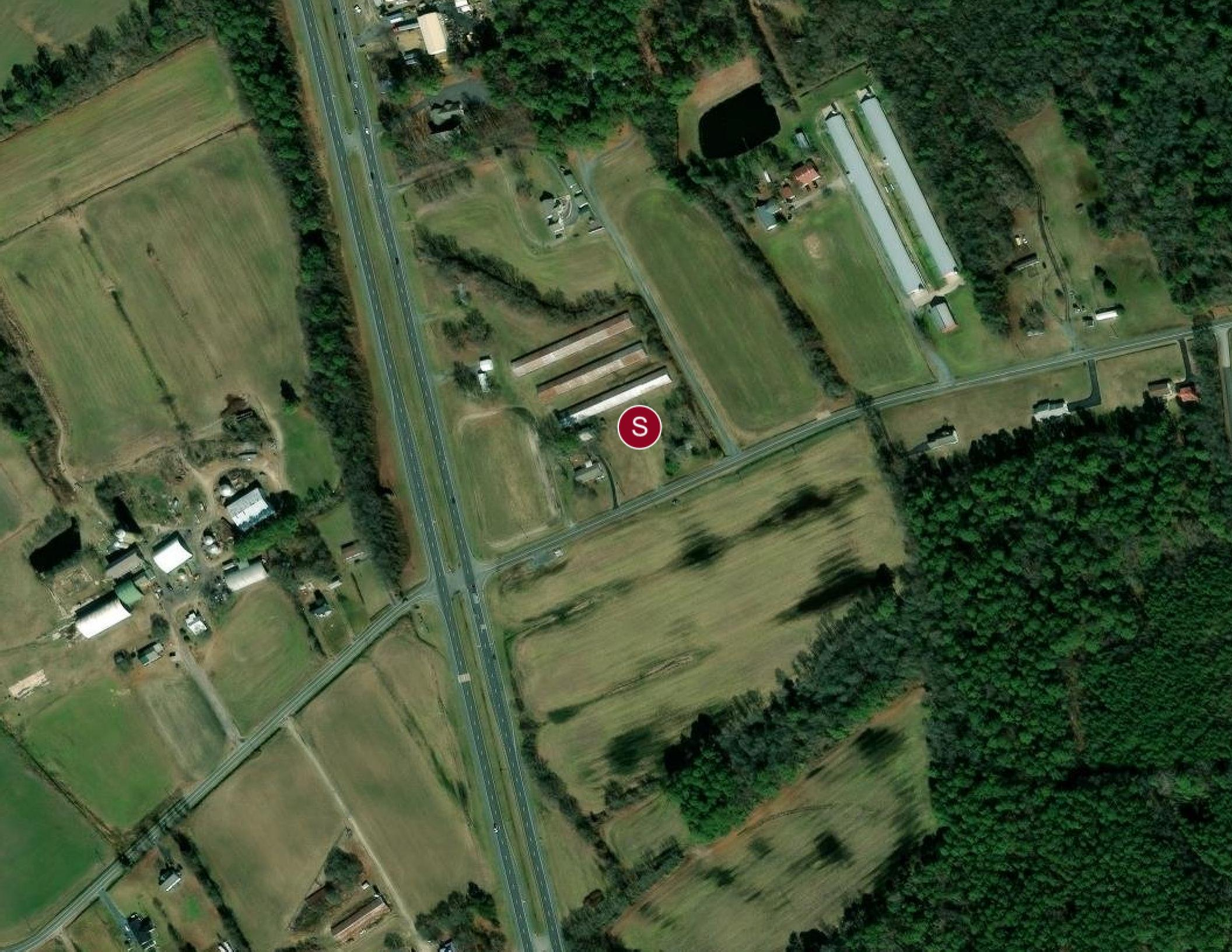
12.25 +/- ACRES

02

Location

Aerial View Map

FOR SALE



FOR SALE

03 **Property Description**
Property Images





FOR SALE

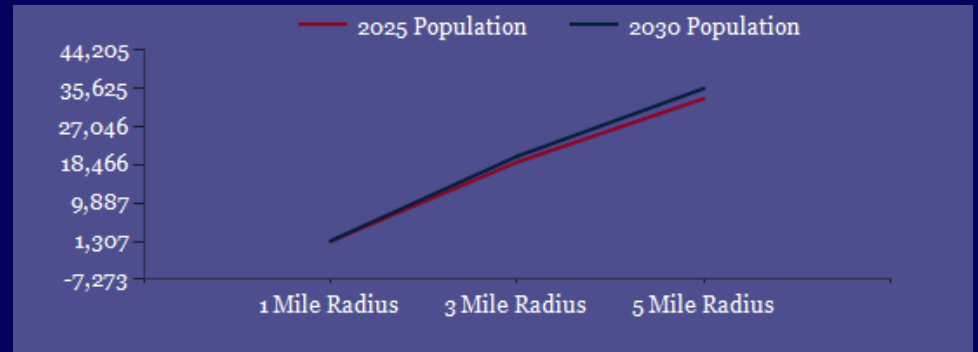
04 Demographics

General Demographics

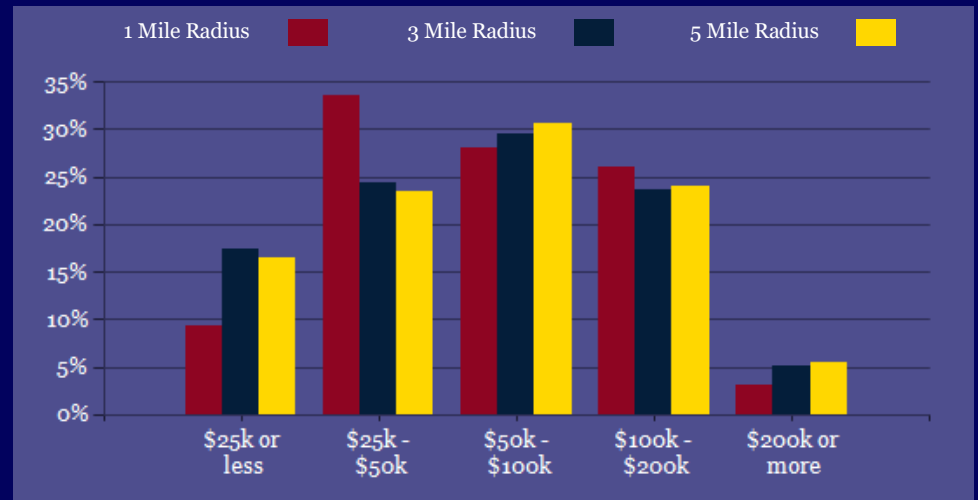
04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,131	15,544	26,489
2010 Population	1,156	16,767	29,287
2025 Population	1,307	19,106	33,347
2030 Population	1,394	20,395	35,625
2025 African American	267	4,884	7,918
2025 American Indian	12	168	278
2025 Asian	5	282	535
2025 Hispanic	338	3,118	4,751
2025 Other Race	198	1,726	2,548
2025 White	671	10,315	19,170
2025 Multiracial	154	1,729	2,893
2025-2030: Population: Growth Rate	6.50%	6.55%	6.65%

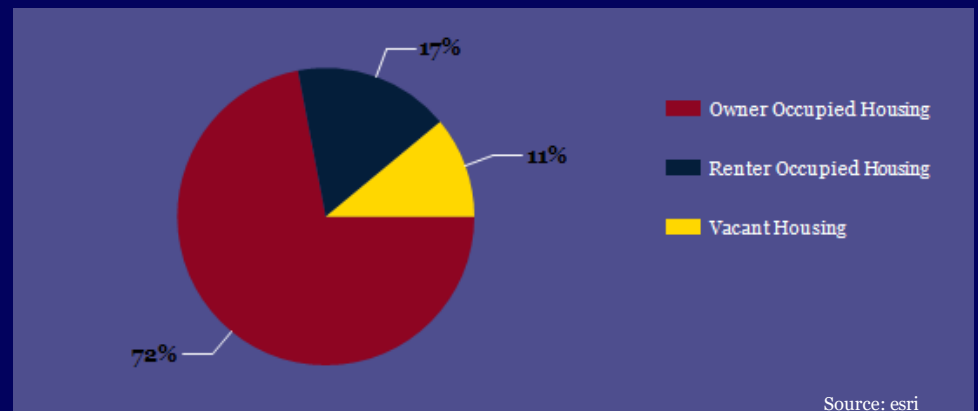
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	33	750	1,223
\$15,000-\$24,999	14	503	844
\$25,000-\$34,999	70	646	1,154
\$35,000-\$49,999	99	1,105	1,771
\$50,000-\$74,999	77	1,237	2,251
\$75,000-\$99,999	64	886	1,586
\$100,000-\$149,999	93	1,206	2,046
\$150,000-\$199,999	38	494	944
\$200,000 or greater	16	368	677
Median HH Income	\$60,440	\$62,048	\$63,502
Average HH Income	\$80,066	\$81,685	\$82,859



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

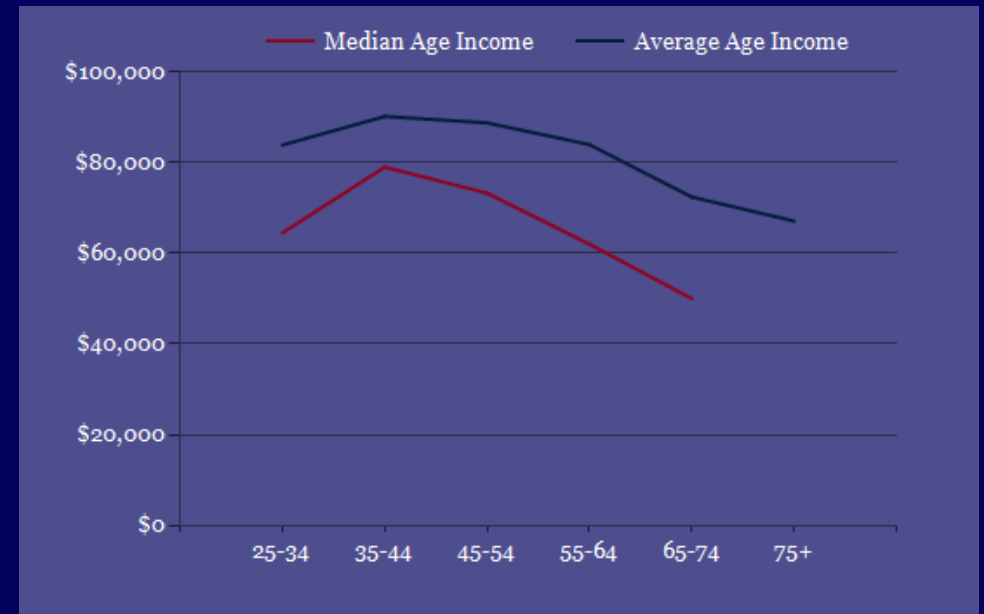
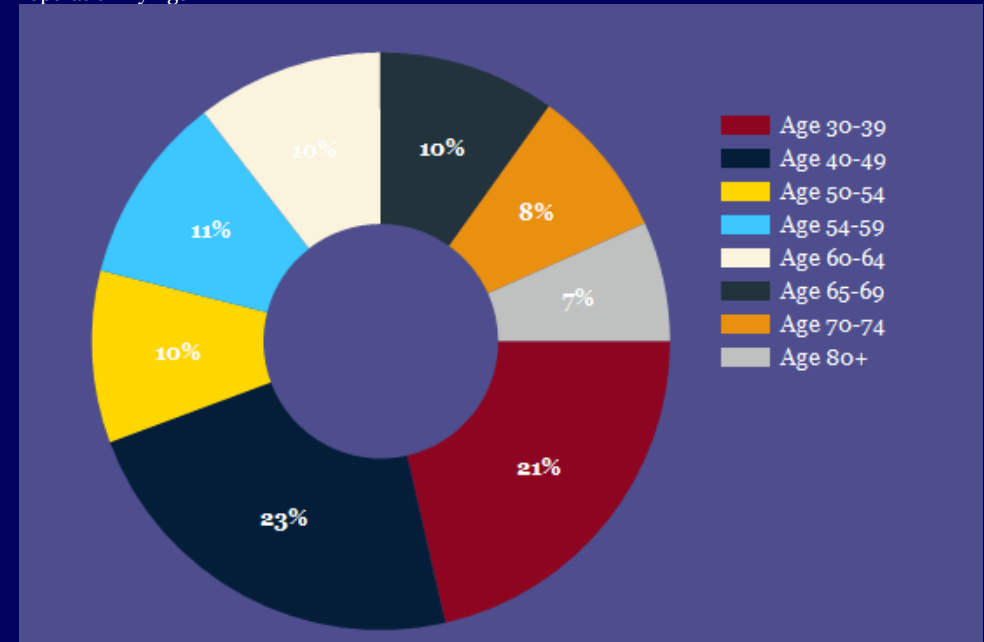


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	76	1,163	2,046
2025 Population Age 35-39	84	1,181	2,037
2025 Population Age 40-44	102	1,214	2,025
2025 Population Age 45-49	69	969	1,739
2025 Population Age 50-54	72	1,026	1,851
2025 Population Age 55-59	79	1,134	1,987
2025 Population Age 60-64	78	1,200	2,143
2025 Population Age 65-69	74	1,148	2,028
2025 Population Age 70-74	63	1,044	1,850
2025 Population Age 75-79	50	847	1,450
2025 Population Age 80-84	27	531	923
2025 Population Age 85+	17	457	707
2025 Population Age 18+	990	14,579	25,484
2025 Median Age	39	40	40
2030 Median Age	40	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,500	\$63,109	\$66,289
Average Household Income 25-34	\$83,893	\$83,737	\$84,154
Median Household Income 35-44	\$79,040	\$76,417	\$75,941
Average Household Income 35-44	\$90,203	\$93,884	\$95,225
Median Household Income 45-54	\$73,292	\$79,774	\$80,661
Average Household Income 45-54	\$88,792	\$98,231	\$99,159
Median Household Income 55-64	\$62,029	\$64,175	\$67,356
Average Household Income 55-64	\$83,992	\$86,582	\$88,360
Median Household Income 65-74	\$50,000	\$49,955	\$53,174
Average Household Income 65-74	\$72,426	\$73,873	\$76,196
Average Household Income 75+	\$67,125	\$63,429	\$62,581

Population By Age



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