



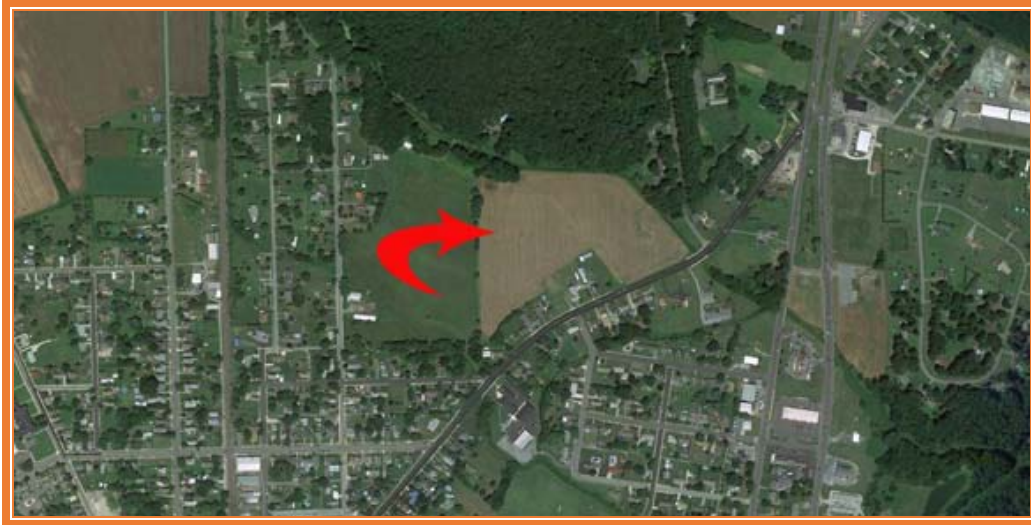
555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

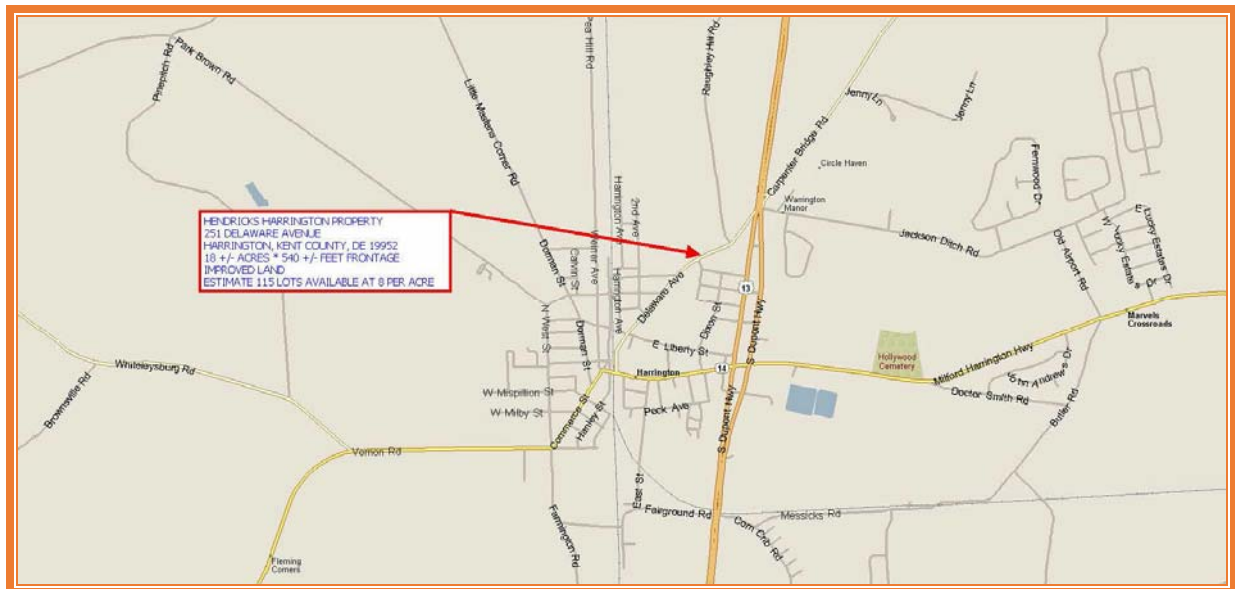
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

**HENDRICKS HARRINGTON PROPERTY**  
**251 DELAWARE AVENUE \* HARRINGTON, KENT COUNTY, DELA 19952**  
**OFFICE FILE # 215249 \* MLS # 6678994**



**SALE PRICE \$ 850,000 \* \$ 47,200 +/- PER ACRE LAND AREA**  
**ESTIMATE 115 LOTS \* \$ 7,400 +/- PER LOT**



**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.**  
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**LISTING BROKERAGE REPRESENTS SELLER \* PAGE 1 OF 4 PAGES**

**Tax Map Identification** MN09 - 170.16 - 02 - 18.00

**Deed Reference** D585 - 065

**Zoning** TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT ZONE, CITY OF HARRINGTON

**Census Tract** 430

**Flood Hazard Map** 10001C0337J; ZONE X; JULY 7, 2014

**Land Area** 784,080 sq ft +/- 18.000 acres +/-

**Frontage** 540.00 ft +/-  
**Depth** unknown ft +/-

| <b>City Tax Assessment</b> | <b>Per Acre</b> | <b>Rate</b> | <b>Tax</b> | <b>Per Acre</b> |
|----------------------------|-----------------|-------------|------------|-----------------|
| \$69,167                   | \$3,843         | \$1.060     | \$733.17   | \$41            |

| <b>County Tax Assessment</b> | <b>Per Acre</b> | <b>Rate</b> | <b>Tax</b> | <b>Per Acre</b> |
|------------------------------|-----------------|-------------|------------|-----------------|
| \$41,500                     | \$2,306         | \$1.9229    | \$798.00   | \$44            |

|                           |  |  |            |      |
|---------------------------|--|--|------------|------|
| <b>TOTAL PROPERTY TAX</b> |  |  | \$1,531.17 | \$85 |
|---------------------------|--|--|------------|------|

TOTAL LAND AREA 18.00 ACRES +/-

ROADS & OPEN SPACE 20%

TOTAL COMMON AREA 3.60 ACRES +/-

NET DEVELOPABLE 14.40 ACRES +/-

PERMITTED DENSITY 8 PER ACRE

NUMBER PERMITTED LOTS 115

TWO - THIRDS SINGLE FAMILY 77

ONE - THIRD TOWNHOUSE 38

|                             |         |         |           |
|-----------------------------|---------|---------|-----------|
| SINGLE FAMILY PRICE PER LOT | \$7,359 | OVERALL | \$566,667 |
|-----------------------------|---------|---------|-----------|

|                         |         |         |           |
|-------------------------|---------|---------|-----------|
| TOWNHOUSE PRICE PER LOT | \$7,456 | OVERALL | \$283,333 |
|-------------------------|---------|---------|-----------|

|                     |         |         |           |
|---------------------|---------|---------|-----------|
| TOTAL PRICE PER LOT | \$7,391 | OVERALL | \$850,000 |
|---------------------|---------|---------|-----------|

|                      |          |         |           |
|----------------------|----------|---------|-----------|
| TOTAL PRICE PER ACRE | \$47,222 | OVERALL | \$850,000 |
|----------------------|----------|---------|-----------|

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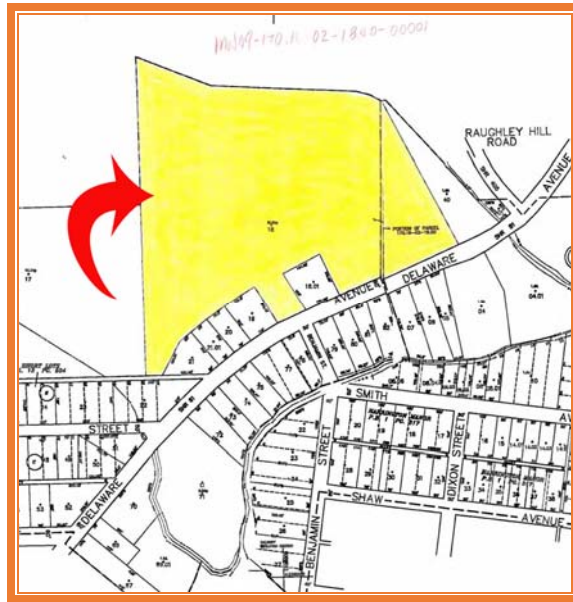
# ALLOCATION OF LOT TYPES

|                       |           |         |         |         |         |         |         |
|-----------------------|-----------|---------|---------|---------|---------|---------|---------|
| TOTAL PRICE           | \$850,000 |         |         |         |         |         |         |
| TOTAL LOTS, ESTIMATED | 115       |         |         |         |         |         |         |
| SINGLE FAMILY         | 25%       | 33%     | 50%     | 67%     | 75%     | 100%    | 0%      |
| NUMBER LOTS           | 29        | 38      | 58      | 77      | 86      | 115     | 0       |
| PRICE PER LOT         | \$7,328   | \$7,382 | \$7,328 | \$7,360 | \$7,413 | \$7,391 | \$0     |
| TOWNHOUSE             | 75%       | 67%     | 50%     | 33%     | 25%     | 0%      | 100%    |
| NUMBER LOTS           | 86        | 77      | 58      | 38      | 29      | 0       | 115     |
| PRICE PER LOT         | \$7,413   | \$7,396 | \$7,328 | \$7,455 | \$7,328 | \$0     | \$7,391 |



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