

**SALE**

# 20200 Dupont Boulevard

**20200 DUPONT BOULEVARD**

Georgetown, DE 19947

**PRESENTED BY:**

**ANDREW BALL**

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MD #36569

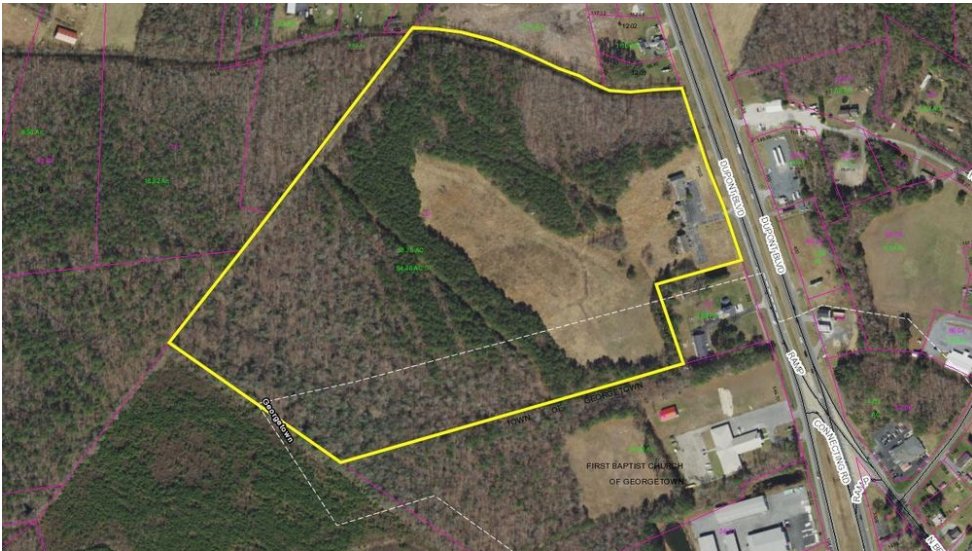
**ALLISON CONICK**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	54.46 Acres
PRICE / ACRE:	-
ZONING:	AR-1/C-1
SUBMARKET:	Georgetown, DE
APN:	135-14.00-32.00

PROPERTY OVERVIEW

The property consists of 54.46 +/- acres and has multi-zoning; AR-1 and C-1. The C-1 Zoning is comprised of roughly six acres along Dupont Highway. The buildings are structurally sound but would need complete interior renovation. The property is located on the highly trafficked, US Route 113 (Dupont Boulevard) and is close to downtown Georgetown, DE. Approximately 28 acres are wetlands. Owner is willing to subdivide.

PROPERTY HIGHLIGHTS

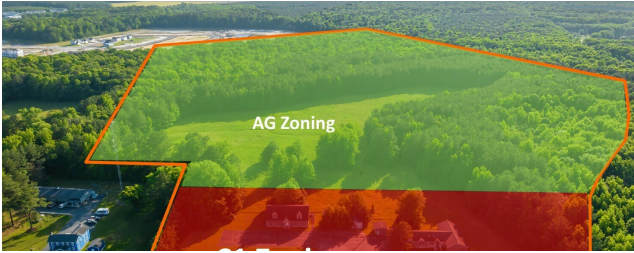
- 54.46 +/- Acres
- Multi-Zoning- AR1/C1- Front +/- 6 acres is C-1
- 750' Frontage on US Route 113
- Close to Downtown
- Owner Willing to Subdivide
- Phase 1 completed in 2015

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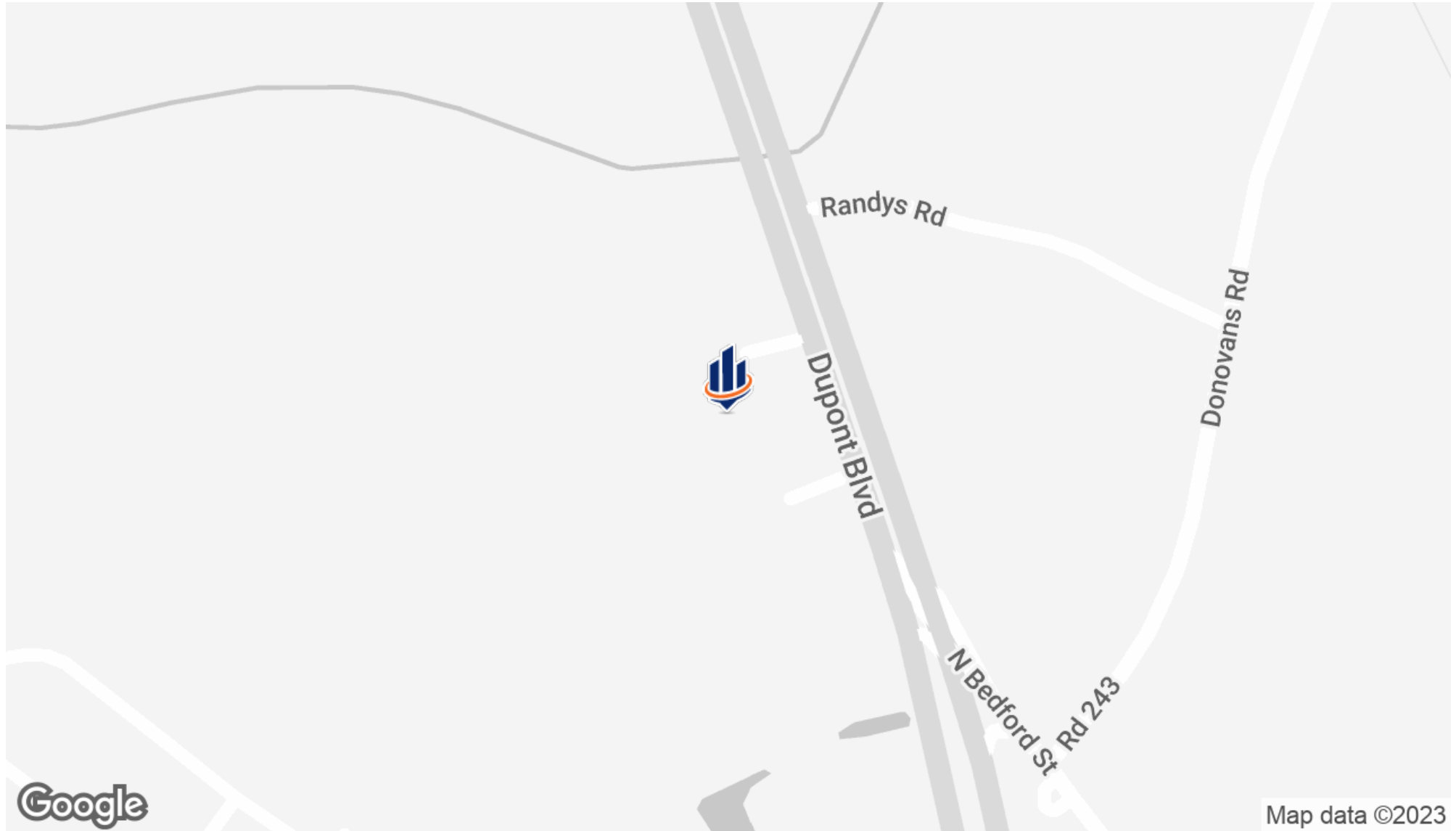
ADDITIONAL PHOTOS



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## LOCATION MAP



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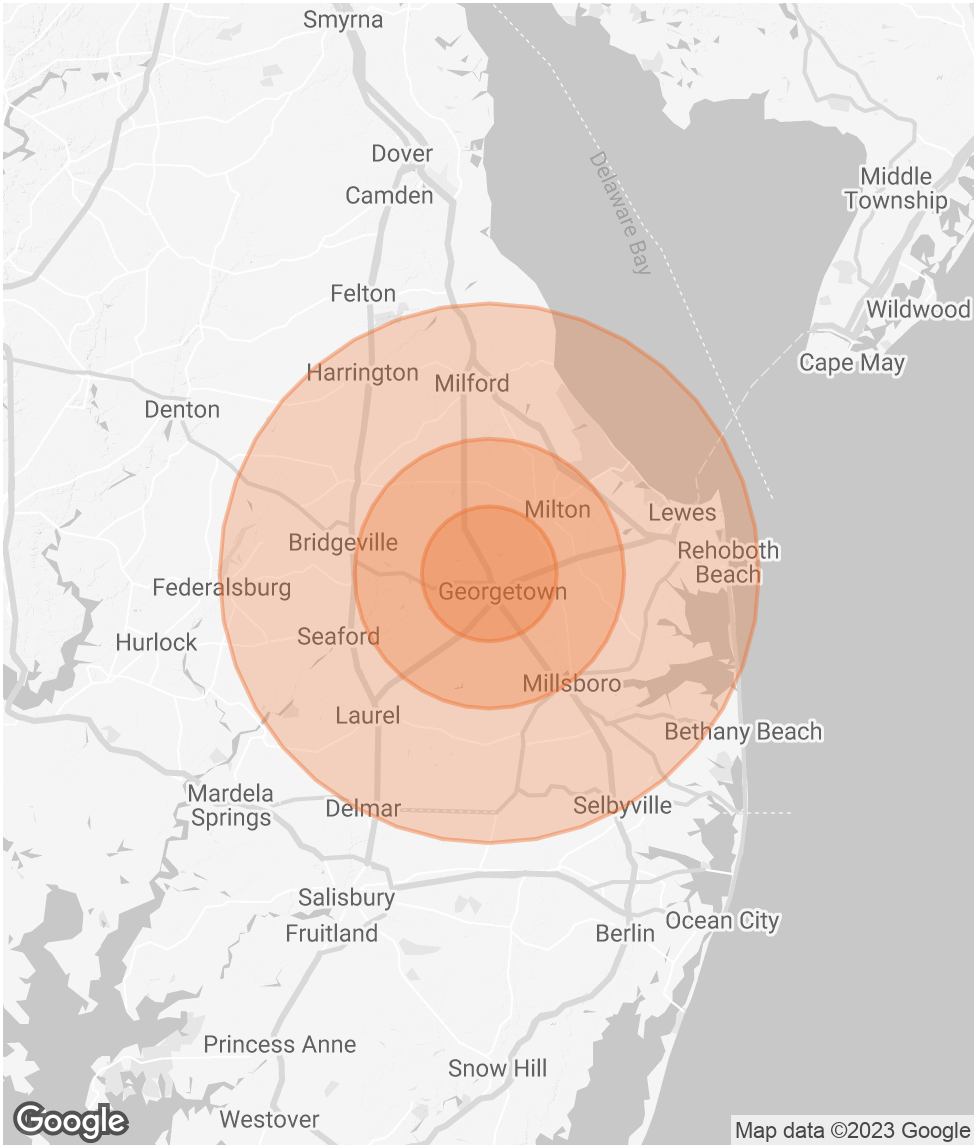


# DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	14,749	50,211	216,917
AVERAGE AGE	34.2	38.7	42.3
AVERAGE AGE (MALE)	33.9	37.7	40.7
AVERAGE AGE (FEMALE)	34.9	39.7	43.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	4,612	17,464	83,534
# OF PERSONS PER HH	3.2	2.9	2.6
AVERAGE HH INCOME	\$55,564	\$60,954	\$61,533
AVERAGE HOUSE VALUE	\$183,260	\$269,752	\$284,639

*\* Demographic data derived from 2020 ACS - US Census*



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ADVISOR BIO 1



ANDREW BALL

Senior Advisor

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PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers. Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season’s Best Antiques, Taylor’s BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others. Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

EDUCATION

Bachelor of Psychology

MEMBERSHIPS

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