



PROPERTY DESCRIPTION

Commercial Land For Sale at the signalized intersection of Pine Tree Rd and Summit Bridge Road (Rt. 71) in Townsend, DE! Situated in the heart of the development-friendly Town of Townsend, this 6.20-acre commercially-zoned property is an excellent opportunity for an owner-user seeking a strategic location or a developer seeking a swift approval process and a flexible zoning code. Townsend is currently experiencing significant growth, as there are several new residential developments located in close proximity to the subject property including The Woods at Hidden Creek which features 220 single family homes in addition to Townsend Acres which is a proposed thirty-seven (37) lot townhouse subdivision. Don't miss your chance to be a part of the rapidly growing Town of Townsend.

PROPERTY HIGHLIGHTS

- **Asking Price:** \$650,000.00 (\$105,000.00/acre)
- **Acreage:** 6.20 acres
- **Zoning:** 25-C (Commercial)
- **VPD:** 12,600 AADT
- Perfect location for mini-storage and/or flex buildings
- Access to public utilities
- Ideally situated amid thriving residential communities, maximizing visibility and customer reach
- Permitted uses include: mini-storage, industrial/flex, retail, mixed-use (1st floor commercial, 2nd floor apartments), medical office, etc.

DEMOGRAPHICS AT A GLANCE	1 MILE	3 MILES	5 MILES
Total Population	2,381	12,478	38,511
Total Households	685	3,809	12,578
Average HH Income	\$128,790	\$132,604	\$132,060
Median Age	36	38	39

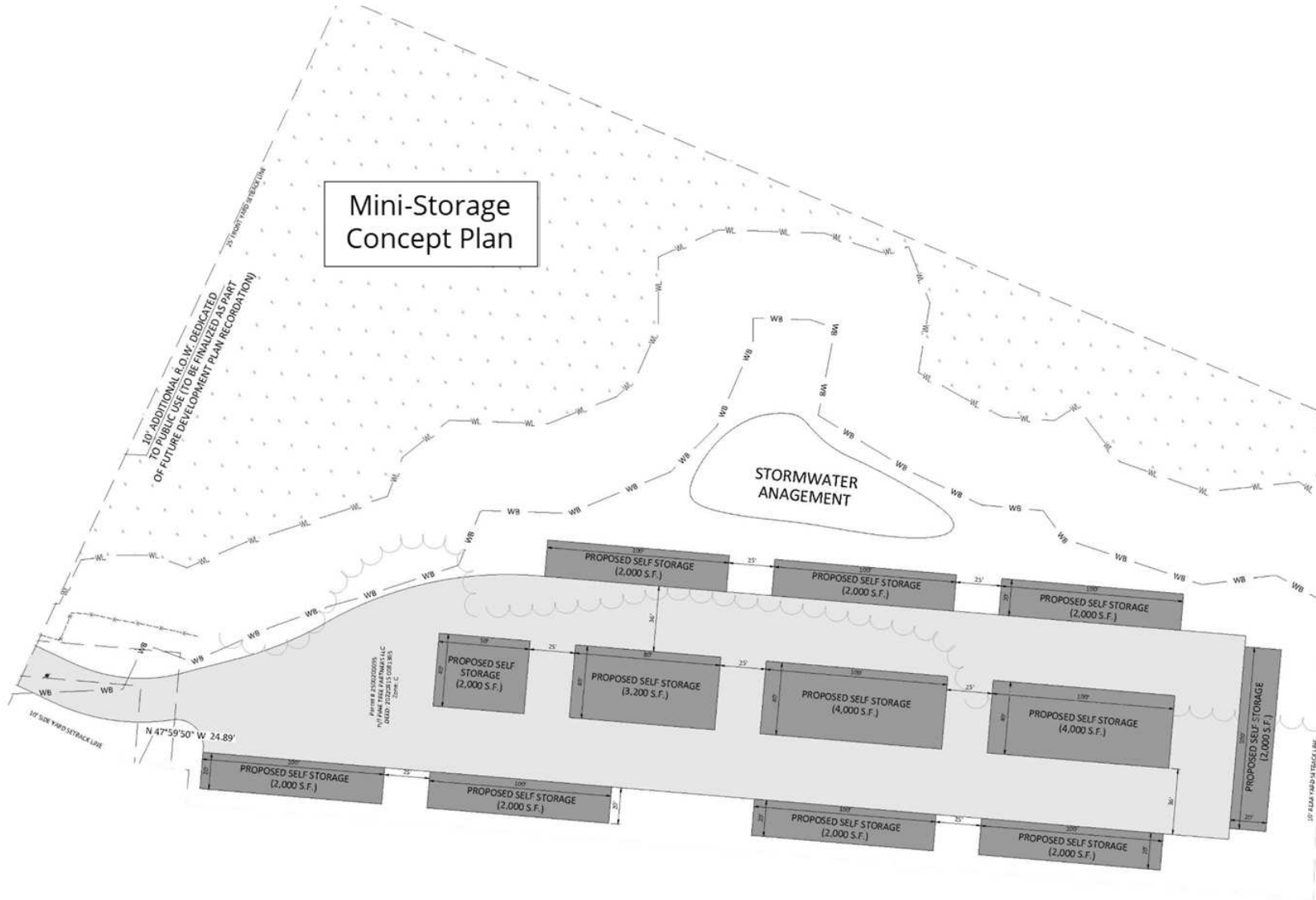


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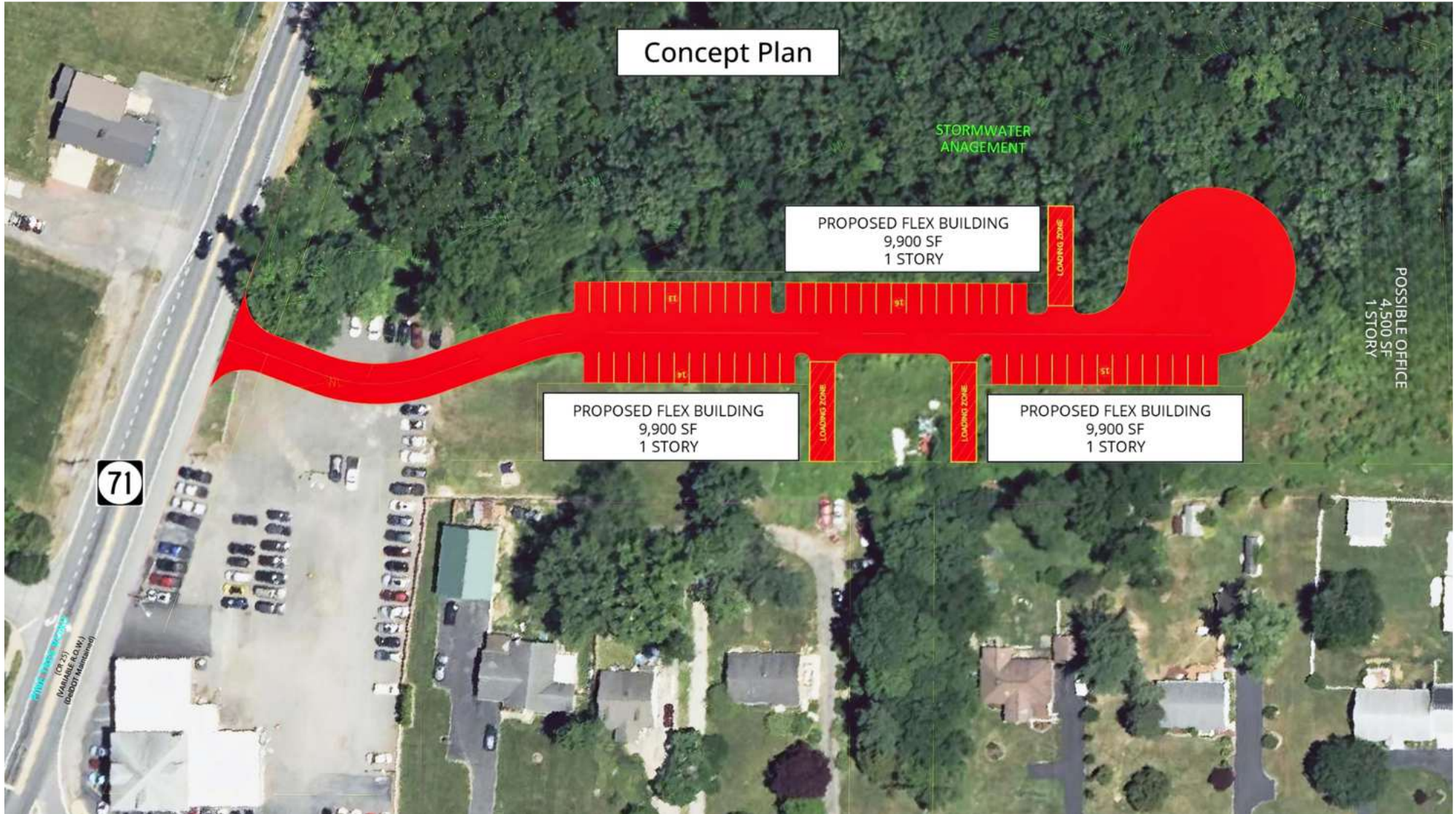


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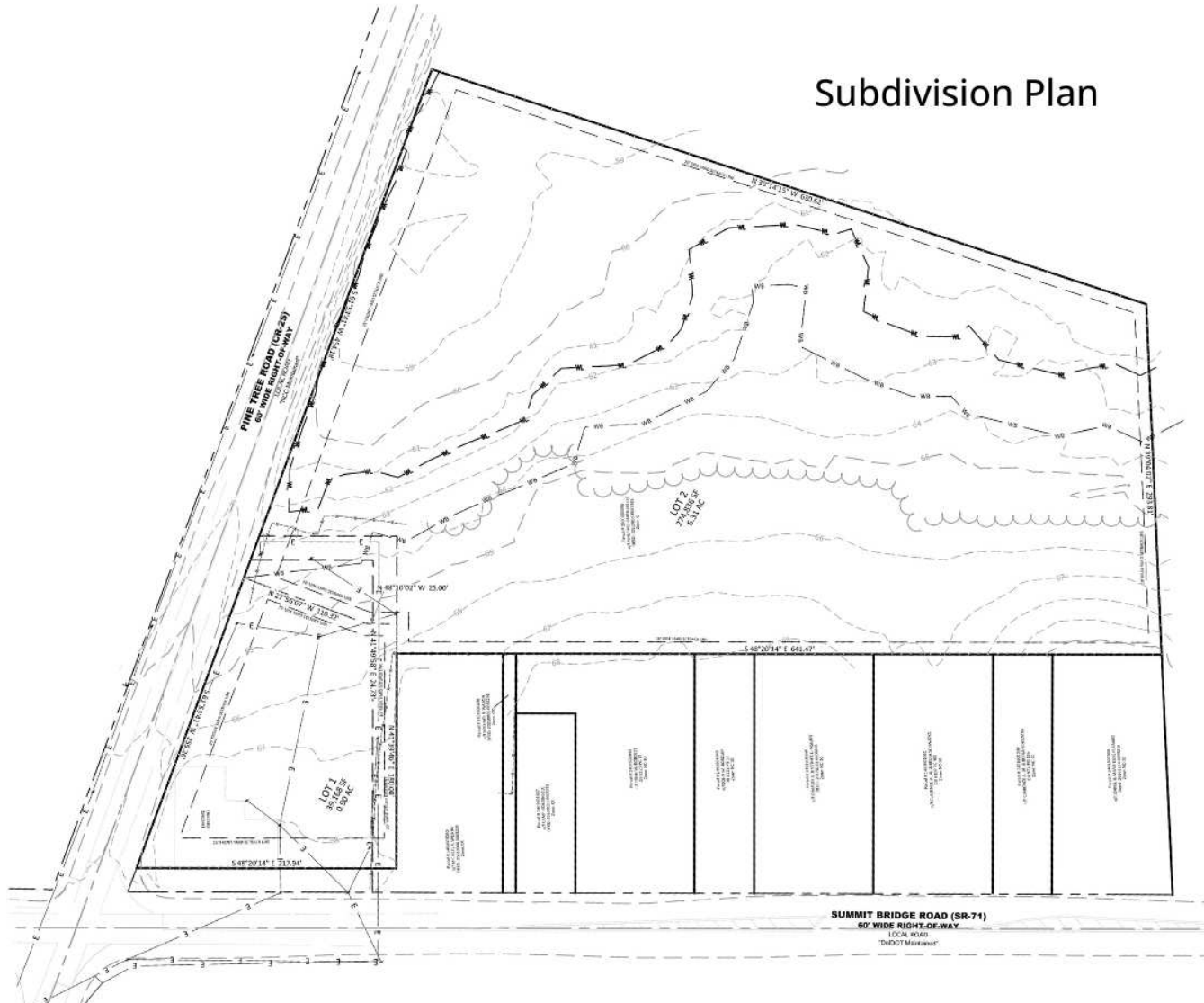
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Subdivision Plan

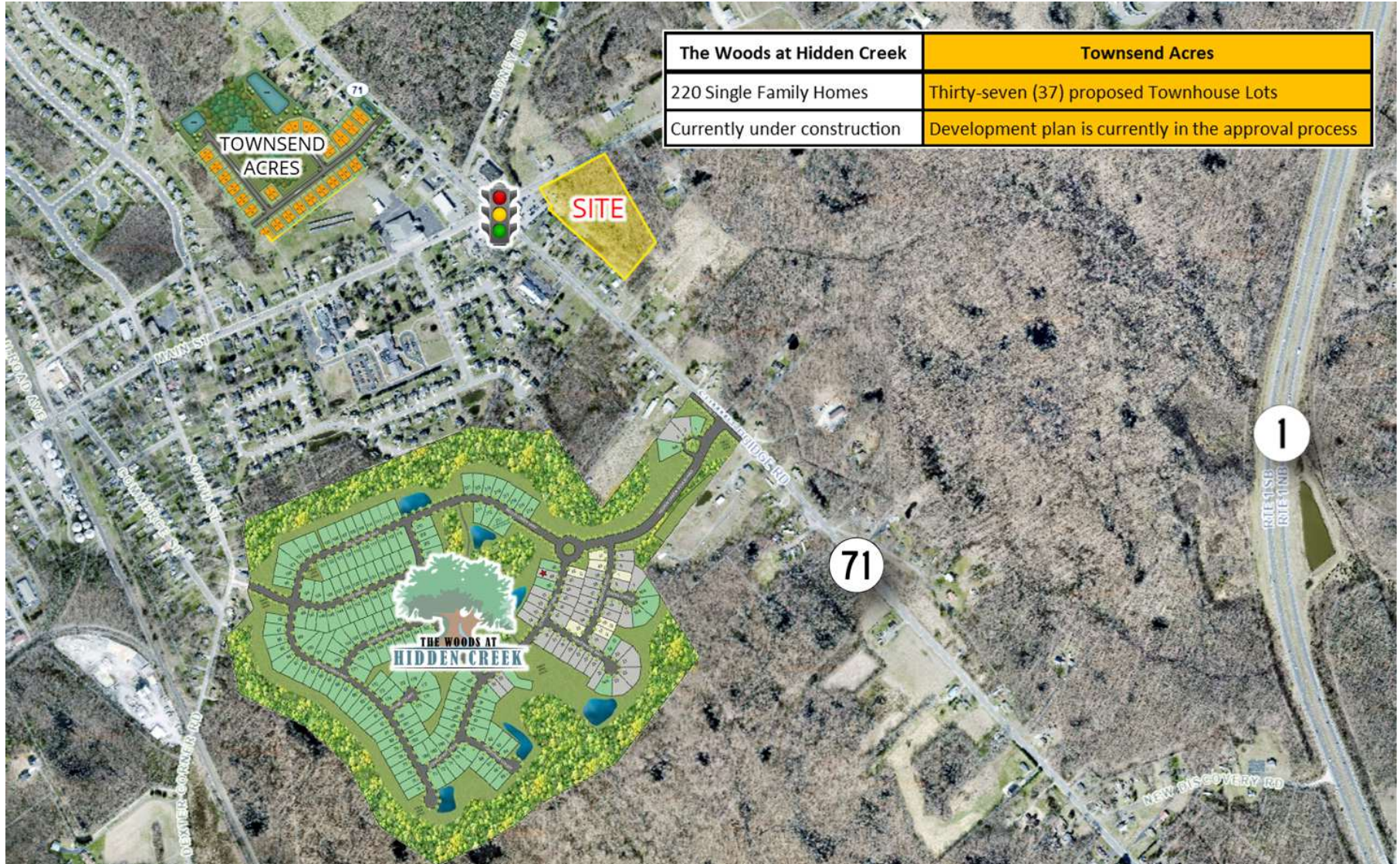


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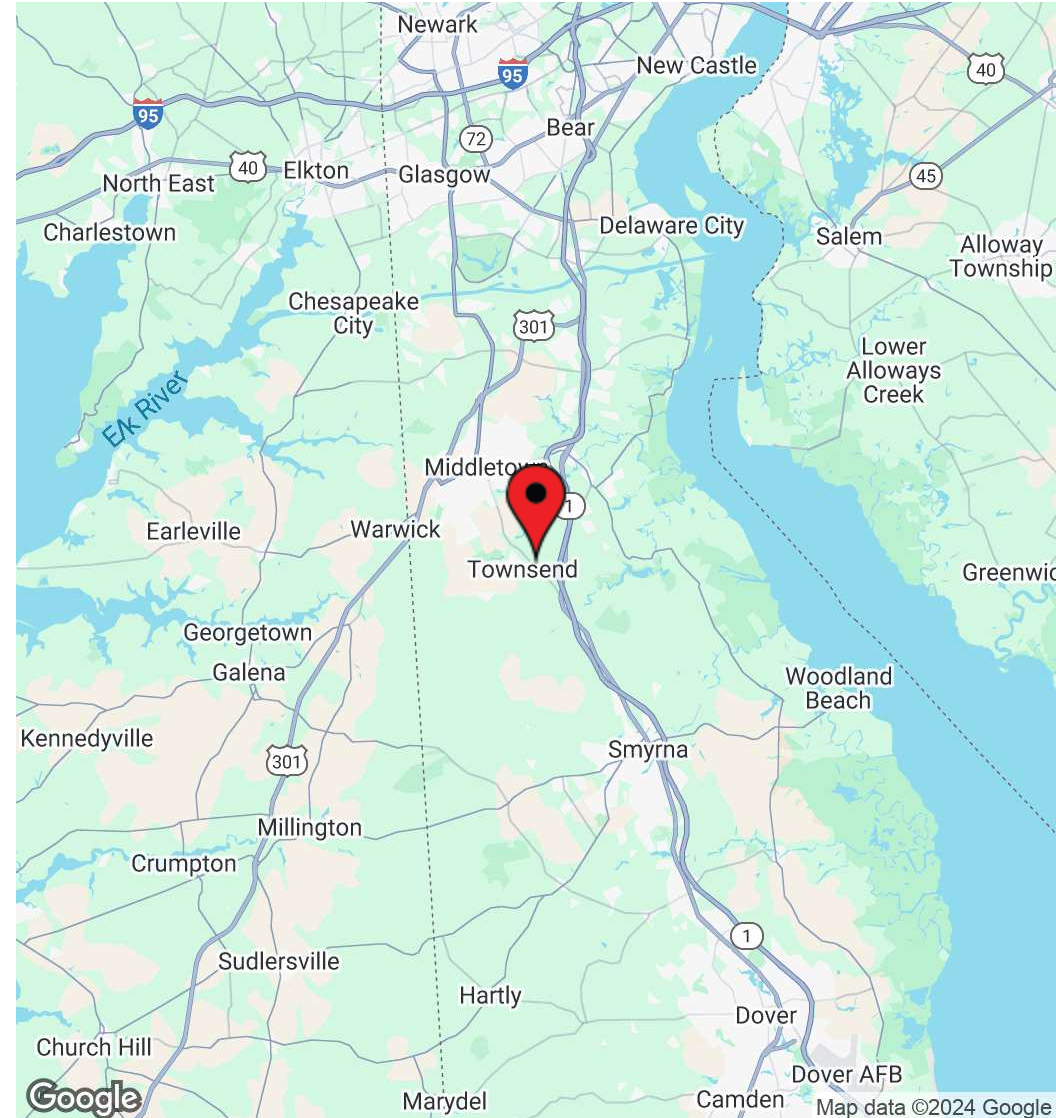
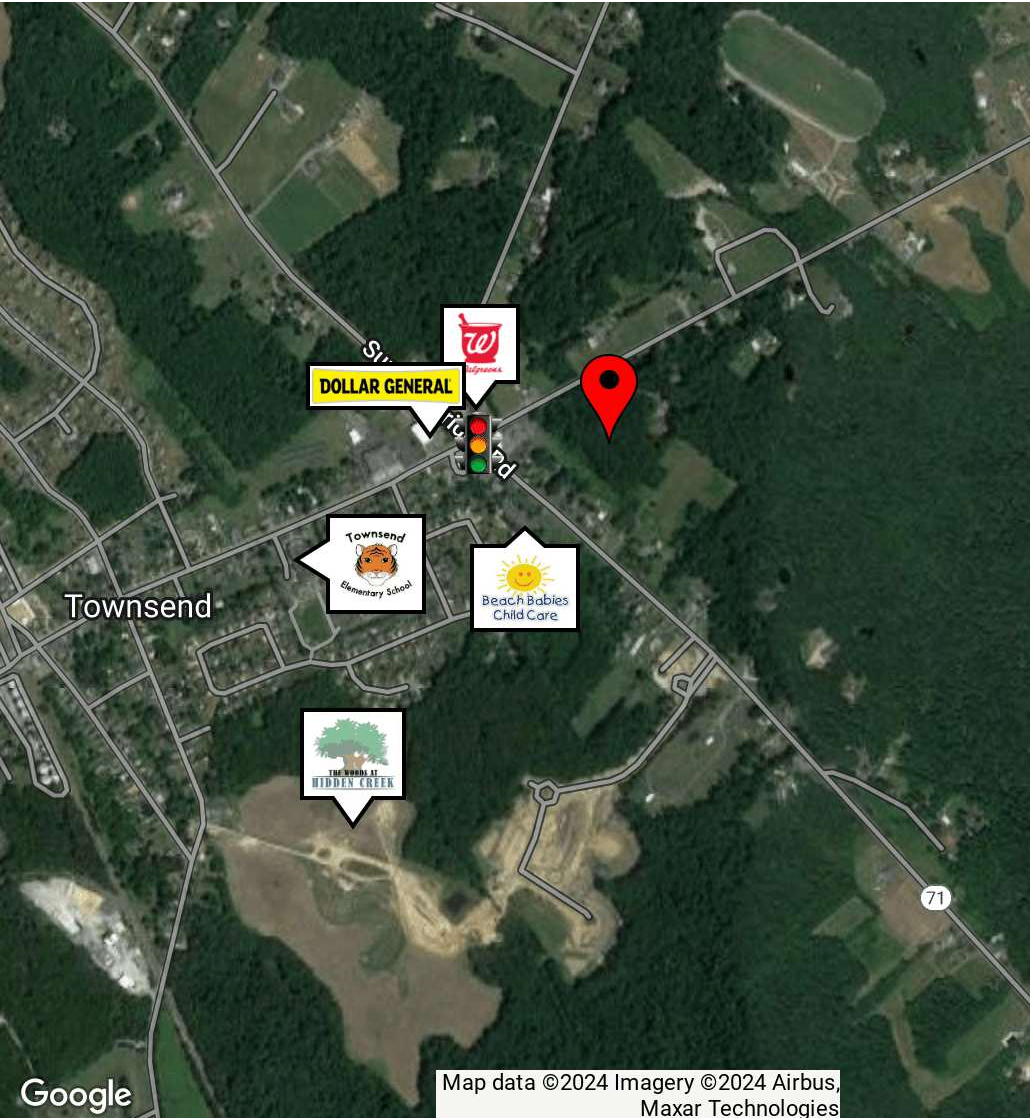


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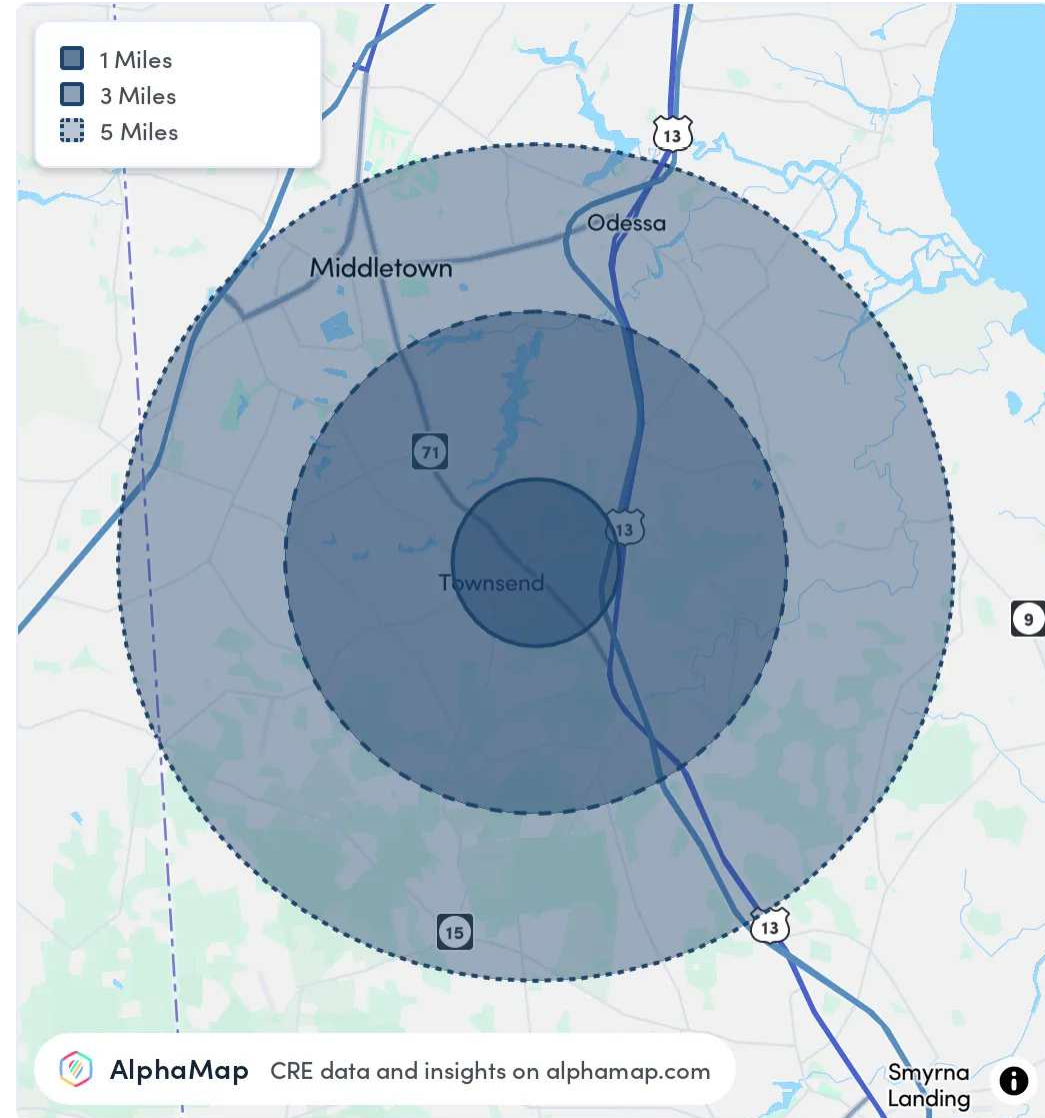
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,381	12,478	38,511
Average Age	36	38	39
Average Age (Male)	35	37	37
Average Age (Female)	37	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	685	3,809	12,578
Persons per HH	3.5	3.3	3.1
Average HH Income	\$128,790	\$132,604	\$132,060
Average House Value	\$427,611	\$453,401	\$453,988
Per Capita Income	\$36,797	\$40,183	\$42,600

RACE	1 MILE	3 MILES	5 MILES
Population White	1,349	7,383	21,731
Population Black	702	3,410	10,767
Population American Indian	8	43	101
Population Asian	34	320	1,567
Population Pacific Islander	3	9	16
Population Other	68	296	1,221



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