

LAND FOR SALE

Route 113 &  
McCabe Rd.  
Selbyville, DE

2 PARCELS:  
135+/- TOTAL  
ACRES



**R & R COMMERCIAL REALTY**  
46 SOUTH STATE STREET  
DOVER, DE 19901  
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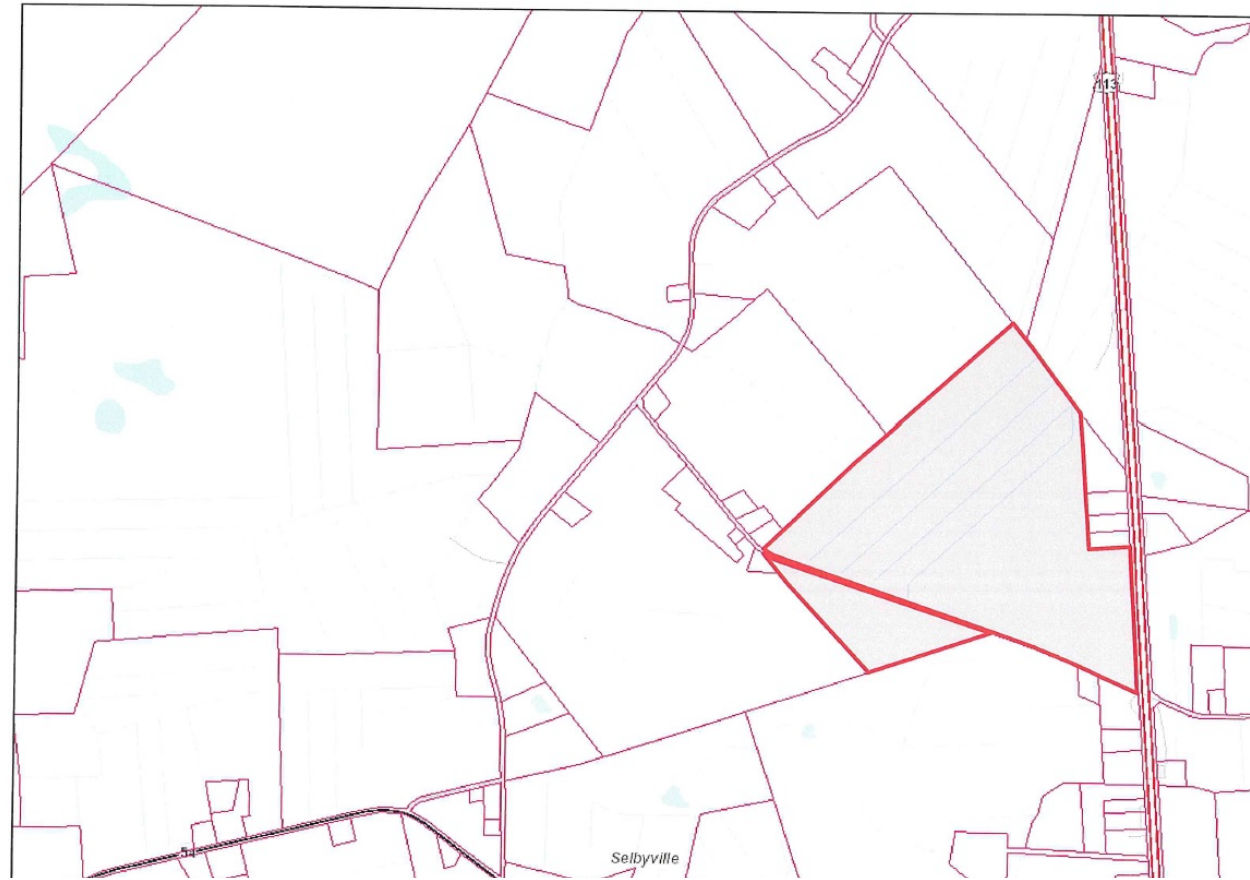
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(302) 674-3400 OFFICE  
(302) 222-2250 CELL  
CINDYY869@GMAIL.COM



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*135 1/2 acres* 533-9.00-41.00



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# OVERVIEW

## 2 Parcels For Sale

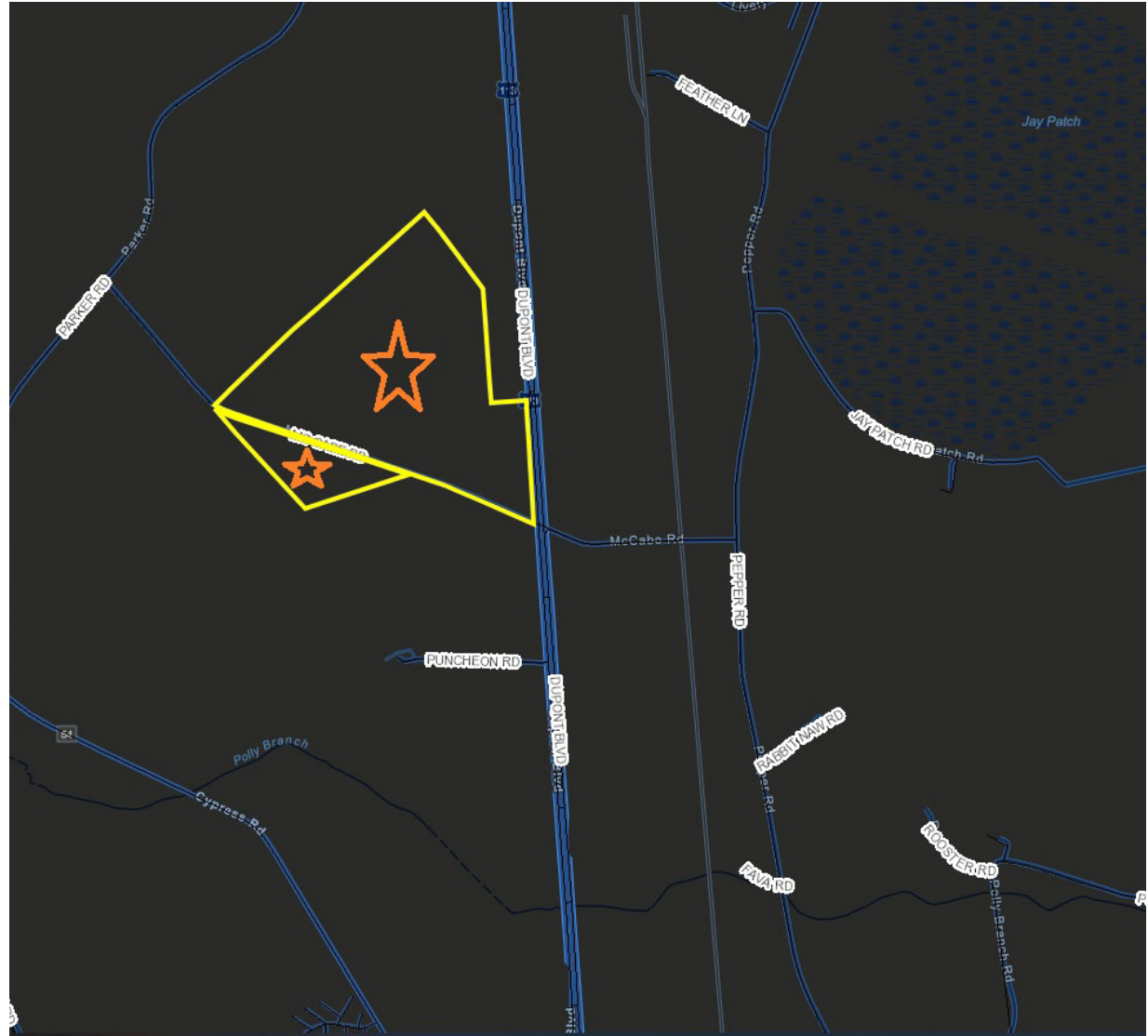
#533-9.00-41.00      18.00+/- Acres  
#533-9.00-41.00      117.44+/- Acres

### PROPERTY SUMMARY

- 18.00+/- Acres Zoning: Commercial
- 117.44+/- Acres Zoning: Agricultural
- **Listing Prices:**
- \$60,000 per acre for Commercial Acres
- \$45,000 per acre for remaining Agricultural land
- 

### LOCATION HIGHLIGHTS

- Relaxed style of Country Living
- Frontage on Route 113 & McCabe Rd
- 8 miles from Fenwick Island
- Award winning schools



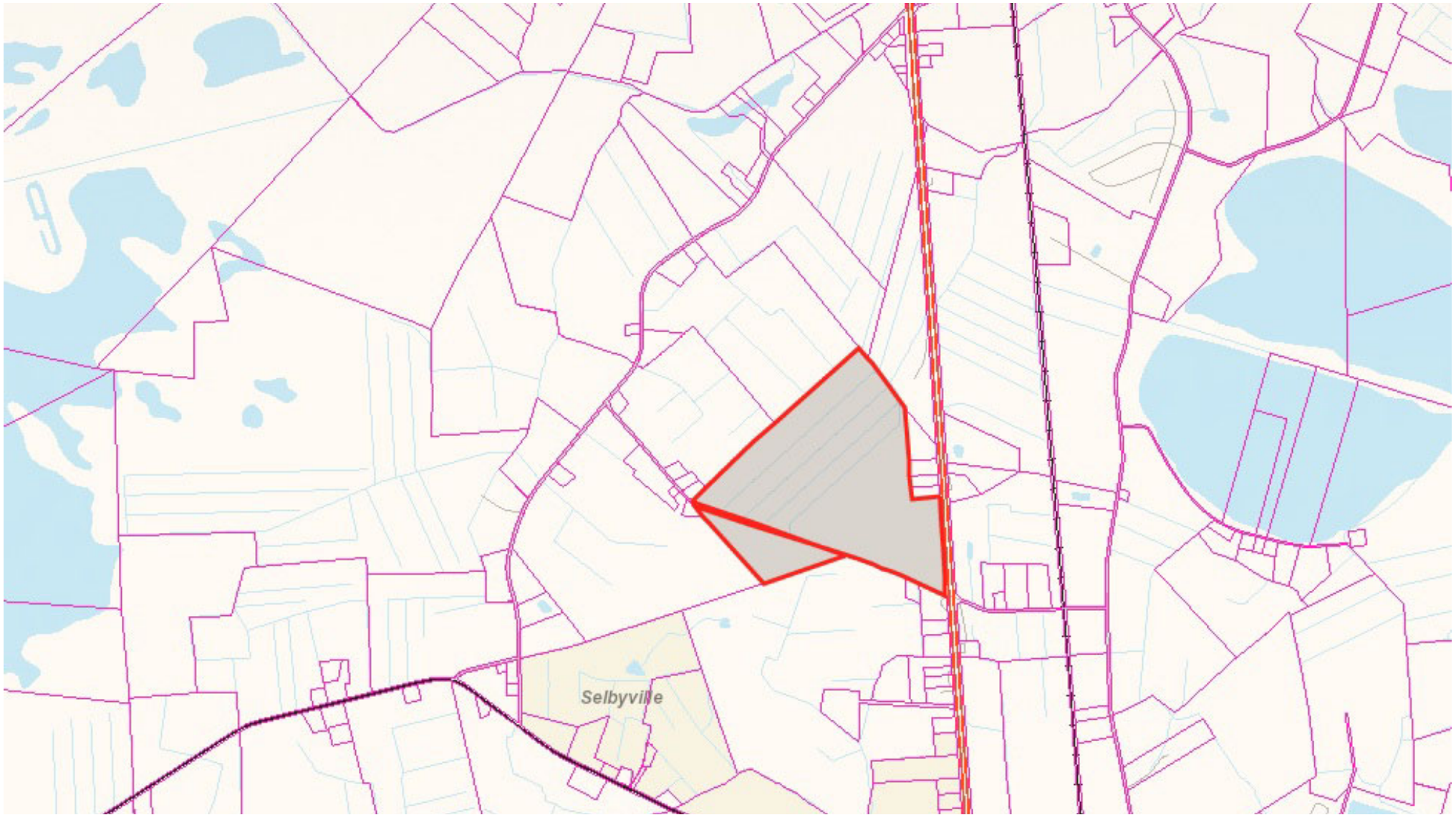
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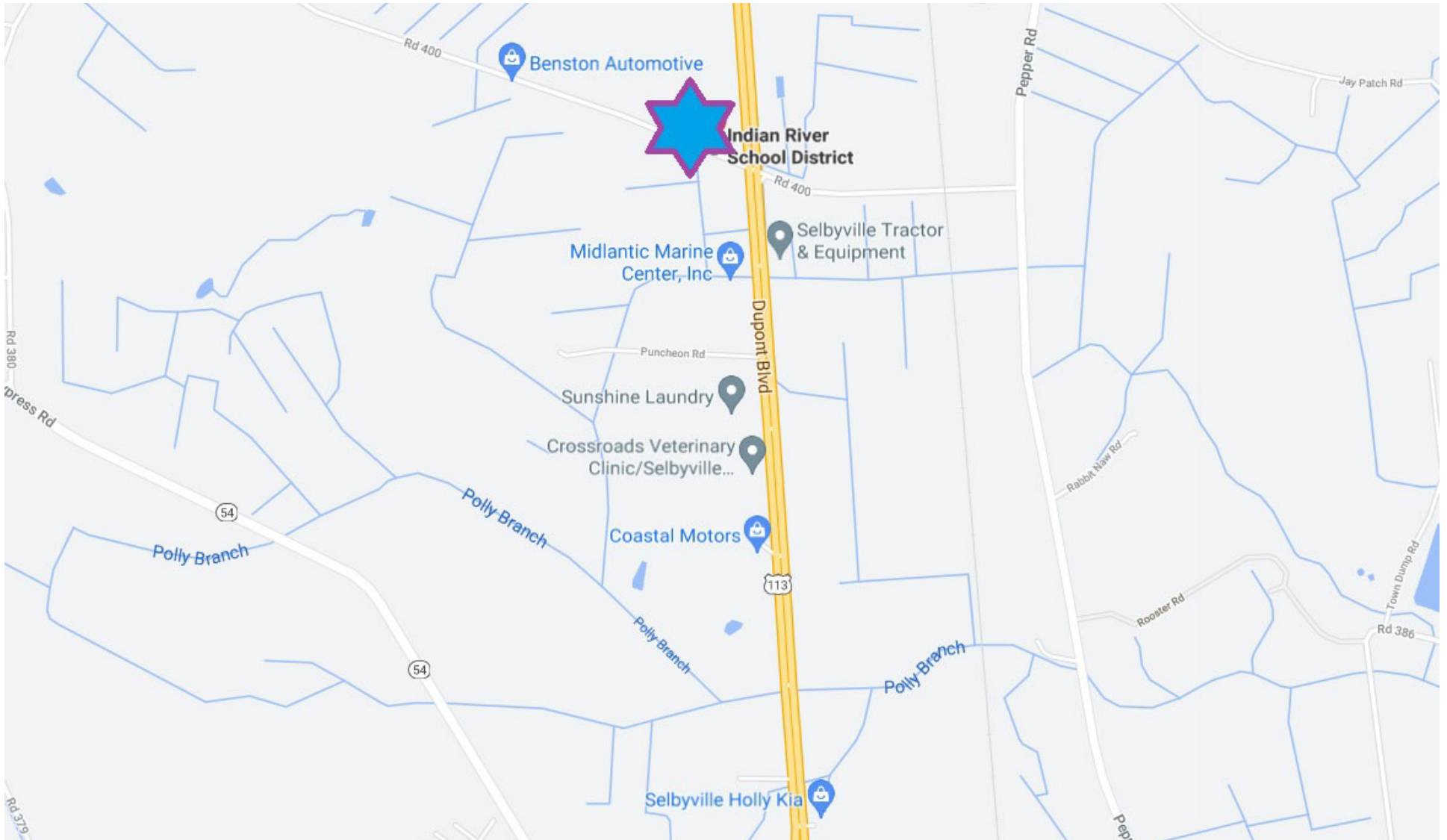
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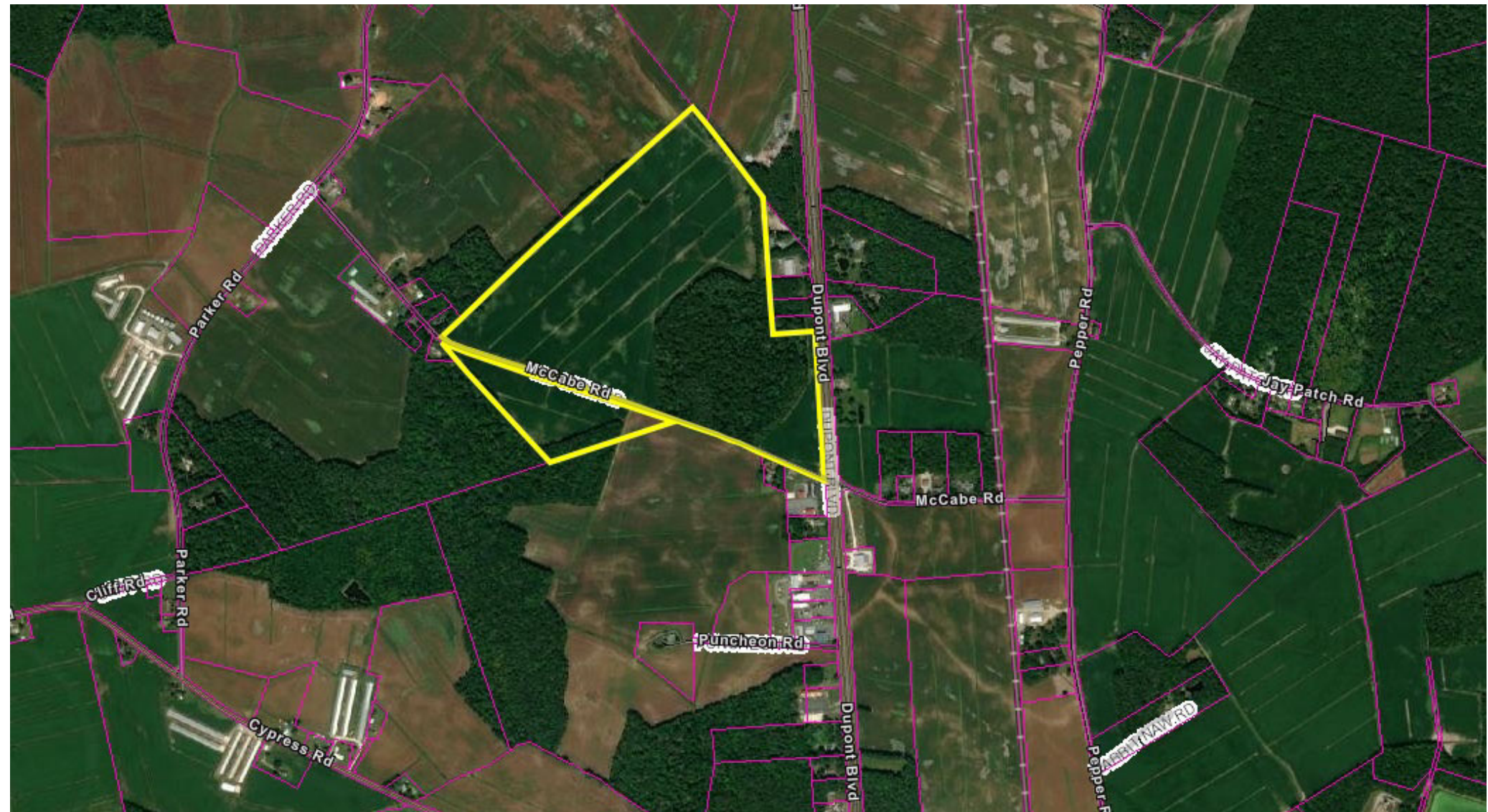
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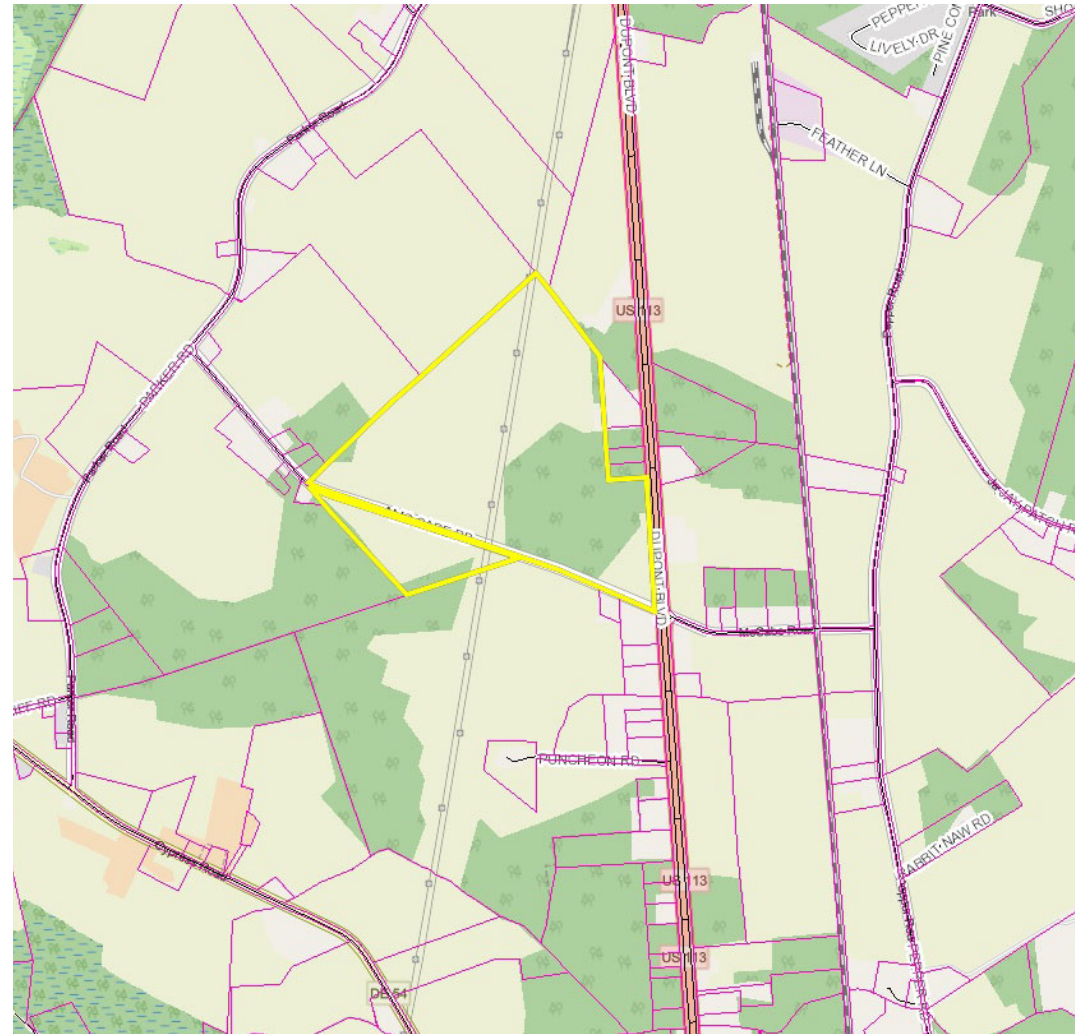
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# COMMUNITY OVERVIEW

The Town of Selbyville has long been one of the main service areas for local residents and tourists alike. With its growing population, Selbyville remains a small town in an agriculture setting. The main sources of income for area residents and farmers comes from chickens, hogs, corn, and soybeans.

A quiet, warm place to live with an exceptional town philosophy for future growth allowing the relaxed style of country living to continue in a market place where many towns are looking for massive growth in lieu of smart growth.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	533	3,671	7,873
MEDIAN HH INCOME	\$ 38,416	\$ 57,704	\$ 59,520
MEDIAN AGE	38.6	42.2	44.9
HOUSEHOLDS	196	1,327	2,907



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## **R & R COMMERCIAL REALTY**

With more than 80 years of combined professional experience, R&R is one of the most visible and respected real estate firms in Delaware, and throughout the Delmarva region. Our in-depth knowledge of the local markets, along with our extensive national and regional contacts, provide our clients with the broadest exposure and best service available. Specializing in leasing and sales of all types of retail, office, and industrial spaces, our team is here to help with all of your commercial real estate and property management needs.

### **CINDY YENCER - ASSOCIATE BROKER**

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(302) 674-3400 Office  
(302) 222-2250 Cell

As a Delaware native and a seasoned real estate professional with over 20 years' experience, Cindy Yencer is one of Delmarva's leading real estate agents. With extensive knowledge in commercial real estate, construction and development, land sales, and property management, Cindy excels in helping her clients achieve their goals with ease.



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