



FOR SALE

3110 Philadelphia Pike
Claymont, DE 19703



Land & School Building

Approximately 10+/- Acres Land with 28,000 +/- sq-ft improvements zoned S.

The subject 10 acres will need to be subdivided from current 17.75 acre parcel

Parcel fronts Philadelphia Pike which is the main commercial corridor through town.

Property is bordered by parcels zoned CN (Commercial), NC 6.5 (single family residential) and NC ap (Apartments)

Property is within the "Transition Section" of the "Claymont Hometown Overlay District" which can support higher densities than typical New Castle County projects.

The Claymont Community has had recent "master plan" workshops, including feedback surveys. These are available to help developers evaluate potential for various types of projects they might consider for the site.

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Background Information and Developer Resources:

Claymont is at the Northern Gateway to Delaware along the I-95, I-495 Corridor. Long ago Claymont achieved a Hometown Overlay District, designation that among other things provided developers incentive to invest in Claymont. The process was not just idle planning. Large projects have been built including a 41 acre logistics center, a commuter Train Station, 30+ acre mixed use projects. Ongoing is the conversion of a 450 acre former steel mill with significant Delaware River frontage.

A nice benefit of Claymont, is that A LOT of planning work has already been done and can be accessed by those considering investing in the area. To learn more about the progress that has been achieved, and the planning materials available see the resources below:



Claymont Renaissance Development Corporation: <https://claymontrenaissance.org/>

The subject property is within the "Transition" section of the Hometown Overlay District. You can learn more about the benefits of the Hometown Overlay District in the following link here: <https://www.newcastlede.gov/365/Claymont>

The interaction between planning officials, developers, and the community continues with workshops continually improving the "master plans". The results of the most recent workshop include the presentation, the community preferred option, and community surveys is presented here: <https://www.wilmapco.org/claymont/> (Be sure to scroll to the "Recommendations Workshop October 28, 2024")

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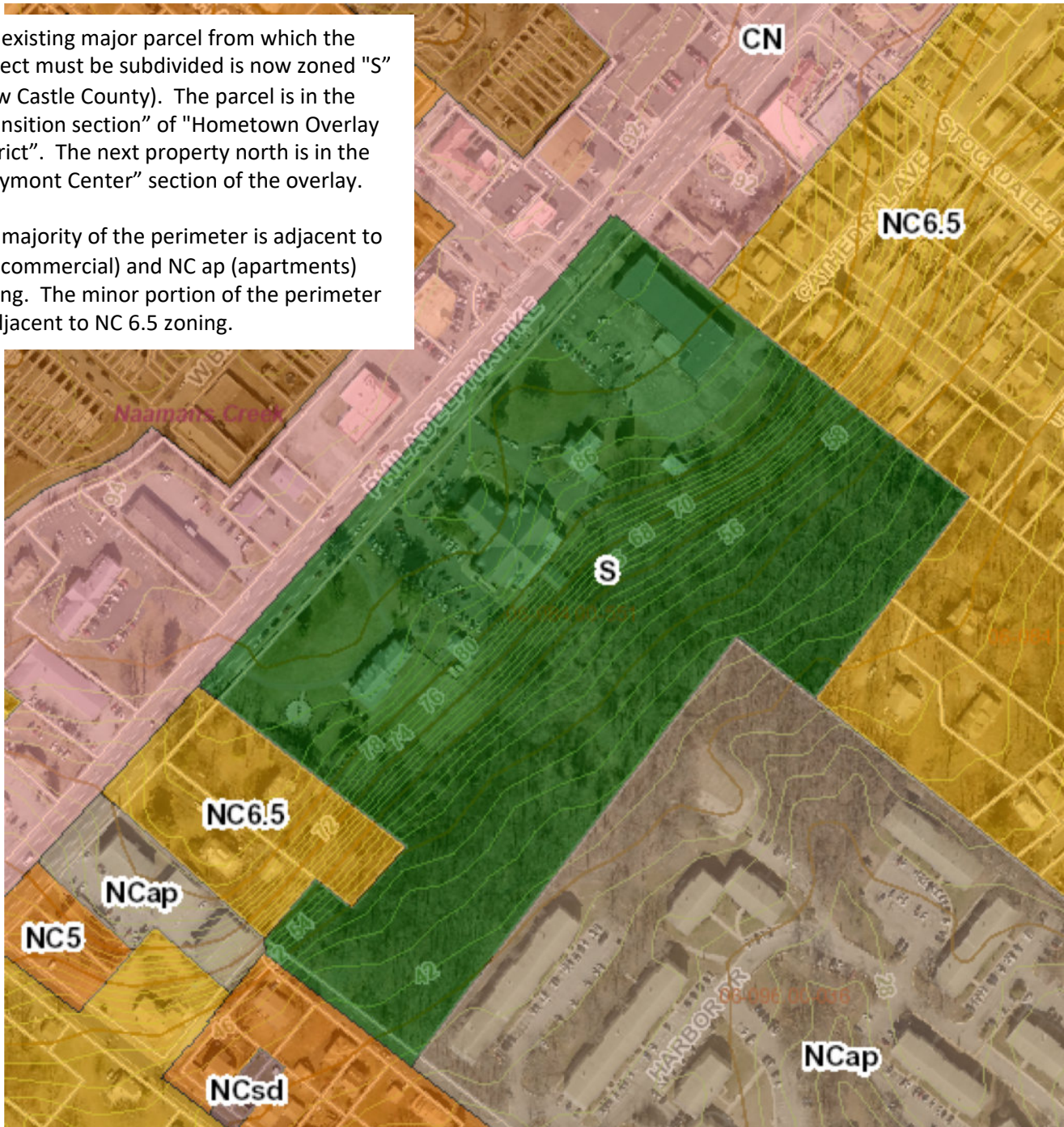


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The existing major parcel from which the subject must be subdivided is now zoned "S" (New Castle County). The parcel is in the "Transition section" of "Hometown Overlay District". The next property north is in the "Claymont Center" section of the overlay.

The majority of the perimeter is adjacent to CN (commercial) and NC ap (apartments) zoning. The minor portion of the perimeter is adjacent to NC 6.5 zoning.



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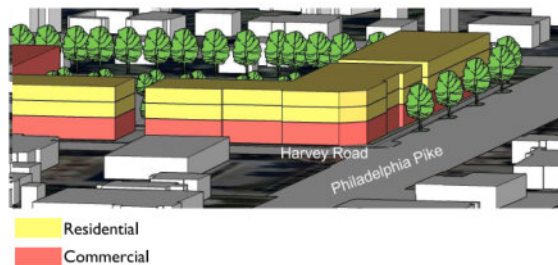
There were three Transportation Scenarios that were presented in the Claymont Area Master Planning workshop on 10/28/24. In that plan there were 3 land use scenarios: 1.) Minor Policy Changes, 2.) Stronger Pike, 3.) Gateways to Claymont.

Land Use Scenario #2

Stronger Pike

In scenario #2 certain parcels were proposed to be brought into "Claymont Center" and a density associated with 3 story mixed use was put forth as an example. Landmarks that define Claymont as a place, which is a key criteria for "Gateway" classification.

Example Site: Town & Country Shopping Center



- Reclassify as a 'Claymont Center' district
- Allow 3 stories of development
- Require enhanced sidewalks, street trees, and pedestrian comfort

This is shown for illustrative purposes only; this is not a proposed redevelopment plan.

In scenario 3, certain key properties at "Gateways" to Claymont were proposed with up to 4 stories. While the subject parcel was not one of those specifically mentioned as a "Gateway" it is located at the intersection of Philadelphia Pike with Commonwealth Avenue. This is the traditional Gateway access to Philadelphia Pike from the heart of the residential community.

Key items on the site, including the Church itself, the former Grubb-Worth Mansion, and now the Guardian of the Defenders Memorial. All are great illustrations of urban landmarks that define Claymont as a place, which is a key criteria for "Gateway" classification.

Draft Land Use Scenario #3

Gateways to Claymont

Example Site: Town & Country Shopping Center



- Rezones these parcels to the 'Claymont Gateway' district
- Allows 4 stories of development
- Creates a strong 'town center' feeling

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While community feedback was limited over 50% of participants preferred Scenario #3, and over 75% of the respondents chose #2 or #3 vs. either #1 or "none of the above".



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The guidelines of the Hometown Overlay for both Claymont Center, and parts of the Neighborhood Transition area promote mixed use buildings with Retail on the Lower Level and Office and Residential on upper levels. Also the guidelines promote bringing buildings up to the street, yet allowing for a pedestrian friendly sidewalk, and when possible, off street parking in the rear. Below are examples of relatively new projects at the intersection of Philadelphia Pike and Manor Avenue in Claymont.



While community feedback was limited over 50% of participants preferred Scenario #3, and over 75% of the respondents chose #2 or #3 vs. either #1 or "none of the above".

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The existing parcel is approximately 17.75 acres and buyer would need to pay for all costs associated with approvals and subdivision generally to Parcels A and B* below. As shown Parcel A is approximately 10 acres.

Parcel A, as shown includes 1.) An educational facility of approximately 28,000 sq-ft, 2) parking area, 3.) A modular structure of about 1,000 sq-ft +/- that at one time was used for child care.

The resultant parcel B comprises 4.) The Rectory, 5.) The Main Sanctuary, 6.) The former Grubb-Worth Mansion and it's 7.) Carriage house. The parcel also includes 8.) a prayer garden and recently added 9.) Guardian of the Defenders Memorial.



* Owner may consider minor adjustments to the proposed subdivision shown above as long as main functions of the parish are maintained and any deviations would help a project meet the needs of the community.

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The main structure on the subject parcel is the school building. The building is approximately 28,000 +/- sq-ft. For floor plans and interior photos see next slides.

The building is supported by a parking lot that in the past had also been used as a play area for students.

This portion of the parcel has TWO access points to the parking lot. There is 1.) a traffic signal entrance from Philadelphia Pike and 2.) a second entrance off of Cathedral Avenue.



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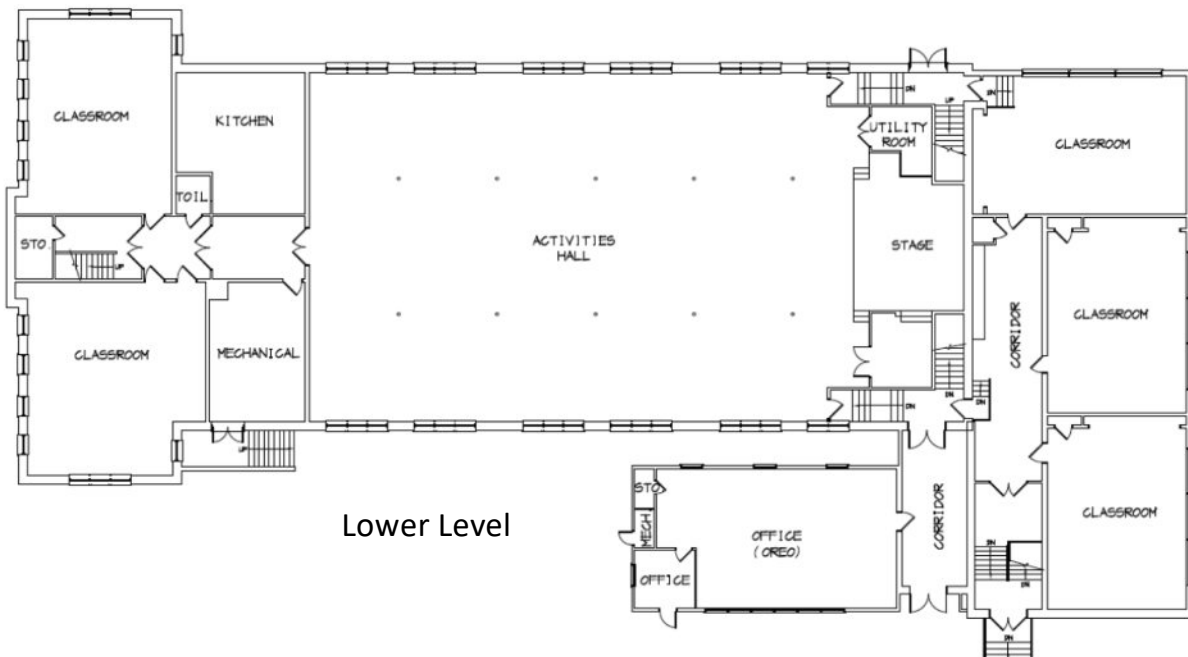
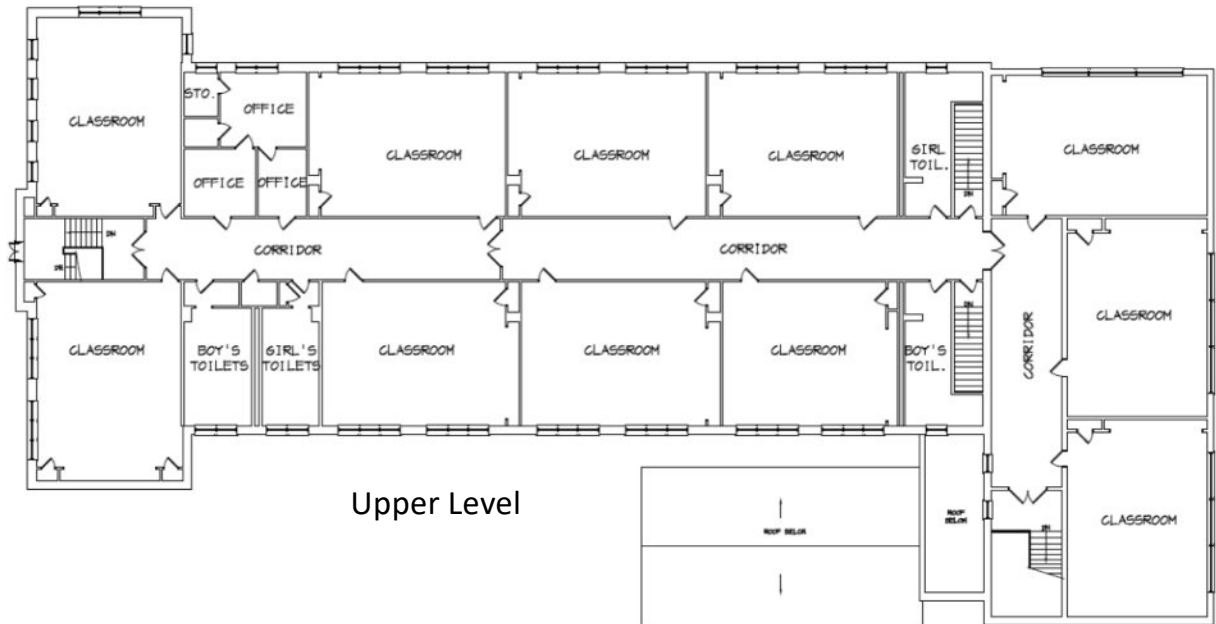
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