



FOR SALE POYNTER'S MOTEL SITE  
12338 & 12374 S. DUPONT HWY, FELTON DE 19943

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## OFFERING SUMMARY

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ADDRESS 12338 & 12374 S. Dupont Hwy.  
Felton DE 19943

COUNTY Kent

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## FINANCIAL SUMMARY

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PRICE \$1,625,000

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## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

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2025 Population	564	6,319	21,944
2025 Median HH Income	\$83,951	\$83,727	\$82,239
2025 Average HH Income	\$106,272	\$98,493	\$95,592

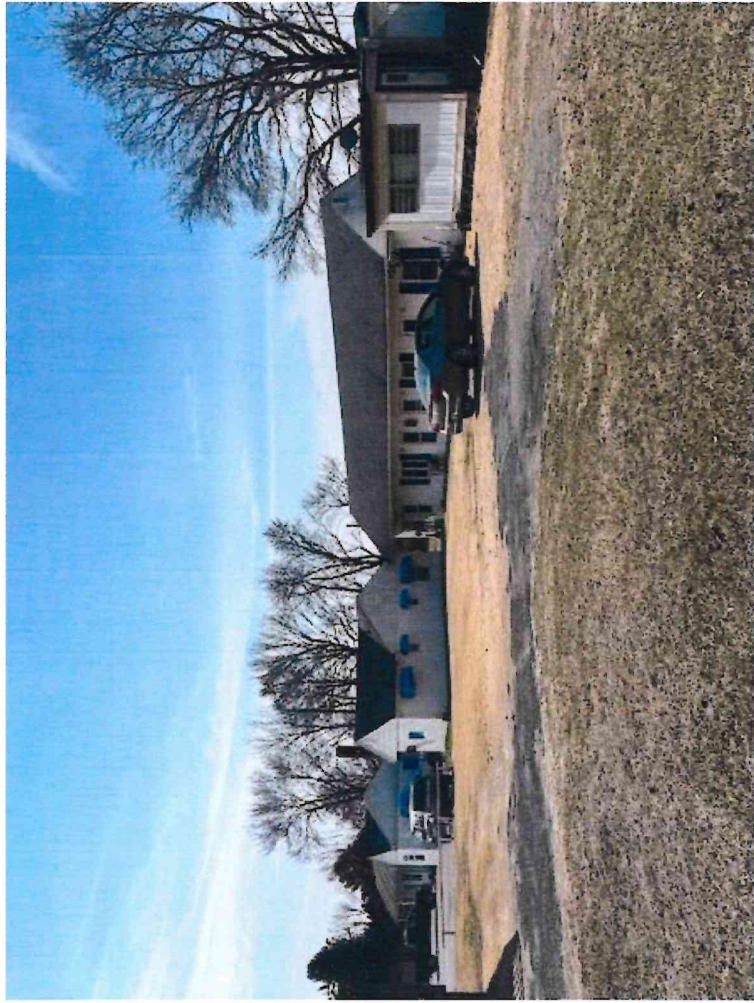
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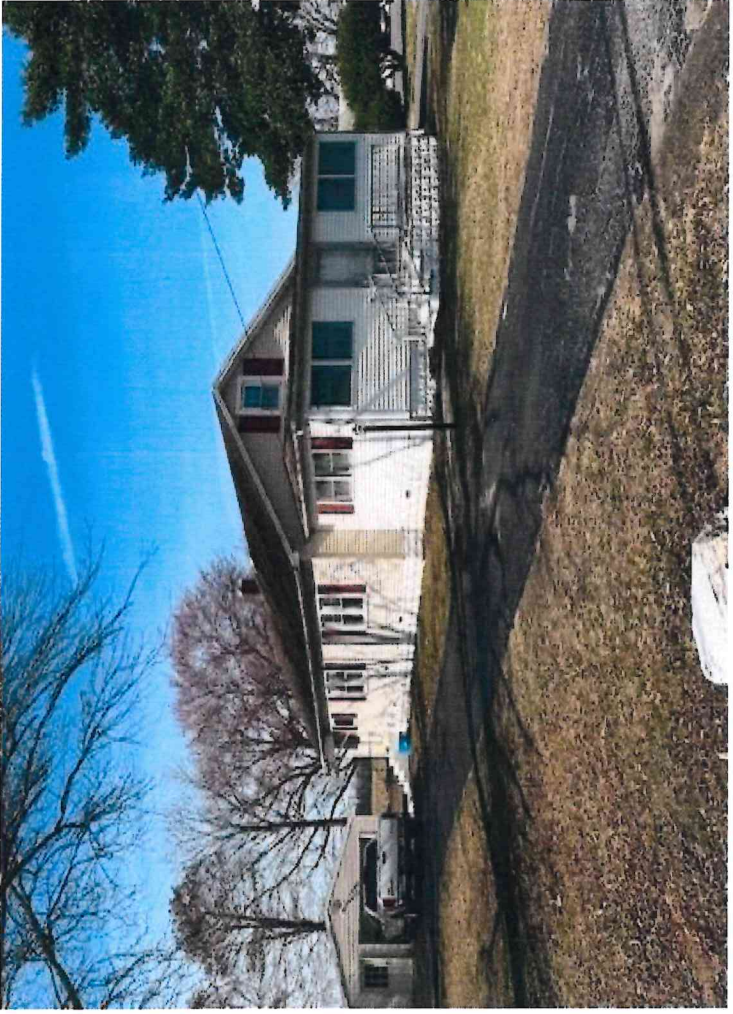
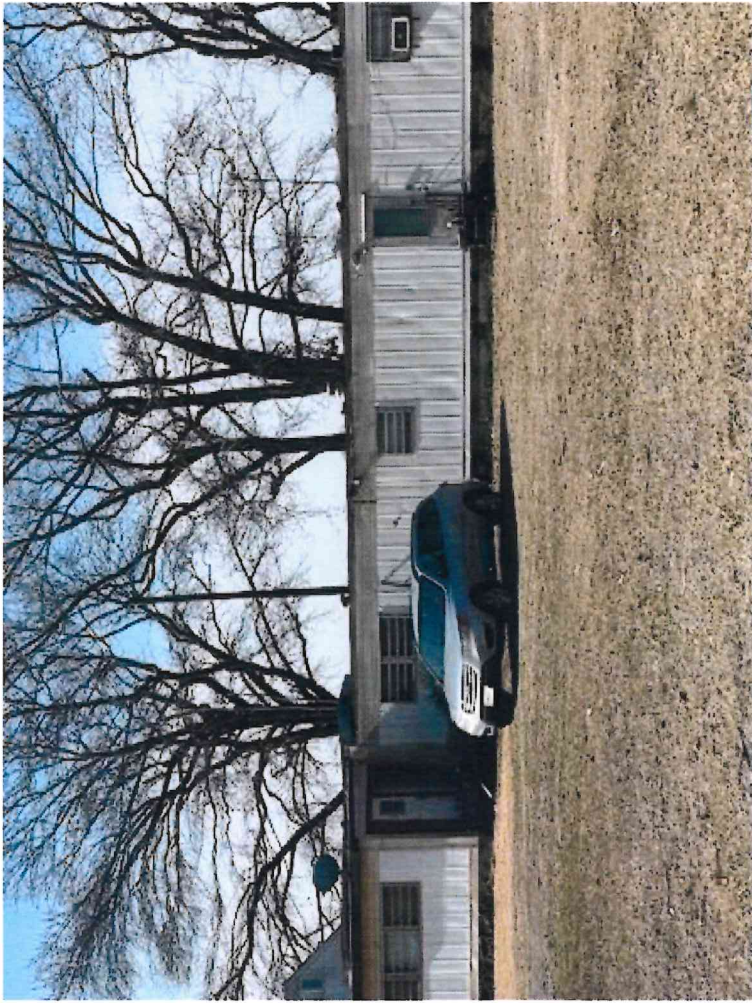


- Income Producing Property on 2.70 Acres Zoned BG (General Business) with multiple access points on south side of South DuPont Highway
- Tax Parcel# 8-00-138.00-05-51.00 and 8-00-138.00-05-54.00
- Poynter's Motel consists of 12 Studio units
- Additional Multi-family dwelling with office having two 2 bedroom one bath apartments
- Additional 2 bedroom one bath dwelling with garage and workshop and Mobile Home also on property
- Multiple Outbuildings and Asphalt paved parking area
- Kent County Sewer
- Open unimproved acreage on South Side for future expansion of Motel

Local Map



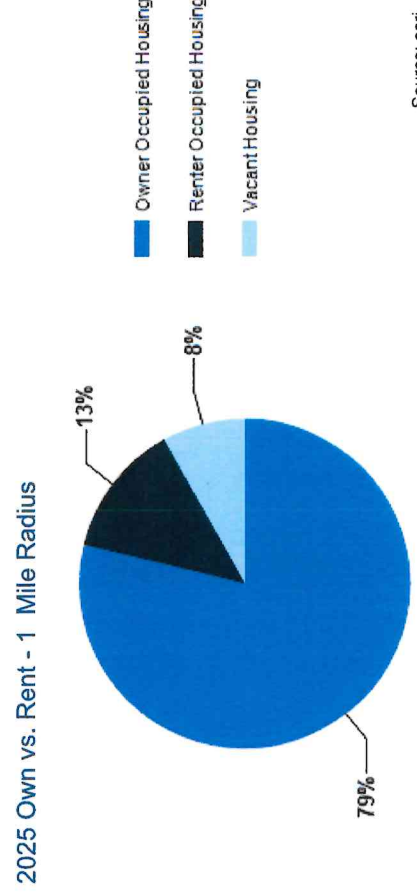
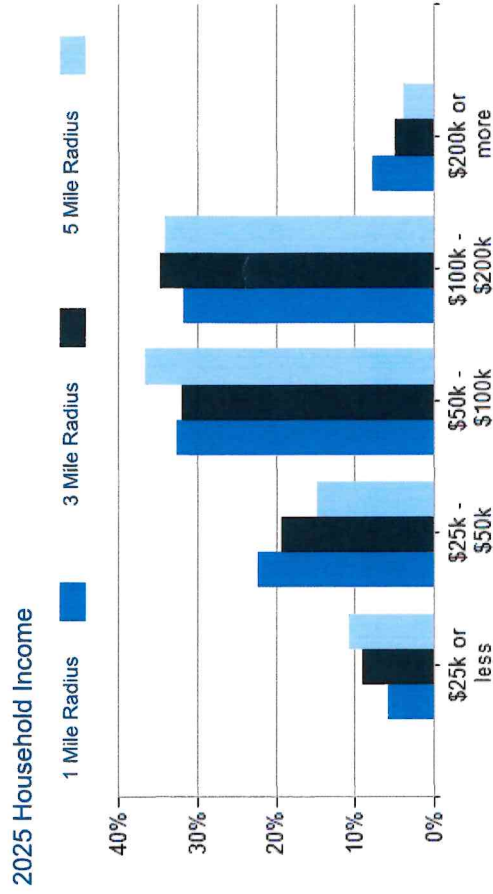
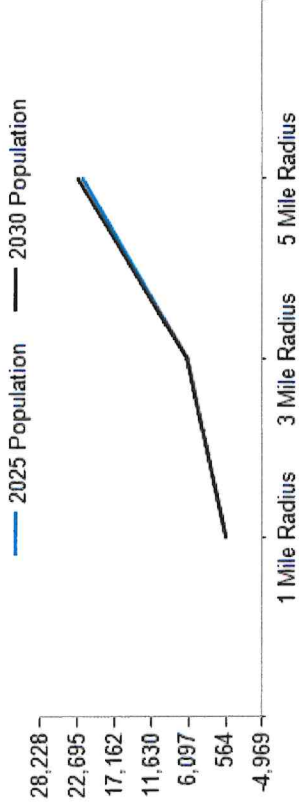




POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	355	4,134	13,793
2010 Population	451	5,480	18,263
2025 Population	564	6,319	21,944
2030 Population	568	6,357	22,695
2025-2030: Population: Growth Rate	0.70%	0.60%	3.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5	117	518
\$15,000-\$24,999	10	112	388
\$25,000-\$34,999	31	213	515
\$35,000-\$49,999	27	274	738
\$50,000-\$74,999	36	353	1,504
\$75,000-\$99,999	49	453	1,616
\$100,000-\$149,999	48	558	1,807
\$150,000-\$199,999	35	319	1,092
\$200,000 or greater	20	126	329
Median HH Income	\$83,951	\$83,727	\$82,239
Average HH Income	\$106,272	\$98,493	\$95,592

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	174	1,675	5,512
2010 Total Households	210	2,179	6,954
2025 Total Households	261	2,524	8,507
2030 Total Households	266	2,577	8,930
2025 Average Household Size	2.16	2.50	2.58
2025-2030: Households: Growth Rate	1.90%	2.10%	4.90%

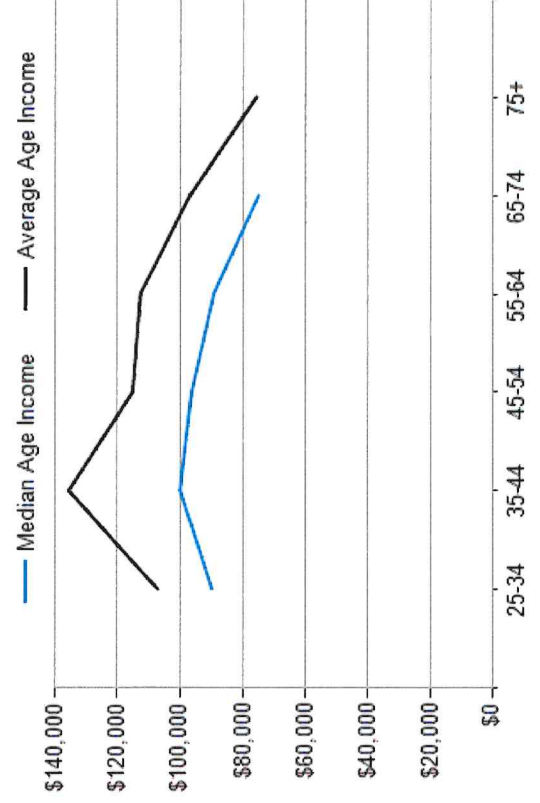
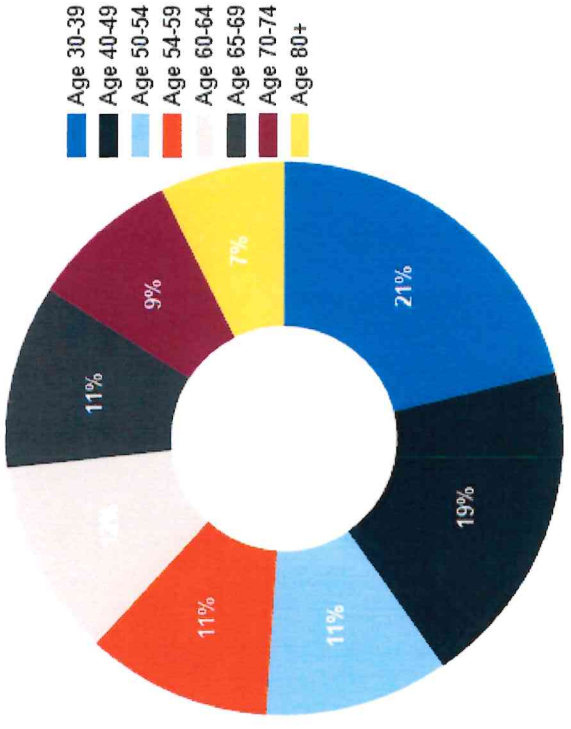


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	34	424	1,443
2025 Population Age 35-39	39	431	1,498
2025 Population Age 40-44	31	360	1,348
2025 Population Age 45-49	35	374	1,237
2025 Population Age 50-54	37	387	1,329
2025 Population Age 55-59	37	393	1,337
2025 Population Age 60-64	40	466	1,499
2025 Population Age 65-69	37	408	1,413
2025 Population Age 70-74	30	332	1,139
2025 Population Age 75-79	25	269	948
2025 Population Age 80-84	12	141	496
2025 Population Age 85+	12	121	375
2025 Population Age 18+	441	4,897	16,952
2025 Median Age	42	41	41
2030 Median Age	43	42	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,891	\$86,240	\$87,064
Average Household Income 25-34	\$107,113	\$98,150	\$100,542
Median Household Income 35-44	\$100,000	\$99,566	\$100,884
Average Household Income 35-44	\$135,764	\$119,897	\$116,317
Median Household Income 45-54	\$96,360	\$94,277	\$96,036
Average Household Income 45-54	\$115,182	\$107,317	\$109,001
Median Household Income 55-64	\$89,284	\$87,612	\$87,339
Average Household Income 55-64	\$112,674	\$102,496	\$98,918
Median Household Income 65-74	\$75,000	\$73,982	\$69,703
Average Household Income 65-74	\$96,866	\$89,666	\$83,550
Average Household Income 75+	\$75,646	\$73,665	\$66,764



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