

# SHANNON COVE FRONTAGE PARCELS

10 Shannon Blvd | Middletown, DE  
OFFERING MEMORANDUM



±8.76 ACRES & ±15.14 ACRES | ROUTE 13 | MIDDLETOWN, DELAWARE

Dan Wham  
DSM Commercial  
(302) 283-1800  
dwham@dsmre.com



## OFFERING SUMMARY

ADDRESS	10 Shannon Blvd Middletown DE 19709
COUNTY	New Castle County
LOT A	8.76 Acres
LOT B	15.14 Acres
PRICE	Please contact listing agent
APN	13-018.20-392;13-018.20-393

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,389	23,281	52,839
2025 Median HH Income	\$162,325	\$161,498	\$139,380
2025 Average HH Income	\$175,117	\$181,517	\$159,718

## Investment Overview

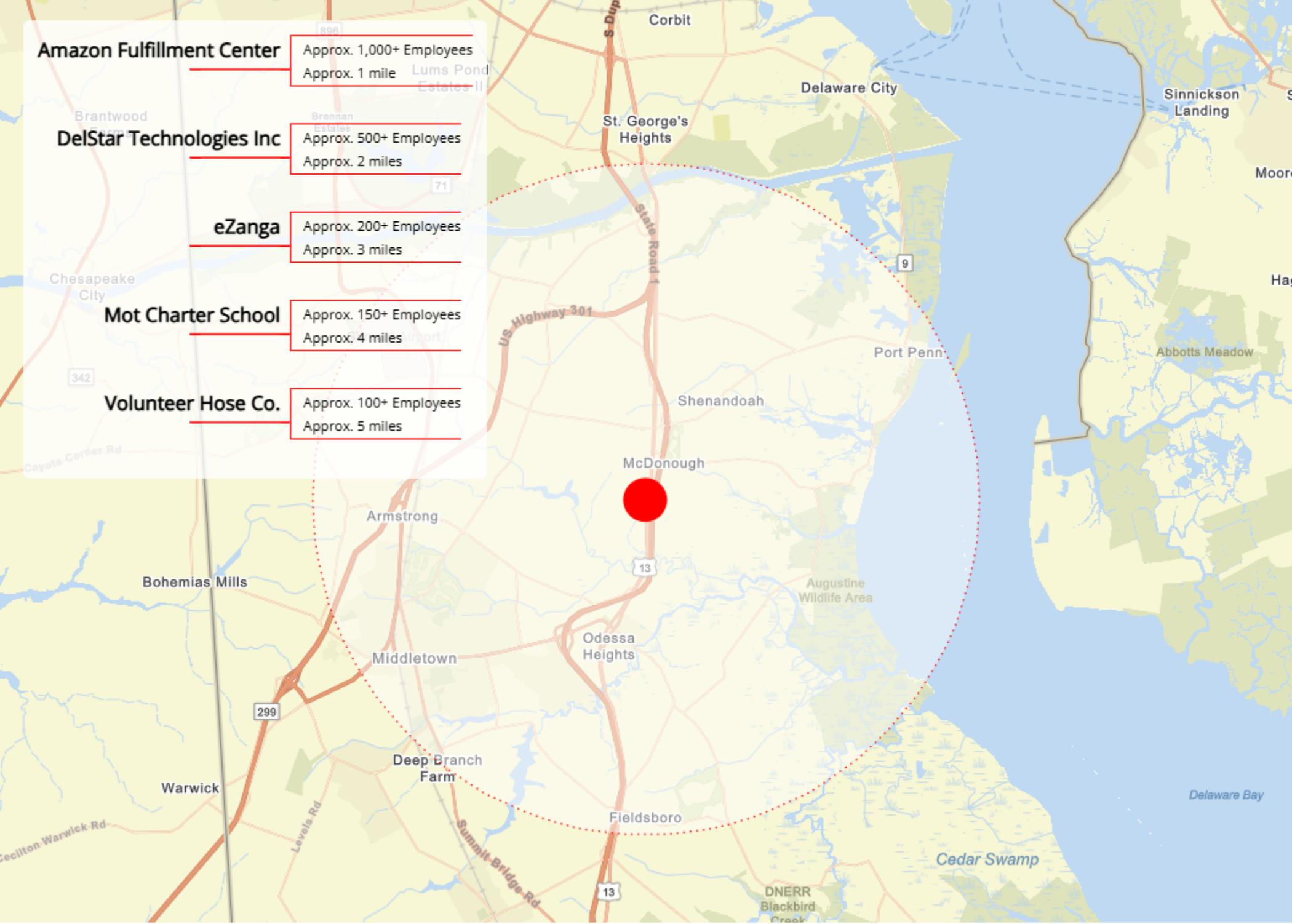
- Rare opportunity to acquire two development parcels positioned directly in front of DR Horton's Shannon Cove residential community along the Route 13 growth corridor in Middletown, Delaware. The site benefits from strong visibility, regional access, and proximity to significant ongoing residential and mixed-use development activity.

One of the two parcels is located outside the WRPA, a notable advantage in a corridor where environmental constraints often limit development flexibility.



## Surrounding Development Momentum

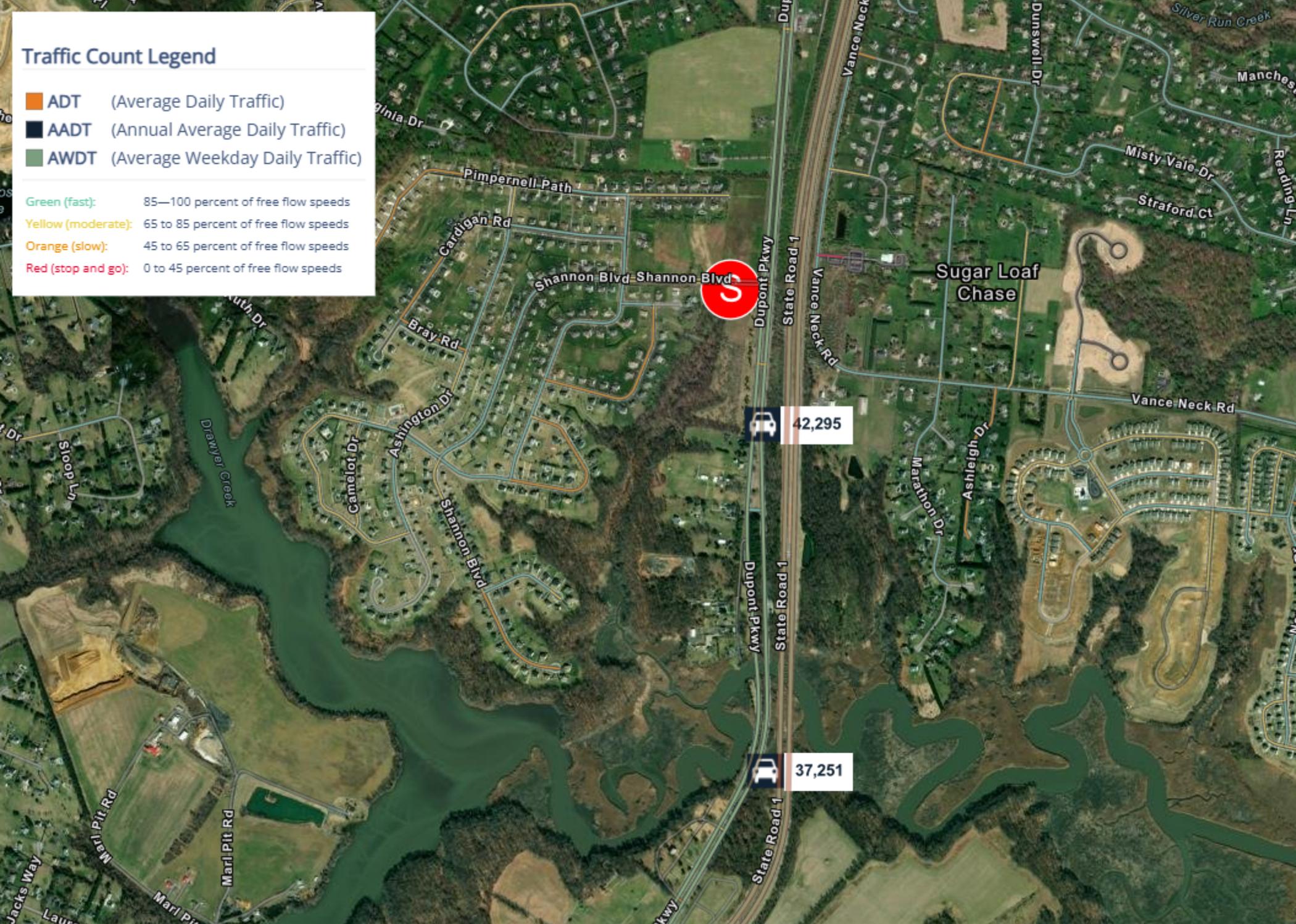
- Middletown continues to experience sustained growth driven by residential expansion, infrastructure investment, and commercial demand. The subject parcels are located within an active development corridor featuring multiple residential and mixed-use projects approved or under construction, continued investment by national and regional homebuilders, and ongoing roadway and infrastructure improvements supporting long-term commercial and service uses.



## Traffic Count Legend

- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

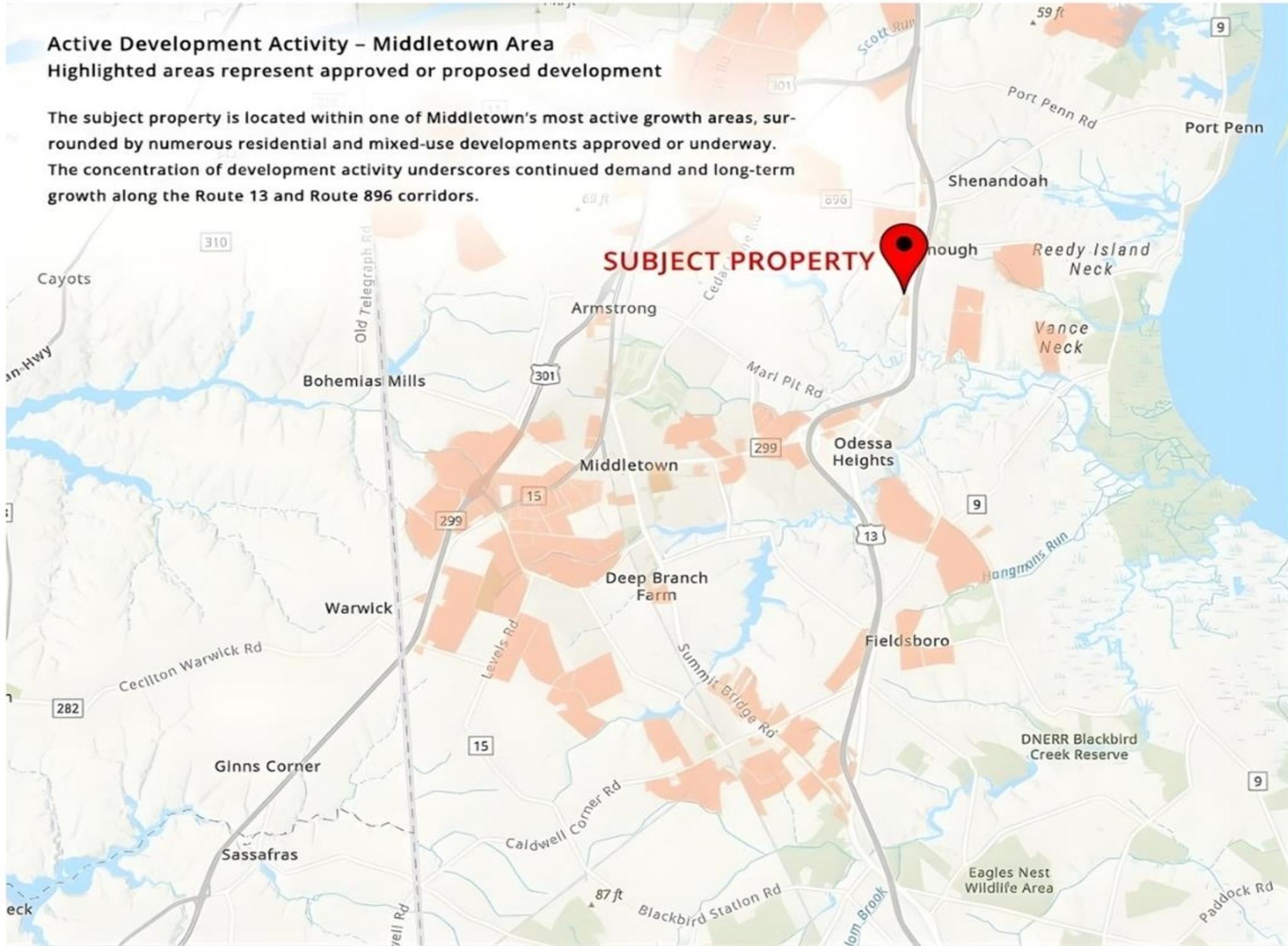
- Green (fast):** 85—100 percent of free flow speeds
- Yellow (moderate):** 65 to 85 percent of free flow speeds
- Orange (slow):** 45 to 65 percent of free flow speeds
- Red (stop and go):** 0 to 45 percent of free flow speeds



## Active Development Activity – Middletown Area

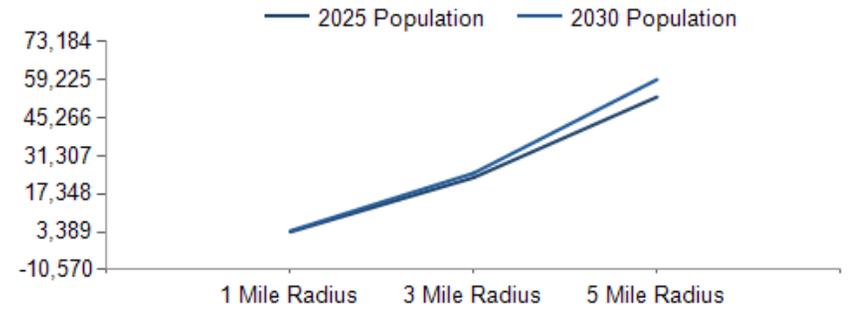
Highlighted areas represent approved or proposed development

The subject property is located within one of Middletown's most active growth areas, surrounded by numerous residential and mixed-use developments approved or underway. The concentration of development activity underscores continued demand and long-term growth along the Route 13 and Route 896 corridors.

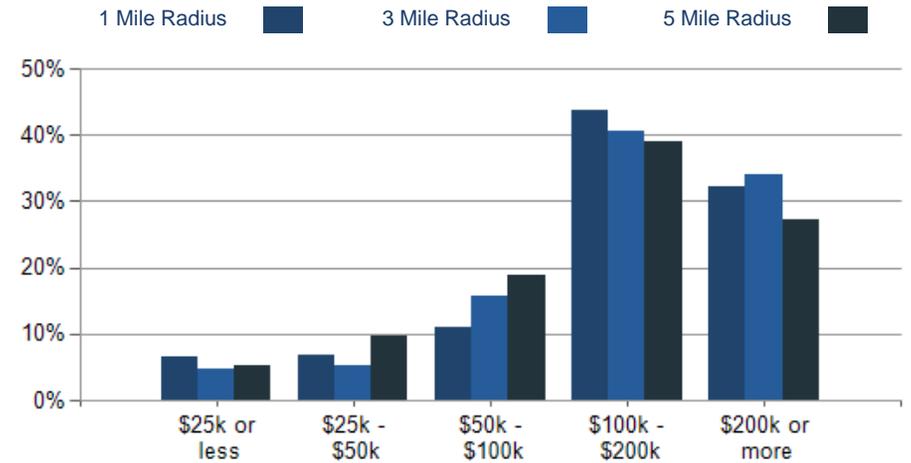


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	974	6,573	17,513
2010 Population	1,163	10,153	34,024
2025 Population	3,389	23,281	52,839
2030 Population	3,763	24,929	59,225
2025 African American	618	5,288	13,897
2025 American Indian	5	49	104
2025 Asian	239	1,950	3,257
2025 Hispanic	152	1,388	3,894
2025 Other Race	36	449	1,497
2025 White	2,261	13,761	29,966
2025 Multiracial	229	1,782	4,104

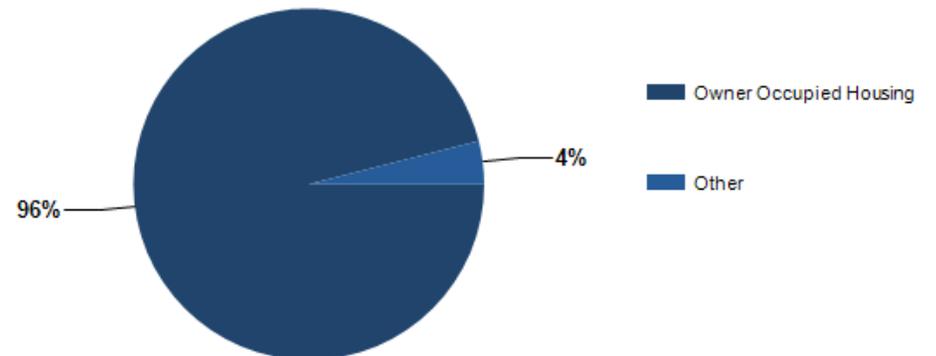
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	22	175	365
\$15,000-\$24,999	46	189	583
\$25,000-\$34,999	8	86	459
\$35,000-\$49,999	62	319	1,274
\$50,000-\$74,999	60	540	1,493
\$75,000-\$99,999	53	693	1,895
\$100,000-\$149,999	175	1,368	3,614
\$150,000-\$199,999	280	1,812	3,427
\$200,000 or greater	335	2,674	4,889
Median HH Income	\$162,325	\$161,498	\$139,380
Average HH Income	\$175,117	\$181,517	\$159,718



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	148	1,292	3,062
2025 Population Age 35-39	195	1,599	3,380
2025 Population Age 40-44	262	1,871	3,805
2025 Population Age 45-49	234	1,622	3,636
2025 Population Age 50-54	228	1,571	3,686
2025 Population Age 55-59	209	1,430	3,479
2025 Population Age 60-64	219	1,375	3,188
2025 Population Age 65-69	236	1,201	2,638
2025 Population Age 70-74	206	995	2,041
2025 Population Age 75-79	167	834	1,721
2025 Population Age 80-84	101	453	1,018
2025 Population Age 85+	51	247	643
2025 Population Age 18+	2,603	17,440	40,377
2025 Median Age	44	40	39
2030 Median Age	45	41	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$169,544	\$155,246	\$125,534
Average Household Income 25-34	\$187,918	\$174,283	\$149,714
Median Household Income 35-44	\$178,540	\$177,991	\$159,545
Average Household Income 35-44	\$197,618	\$202,992	\$179,254
Median Household Income 45-54	\$180,853	\$186,905	\$165,487
Average Household Income 45-54	\$199,532	\$211,701	\$187,371
Median Household Income 55-64	\$175,448	\$173,025	\$155,250
Average Household Income 55-64	\$192,223	\$194,425	\$174,802
Median Household Income 65-74	\$132,497	\$119,192	\$106,180
Average Household Income 65-74	\$149,141	\$148,537	\$132,807
Average Household Income 75+	\$99,726	\$105,784	\$92,309

Population By Age

