



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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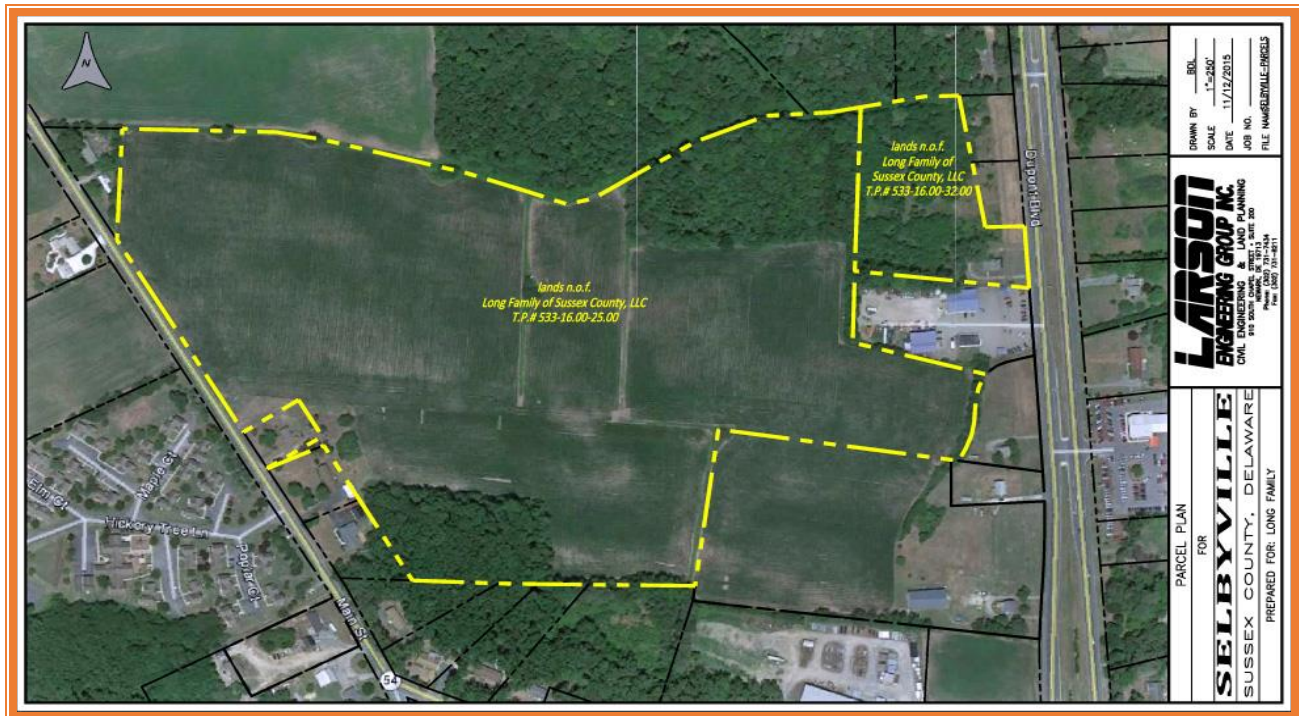
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LONG FAMILY SELBYVILLE PROPERTY
36992 DUPONT BOULEVARD (RT 113) AND CYPRESS ROAD (RT 54), SELBYVILLE,
SUSSEX COUNTY, DELAWARE 19975

OFFICE FILE# 217279 MLS# 7018776

FOR SALE

**47.5 ACRE DEVELOPMENT PROPERTY IN SELBYVILLE
SUSSEX COUNTY, DELAWARE**



SALE PRICE \$ 2,844,000 * \$ 60,000 +/- PER ACRE

2 PARCELS TOTALING 47.5 ACRES

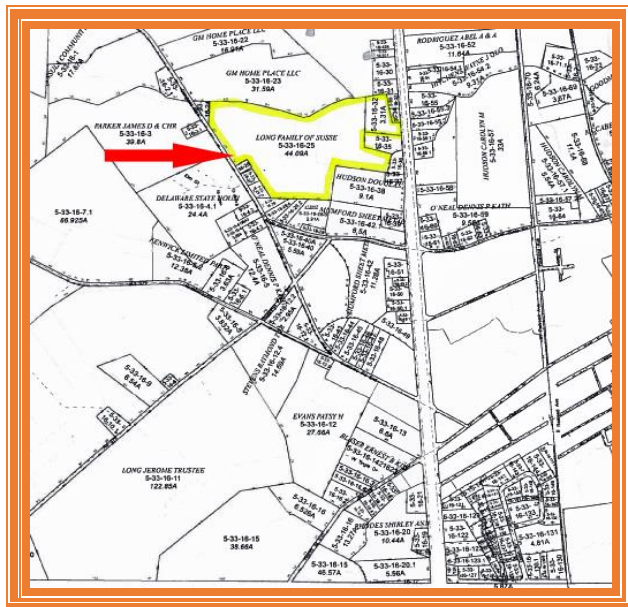
ZONED COMMERCIAL TOWN OF SELBYVILLE

200 FEET OF FRONTAGE ON US ROUTE 113 (DuPont Blvd)

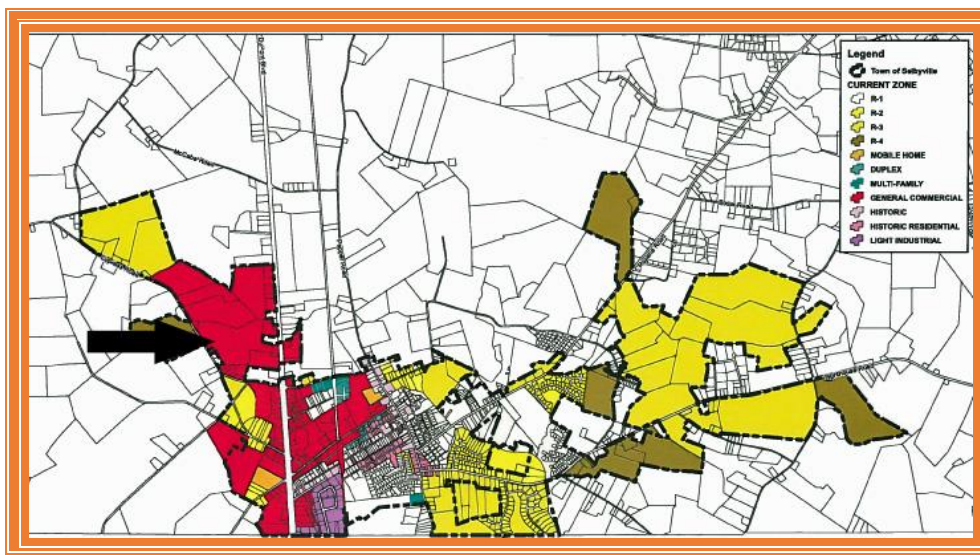
500 FEET OF FRONTAGE ON ROUTE 54 (Cypress Road)

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- TRAFFIC COUNTS AT 113 ENTRANCE = 20,000
- DISTANCE TO FENWICK ISLAND DELAWARE = 10 MILES
- DISTANCE TO MARYLAND STATE LINE = 1 MILE
- DISTANCE TO MILLSBORO DELAWARE = 10 MILES



TAX MAP



ZONING MAP

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SELBYVILLE DEVELOPMENTS CURRENT AND IN PROGRESS

Tax Map Identification	533-16.00-25.00 533-16.00-32.00
Deed Reference	D 3892 19
Zoning	HIGHWAY COMMERCIAL Town of Selbyville
Total Land Area	47.5 +/- Acres
Road Frontage on (Rt 113) DuPont Blvd	200+/- Feet
Road Frontage on (Rt 54) Cypress Road	450 +/- Feet
School District	INDIAN RIVER
Utilities	Available at location

FOR ADDITIONAL INFORMATION CONTACT:

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