



R&R Commercial Realty, Inc.

SANDTOWN ROAD

LAND FOR SALE
700-769 SANDTOWN RD, FELTON DE 19943

THE SPACE

Location

700-769 Sandtown Rd
Felton, DE 19943

County

Kent

HIGHLIGHTS

- ❖ Great Location and great potential.
- ❖ 40.50+/-Acres For Sale
- ❖ Tax ID: SM-00-12500-01-3900-000
- ❖ 330+/- foot of frontage with county soil map mainly Woodstown Sandy Loam. Paperwork in office.



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	319	2,157	6,099

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$82,681	\$82,184	\$81,607

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	134	848	2,226



Charles Rodriguez
Broker
(302) 674-3400
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R&R Commercial Realty
46 S. State Street, Dover, DE 19901

Building Summary | Sandtown Road

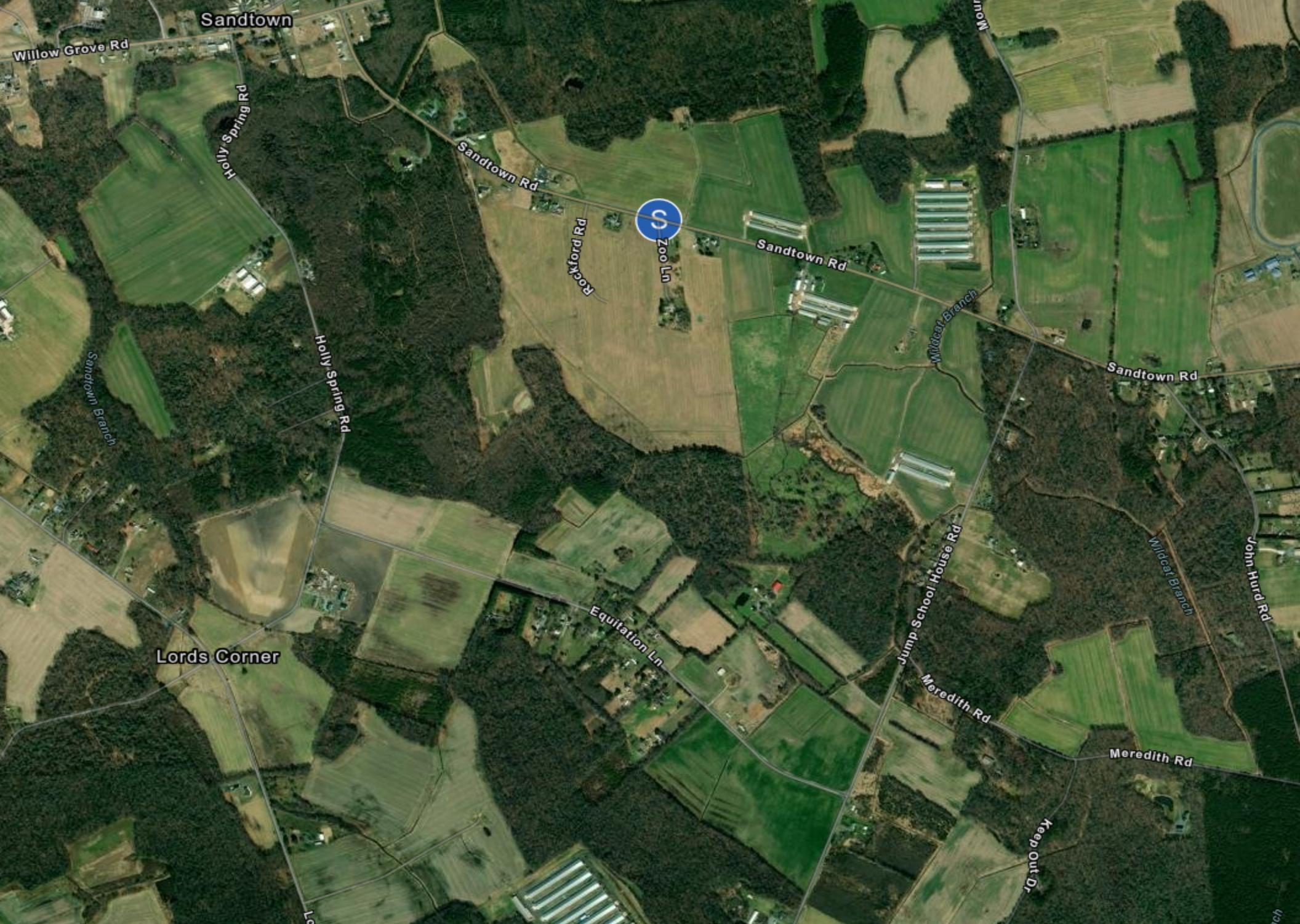
- ❖ If you are looking for quality agricultural land in Central Delaware, you may want to look at this parcel. 40.5 acres just ready for you to add your personal touches. Approximately 330 foot of frontage with county soil map mainly Woodstown Sandy Loam. So much potential or continue to till it. Site analysis calls for capping fill septic system but please do your own do diligence. Paperwork on file. Great location and great potential. Please notify agent if you plan to walk the property.



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Location Summary | Sandtown Road



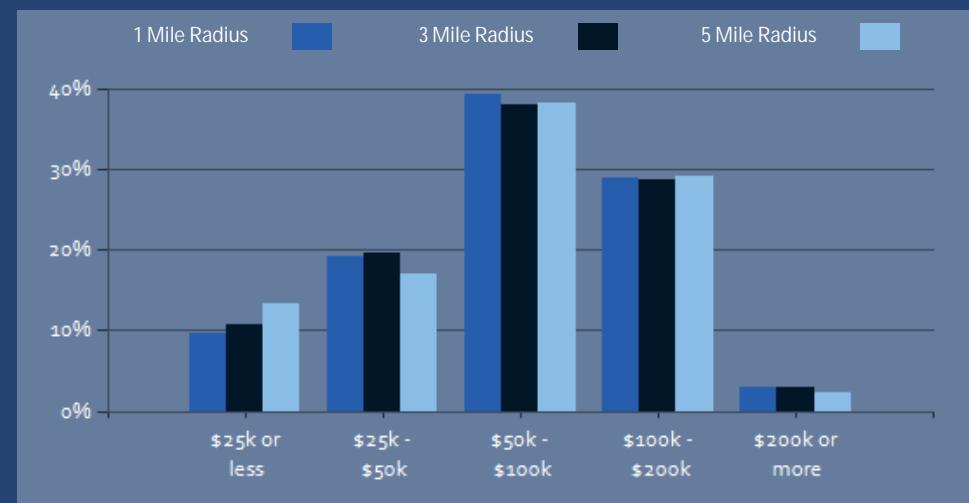


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	282	2,041	5,717
2010 Population	302	2,188	6,150
2026 Population	319	2,157	6,099
2031 Population	314	2,124	6,027
2026 African American	21	132	315
2026 American Indian	1	10	57
2026 Asian	4	20	35
2026 Hispanic	15	108	791
2026 Other Race	7	54	486
2026 White	257	1,750	4,642
2026 Multiracial	29	190	560
2026-2031: Population: Growth Rate	-1.60%	-1.55%	-1.20%

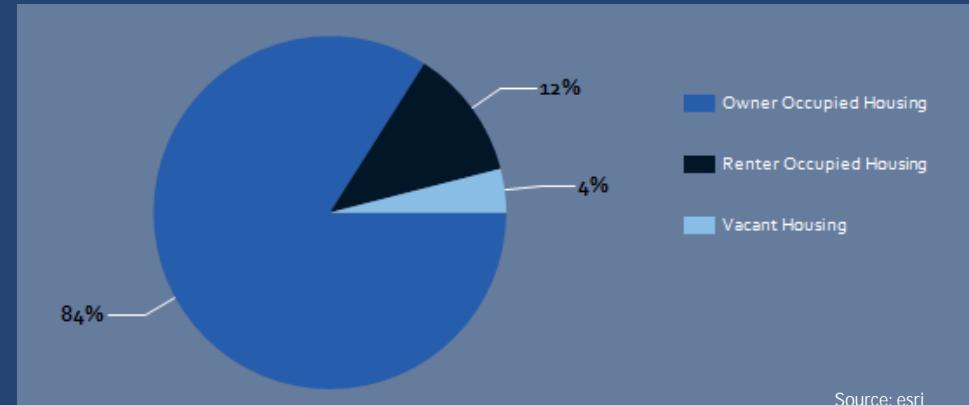
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9	62	161
\$15,000-\$24,999	4	30	134
\$25,000-\$34,999	5	30	86
\$35,000-\$49,999	21	136	294
\$50,000-\$74,999	26	163	442
\$75,000-\$99,999	27	160	409
\$100,000-\$149,999	31	191	488
\$150,000-\$199,999	8	53	161
\$200,000 or greater	4	25	51
Median HH Income	\$76,621	\$75,489	\$74,703
Average HH Income	\$82,681	\$82,184	\$81,607



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

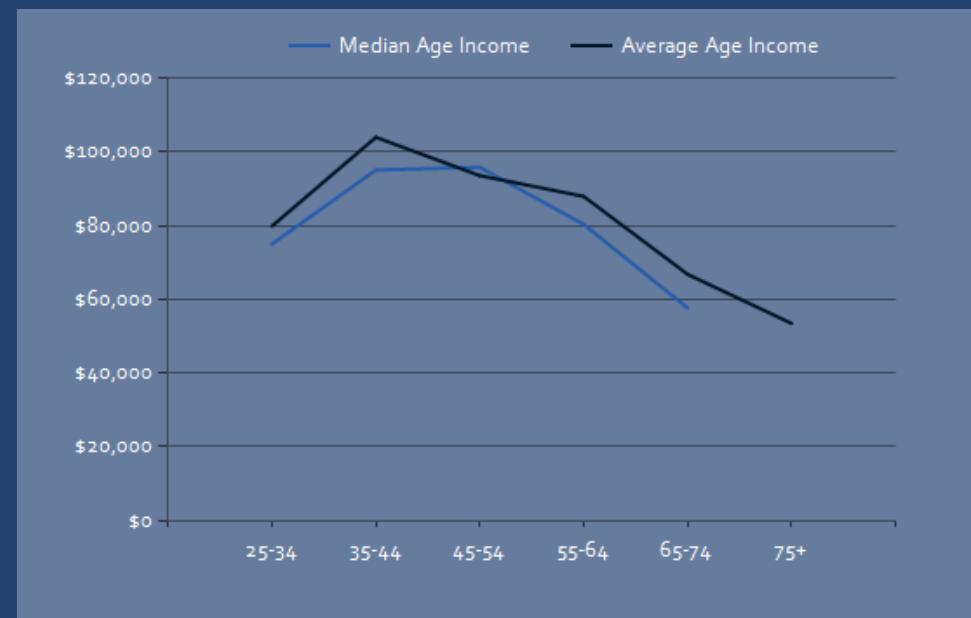
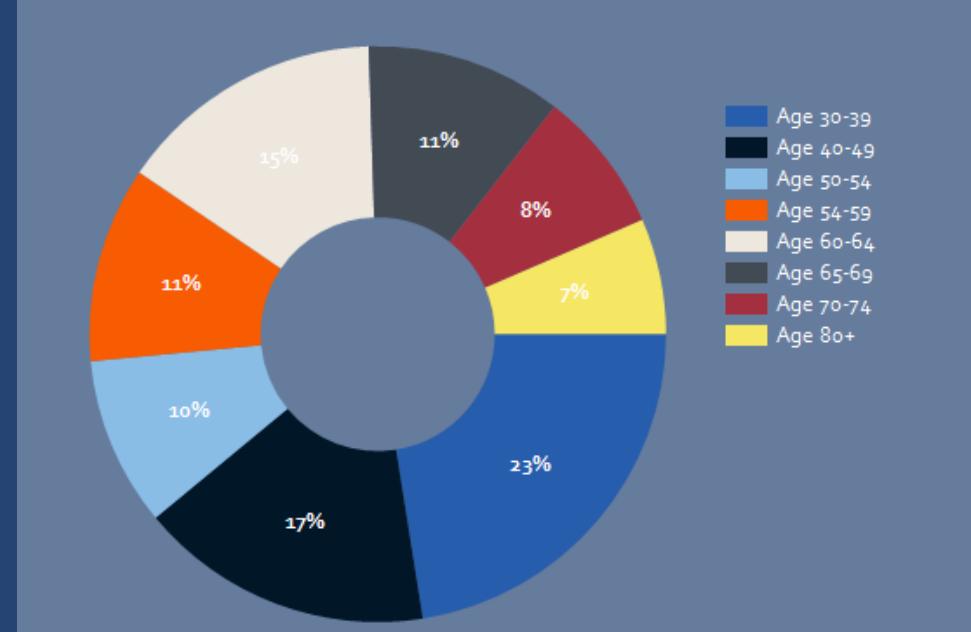


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	18	123	382
2026 Population Age 35-39	27	170	449
2026 Population Age 40-44	18	126	368
2026 Population Age 45-49	15	103	307
2026 Population Age 50-54	19	127	326
2026 Population Age 55-59	22	152	418
2026 Population Age 60-64	30	194	482
2026 Population Age 65-69	22	157	408
2026 Population Age 70-74	16	108	288
2026 Population Age 75-79	13	86	230
2026 Population Age 80-84	8	52	134
2026 Population Age 85+	5	33	90
2026 Population Age 18+	254	1,716	4,731
2026 Median Age	42	42	40
2031 Median Age	43	43	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$75,694	\$76,412
Average Household Income 25-34	\$79,875	\$81,327	\$82,736
Median Household Income 35-44	\$95,113	\$95,536	\$91,829
Average Household Income 35-44	\$104,005	\$103,348	\$99,362
Median Household Income 45-54	\$95,858	\$94,395	\$90,542
Average Household Income 45-54	\$93,598	\$95,675	\$94,794
Median Household Income 55-64	\$80,342	\$80,974	\$80,141
Average Household Income 55-64	\$87,944	\$89,287	\$87,334
Median Household Income 65-74	\$57,659	\$57,357	\$58,938
Average Household Income 65-74	\$66,793	\$66,855	\$69,637
Average Household Income 75+	\$53,454	\$53,397	\$54,052

Population By Age



Sandtown Road

CONFIDENTIALITY and DISCLAIMER

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.

Exclusively Marketed by:

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<http://www.randrcommercialrealty.com>