

DEVELOPMENT LAND  
FOR SALE

# 6396 SUMMIT BRIDGE RD

Townsend, DE 19734



**1.62 +/- ACRE  
DEVELOPMENT LAND  
FOR SALE!**

**CHRIS MOORE, CCIM**  
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## PROPERTY DESCRIPTION

This 1.63 +/- acre development property presents an opportunity to acquire land with existing income and future potential. The property includes an existing billboard lease generating \$4,800 in annual rental income, providing immediate cash flow. The cell phone tower lease has been terminated, allowing for greater flexibility and opening the site for development. This opportunity is well-suited for owner-users or developers, with in-place income to offset holding costs during planning and approvals.

## PROPERTY HIGHLIGHTS

- Existing billboard yearly income: \$4,800
- Cell phone tower lease has been terminated allowing for greater flexibility
- Zoning: NCC "CR"

## OFFERING SUMMARY

|                              |                |
|------------------------------|----------------|
| Development Land Sale Price: | \$150,000      |
| Lot Size:                    | 1.62 +/- Acres |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 160       | 3,023     | 6,557     |
| Total Population  | 503       | 9,565     | 21,326    |
| Average HH Income | \$128,245 | \$128,817 | \$133,767 |

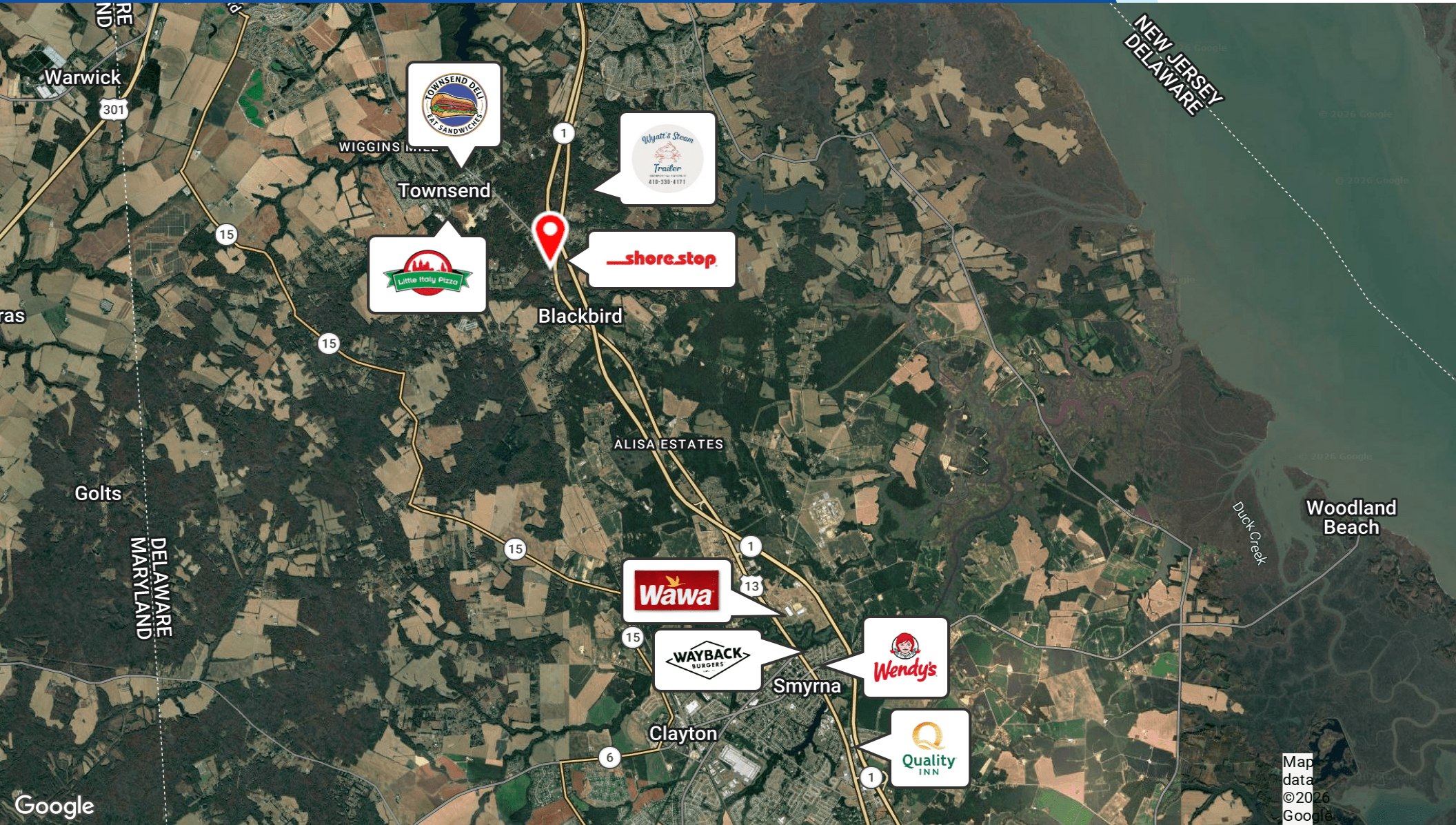
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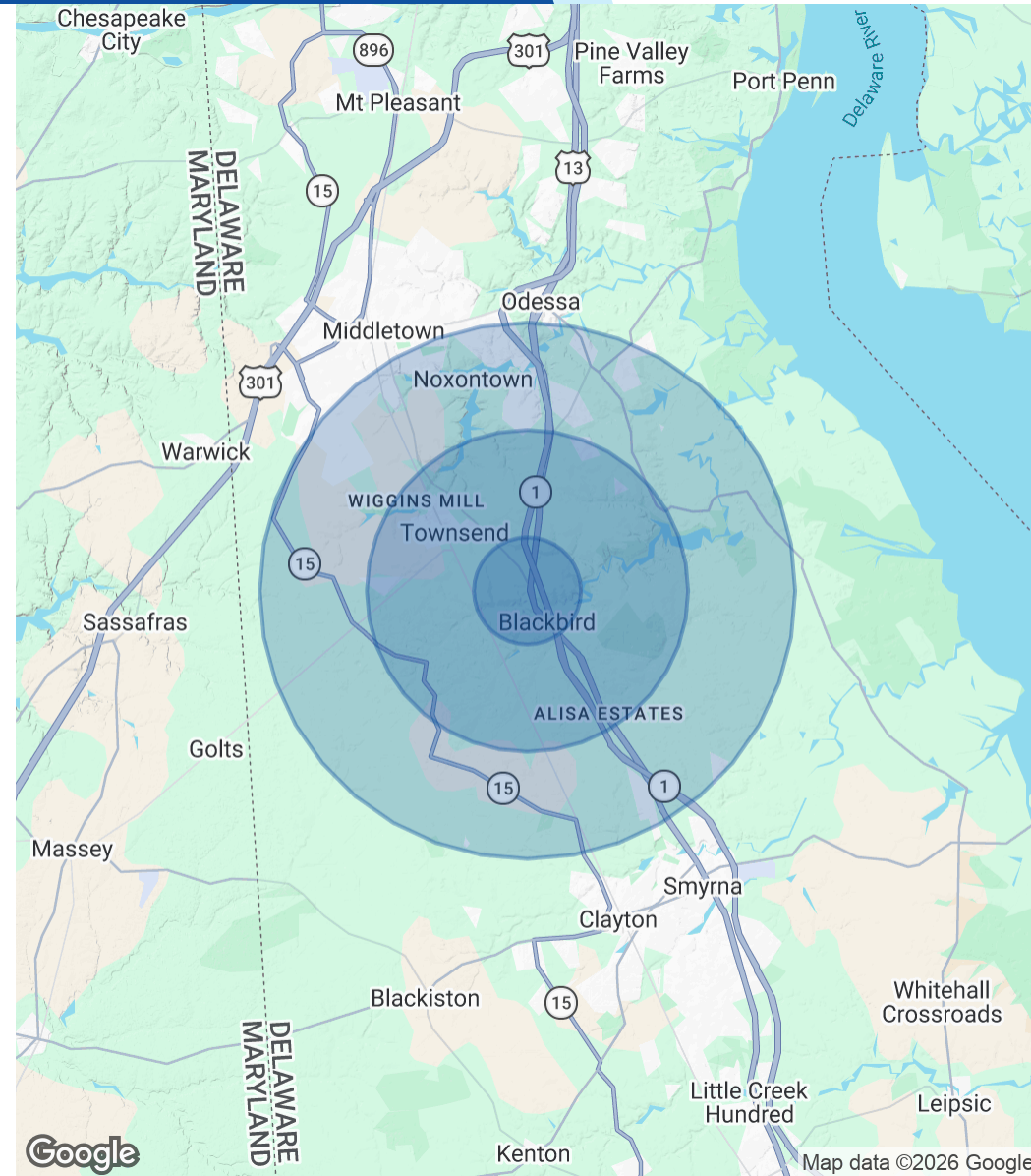
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| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 503    | 9,565   | 21,326  |
| <b>Average Age</b>          | 40     | 40      | 39      |
| <b>Average Age (Male)</b>   | 39     | 39      | 38      |
| <b>Average Age (Female)</b> | 42     | 41      | 41      |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 160       | 3,023     | 6,557     |
| <b># of Persons per HH</b> | 3.1       | 3.2       | 3.3       |
| <b>Average HH Income</b>   | \$128,245 | \$128,817 | \$133,767 |
| <b>Average House Value</b> | \$475,528 | \$452,619 | \$460,628 |

*Demographics data derived from AlphaMap*



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