



SUBJECT SITE

±25.9 ACRES

C-3 Commercial + MR Residential

OFFERING MEMORANDUM

±25.9ac DEVELOPMENT OPPORTUNITY ROUTE 24 | MILLSBORO, DE 19966

±8.27ac C-3 FRONTAGE (RT 24)

±17.63ac MR ZONING WITH CONDITIONAL USE FOR 8 UNITS/ACRE



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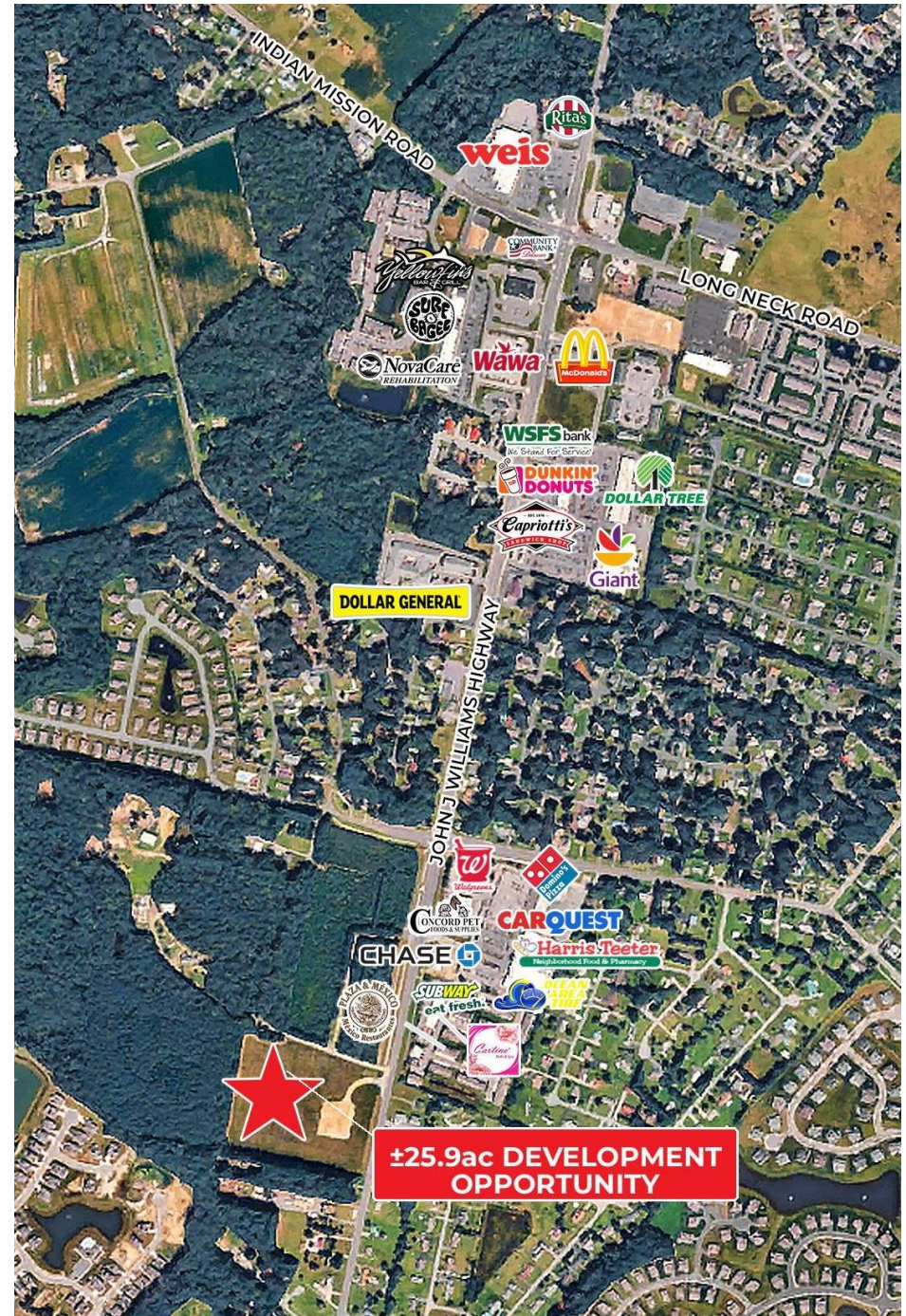
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OFFERING SUMMARY

ADDRESS	John J. Williams Highway (Route 24) Millsboro DE 19966
COUNTY	Sussex
PRICE	\$4,250,000
SITE ACREAGE	25.90
MR ZONING	±17.63 Acres
C-3 ZONING	±8.27 Acres
TAX PARCEL NUMBERS	234-29.00-49.02, 49.03, 50.00

Investment Summary

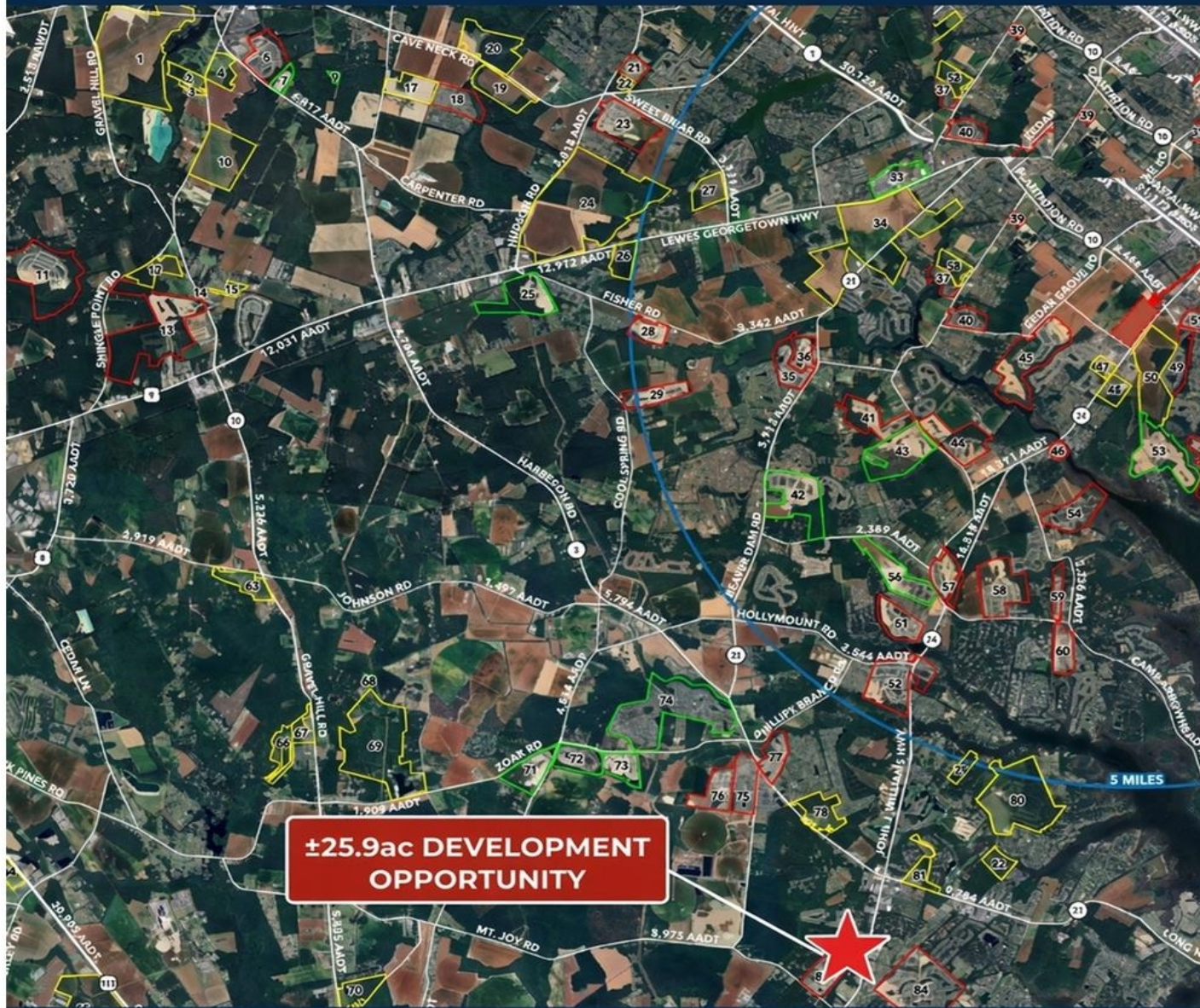
- This ±25.9-acre development opportunity offers substantial frontage along John J. Williams Highway (Route 24), one of the beach area's primary commercial and residential corridors. Positioned directly across from Harris Teeter at Back Bay Shopping Center, between Yeshua Lane and Seymour Acres Lane, the site combines commercial and residential zoning with prior development approvals in one of Sussex County's fastest-growing markets.
- ±8.27 acres zoned C-3, supporting up to approximately 150,000 SF of commercial development
- ±17.63 acres zoned MR with conditional-use approval for up to eight units per acre, or approximately 140 residential units
- Previously approved for self-storage development ; Full construction plans, Sussex Conservation District plans, DelDOT plans and entrance approval letter in place
- Unimproved site offering flexibility for future development





OFFERING MEMORANDUM HOUSING DEVELOPMENT MAP

Greater Coastal / Route 24 Corridor | Inventory as compiled



ACTIVE · UNDER CONSTRUCTION

#	DEVELOPMENT	BP ISSUED	CO ISSUED	CO THR.
7	Heritage Creek Ph. 1	1	0	0
9	Batres Minor	0	0	1
25	Monarch Glen	20	8	32
32	Mitchells Corner	0	0	36
33	The Vineyards at Nassau	36	34	86
42	Anchors Run	161	151	214
43	Brentwood	25	12	31
53	Scenic Manor	56	36	238
56	Acadia	150	106	164
68	Avalon Minor	1	0	3
71	Wetah Run	44	28	89
72	Liberty	83	81	85
73	Wetherby	47	32	54
74	Independence	339	338	455
86	Patriots Glen	77	59	89
88	Harmon Minor	0	0	1
ACTIVE TOTAL		1,040	882	1,575

PLANNING · CONCEPTUAL PHASE

1	The Cranium at Draper Farm	38	Wilson Minor
2	Tyndall Minor	47	Howeth Property (B4)
3	Tyndall Minor	48	Belle Meade (480)
4	Scarlett Oaks	50	Wetsey Phase II
5	Fulham Field	63	Wilsons Landing
8	Cannery Village Phase 4	64	Rt 115 Minor
10	Four Winds Farm	65	Patriots Minor
12	Pettigrew Minor	66	Carpenter Minor
14	River Minor	67	Stanley Shumaker Minor
15	Summergreen Minor	68	Raley (640)
16	Leeward Chase	70	Dorey Minor
17	Couler Place	78	Jackson Minor
18	Paradise Meadows	79	Westridge Shores
20	Totum Farms	80	Kleestone (Baywoods) (551)
22	Lot 18 Cave Neck	81	Baywood Garden Villas
24	Coolspring Development (1,300)	82	Harrison Land
26	Grey Wolf Meadows	85	Patriots Glen Phase 2
27	Walter Hopkins Minor	87	Downs Minor
31	Black Oak	89	Schiller Harbor
34	Northstar (1,831)		

CLOSED · CONSTRUCTION CONCLUDED

#	DEVELOPMENT	BP	CO	THR.
4	Heritage Creek	295	0	368
11	Vines of Sandhill	253	204	383
13	Acacia Woods	63	41	74
18	Anthem	152	152	152
21	River Rock Glen	0	0	36
23	Compass Point	153	141	277
28	Lighthouse Cove	21	11	107
29	Miraton	81	27	189
30	Tower Hill	194	168	253
36	Ocean Meadows	135	134	134
36	Cardinal Grove	72	63	188
37	Outer Banks	50	50	50
39	Mantima	26	22	28
40	Indiatan	83	61	91
41	Tanager Woods	85	62	168
44	Chase Oaks	147	115	253
45	Welches Pond	186	154	247
48	Love Creek Marina	8	8	8
48	Whesley	133	133	131
51	Alber Lyn	3	3	142
52	Snagless at Rehoboth Beach	8	8	166
54	Marsh Island	168	164	354
56	Ozney Point	146	122	277
57	Beach Tree Preserve	147	115	156
58	Middle Creek Preserve	246	220	315
59	Yalican Point Ph. 455	67	64	107
60	Wynanmore Creek Ph. 7	193	167	201
77	Baylis Estates	186	136	163
83	Pennant Lakes	182	163	650
90	Piper Pond	310	99	187
CLOSED TOTAL		4,768	3,998	6,289

ACTIVE PLANNING CLOSED



13,000+
HOMES BUILT (5 YRS)
Sussex County



~25,000
PIPELINE UNITS
Planned Countywide



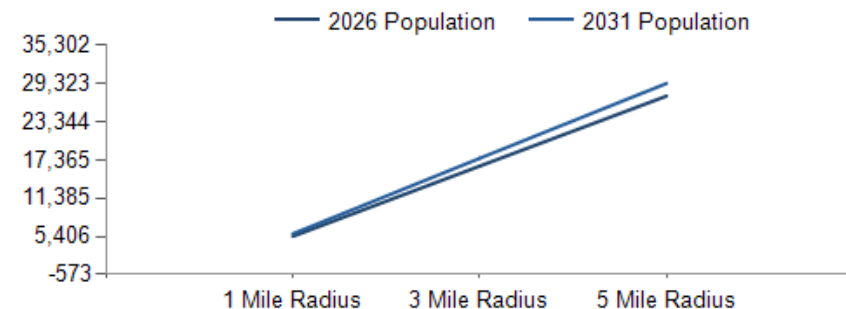
5,080
2024 PERMITS ISSUED
+11% over prior year



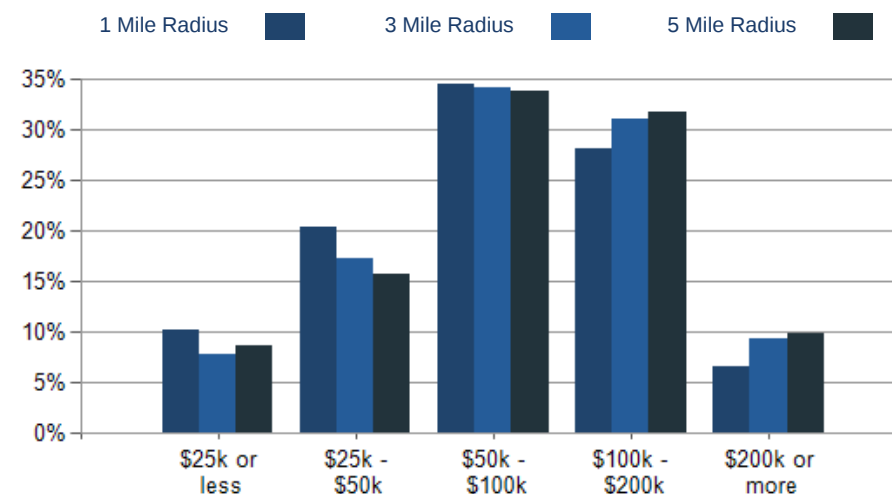
100+
ACTIVE COMMUNITIES
Lewes area, early 2026

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,429	5,972	12,604
2010 Population	3,451	8,430	17,131
2026 Population	5,406	16,391	27,343
2031 Population	5,813	17,622	29,323
2026 African American	878	2,147	3,208
2026 American Indian	53	139	300
2026 Asian	136	378	481
2026 Hispanic	654	1,816	3,416
2026 Other Race	330	937	1,772
2026 White	3,486	11,347	19,143
2026 Multiracial	521	1,440	2,431
2026-2031: Population: Growth Rate	7.30%	7.30%	7.05%

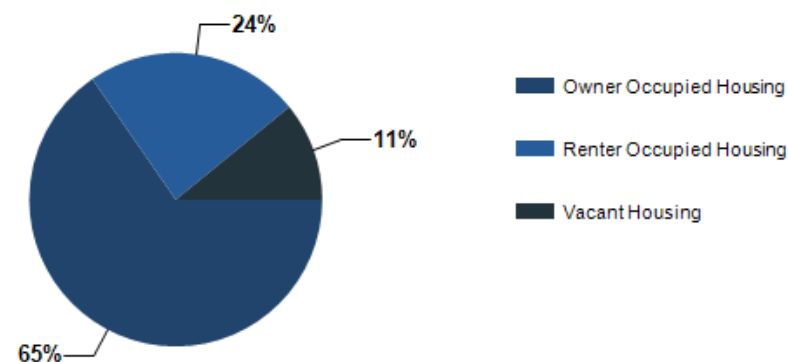
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	130	298	545
\$15,000-\$24,999	103	225	412
\$25,000-\$34,999	204	482	742
\$35,000-\$49,999	262	682	1,004
\$50,000-\$74,999	332	1,124	1,889
\$75,000-\$99,999	455	1,167	1,871
\$100,000-\$149,999	482	1,531	2,567
\$150,000-\$199,999	160	552	951
\$200,000 or greater	153	633	1,105
Median HH Income	\$79,546	\$84,555	\$85,751
Average HH Income	\$94,223	\$104,804	\$106,598



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

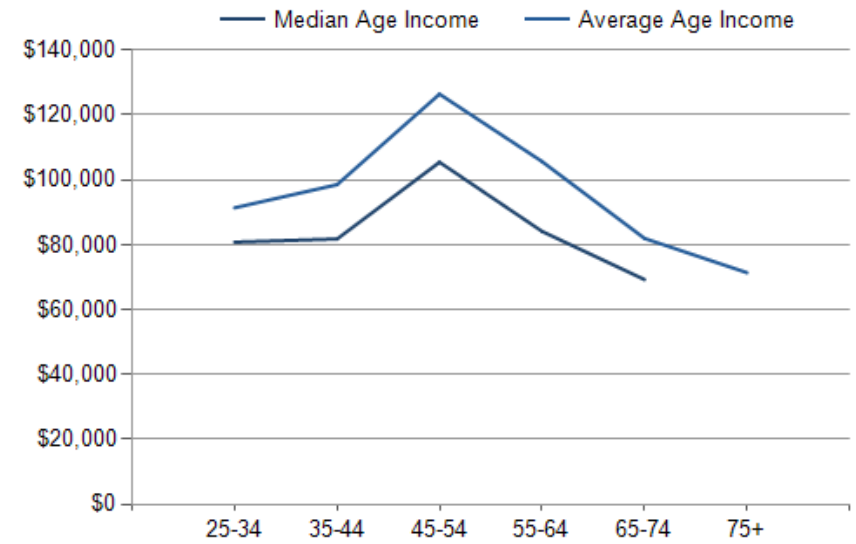
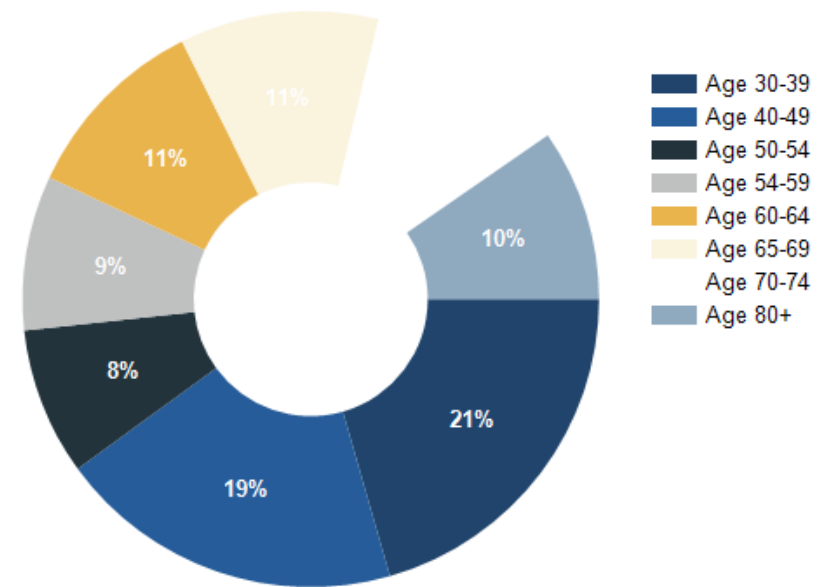


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	346	1,031	1,636
2026 Population Age 35-39	322	1,009	1,618
2026 Population Age 40-44	339	1,051	1,732
2026 Population Age 45-49	291	911	1,470
2026 Population Age 50-54	269	896	1,478
2026 Population Age 55-59	282	918	1,617
2026 Population Age 60-64	347	1,095	1,980
2026 Population Age 65-69	362	1,127	2,033
2026 Population Age 70-74	376	1,189	2,057
2026 Population Age 75-79	313	951	1,659
2026 Population Age 80-84	188	558	948
2026 Population Age 85+	156	371	637
2026 Population Age 18+	4,275	13,153	22,162
2026 Median Age	43	44	46
2031 Median Age	45	45	47

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,809	\$80,609	\$84,987
Average Household Income 25-34	\$91,386	\$96,789	\$99,621
Median Household Income 35-44	\$81,769	\$87,847	\$96,520
Average Household Income 35-44	\$98,524	\$108,523	\$114,033
Median Household Income 45-54	\$105,446	\$111,787	\$114,173
Average Household Income 45-54	\$126,451	\$144,440	\$143,346
Median Household Income 55-64	\$84,133	\$92,833	\$93,778
Average Household Income 55-64	\$105,658	\$124,859	\$125,011
Median Household Income 65-74	\$69,256	\$75,648	\$77,456
Average Household Income 65-74	\$81,959	\$87,220	\$93,254
Average Household Income 75+	\$71,374	\$74,704	\$75,249

Population By Age



Development Opportunity

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