

DEVELOPMENT LAND  
FOR SALE

# 0 6TH STREET

Odessa, DE 19730

0 6TH STREET, ODESSA, DE  
3.5 +/- ACRES

CHRIS MOORE, CCIM  
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### PROPERTY DESCRIPTION

Development Opportunity - 3.5+/- Acre Parcel on Route 13 (DuPont Highway). This high-visibility site offers excellent frontage along one of the region's most traveled corridors, making it ideal for a variety of uses pending rezoning.

### PROPERTY HIGHLIGHTS

- 3.5+/- acres - Zoned "S" (Suburban)
- Directly across from Appoquinimink School District
- Close to Major Retailers, Dining, Residential Communities and Major Roads
- AADT: U.S. Rt. 13 - 18,051 VPD
- Preliminary Engineering Feasibility Study has been Completed

### OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	3.5 +/- Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	839	7,572	15,585
Total Population	2,554	21,968	43,333
Average HH Income	\$146,250	\$135,002	\$126,468

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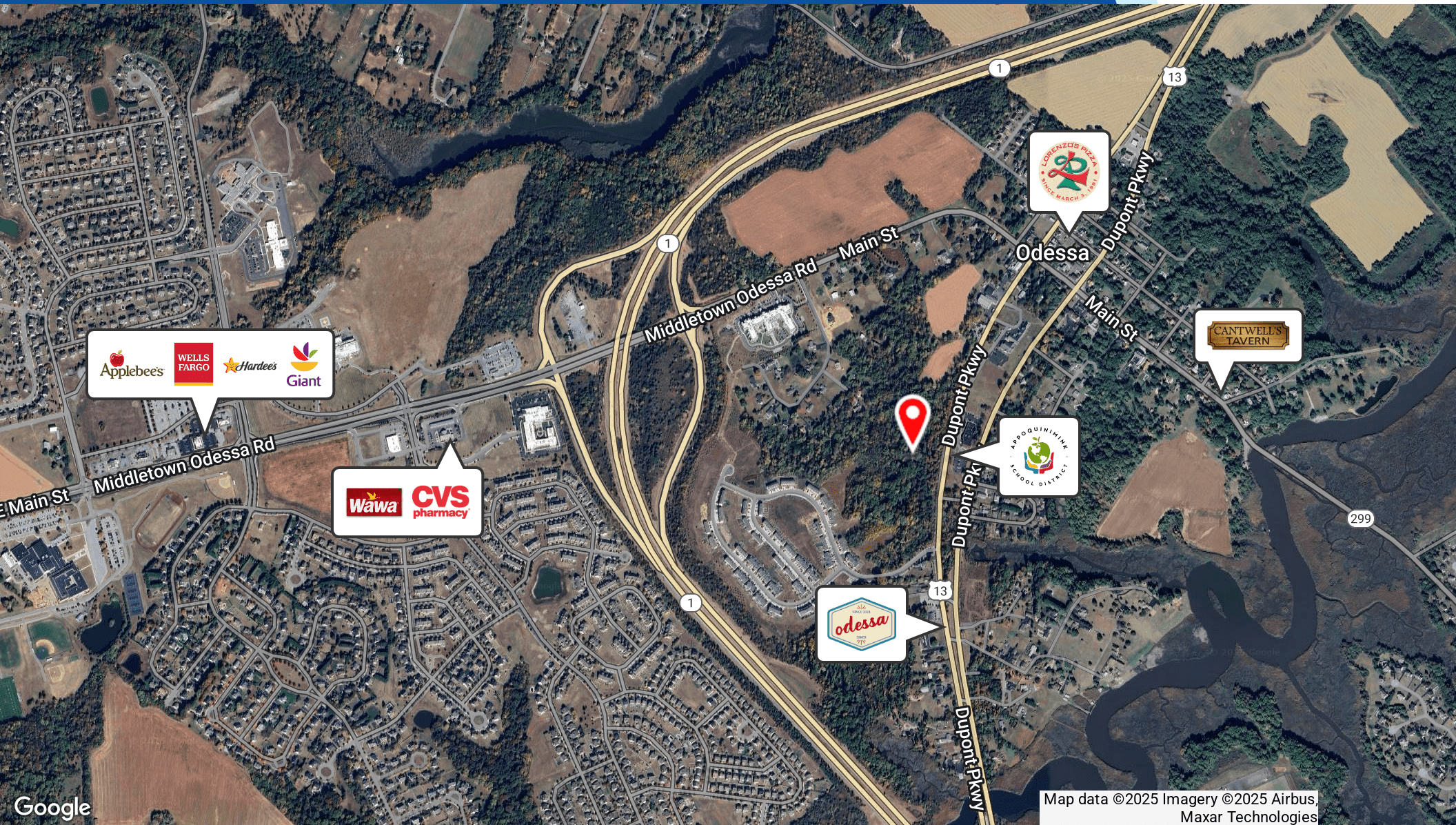
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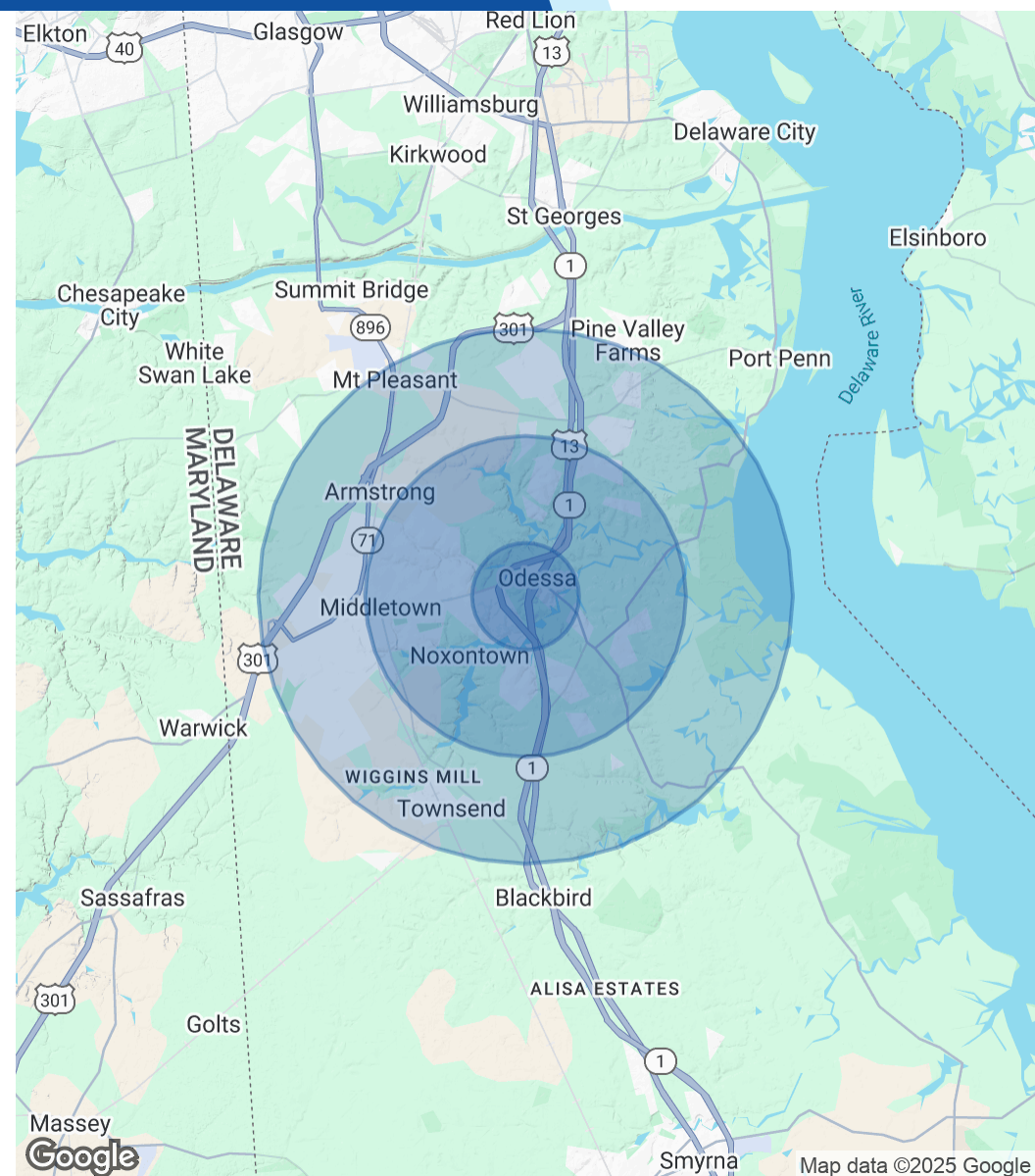


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,554	21,968	43,333
Average Age	40.8	41.4	42.0
Average Age (Male)	43.7	41.9	41.0
Average Age (Female)	39.4	42.2	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	839	7,572	15,585
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$146,250	\$135,002	\$126,468
Average House Value	\$354,367	\$351,196	\$347,472

2020 American Community Survey (ACS)



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