



555 East Loockerman St.
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

DUCKERY PROPERTY

4757 NORTH DuPONT HWY, DOVER, KENT COUNTY, DELAWARE 19901

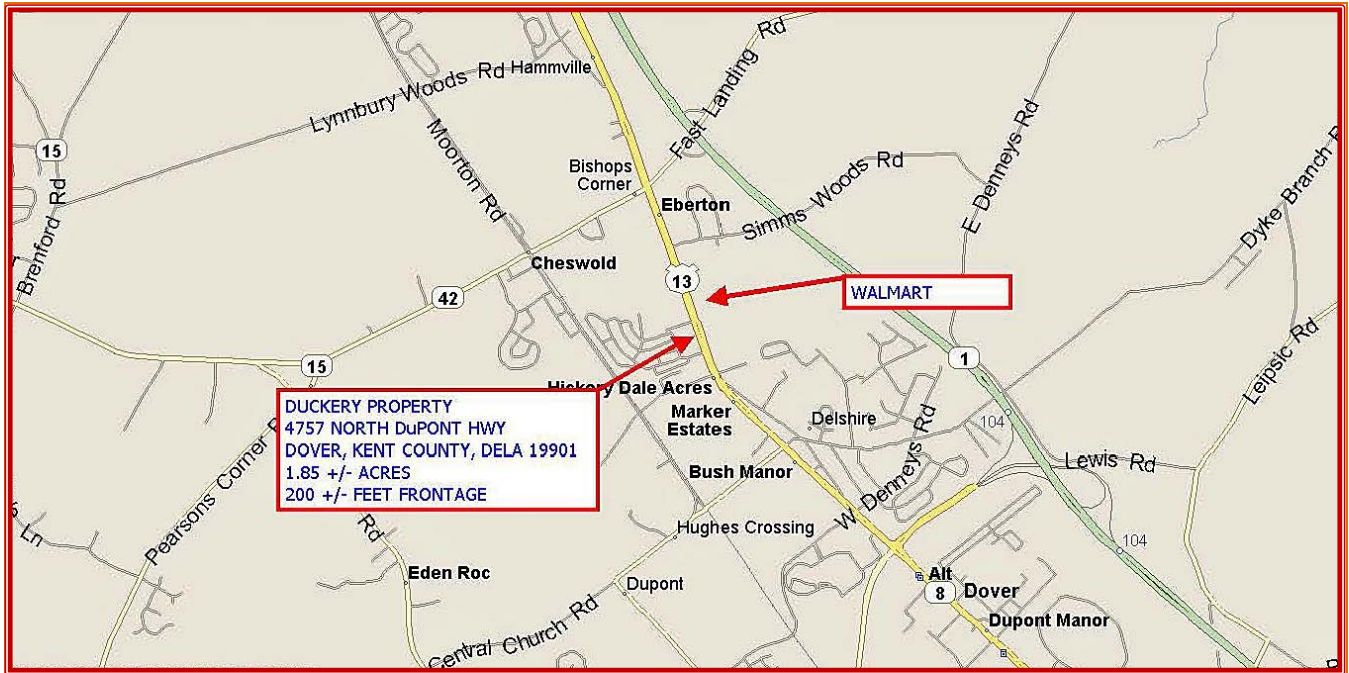
OFFICE FILE #: 218319 * MLS #: 7274715



SALE PRICE \$ 495,000 * \$ 6.13 +/- PER SQUARE FOOT * \$267,200 +/- PER ACRE

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2014 AADT	Year Last Counted	Traffic Group
K 1	U.S. 13, S. DUPONT B		SMYRNA LIMITS, RD. 1			
K 1	US. 13, S. DUPONT BL	0.37	MAIN ST., RD. 65	30933	14	2
K 1	N. DUPONT BLVD., SMY	0.88	DEL. 6, COMMERCE ST.	25561	14	2
K 1	N. DUPONT BLVD., SMY	1.17	DEL. 300, GLENWOOD A	24888	14	2
K 1	N. DUPONT BLVD., SMY	1.40	NEW CASTLE CO. LINE	27297	14	2
K 2	U.S. 13, N. DUPONT H		LEIPSIC RD., RD. 88			
K 2	US. 13, N. DUPONT H	0.35	LEIPSIC RD 88	67030	10	5
K 2	US. 13, N. DUPONT HW	0.50	ENT. TO DOVER DOWNS	48191	14	2
K 2	US. 13, N. DUPONT H	0.88	ENT. TO DOVER MALL	54269	14	5
K 2	US. 13, N. DUPONT HW	1.91	SCARBOROUGH RD., RD.	58536	3	5
K 2	US. 13, N. DUPONT H	2.17	N. DOVER LIMITS (RD10	44906	14	5
K 2	US. 13, N. DUPONT HW	3.96	DEL. 42, FAST LANDIN	33311	13	5
K 2	US. 13, N. DUPONT H	8.18	RD 150B E.B.	30662	12	2
K 2	US. 13, N. DUPONT HW	8.87	SMYRNA-LEIPSIC RD.,	37481	3	2

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT QUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.



Tax Map Identification LC00 - 046.00 - 02 - 03.04 - 00001

Deed Reference D4748 - 186

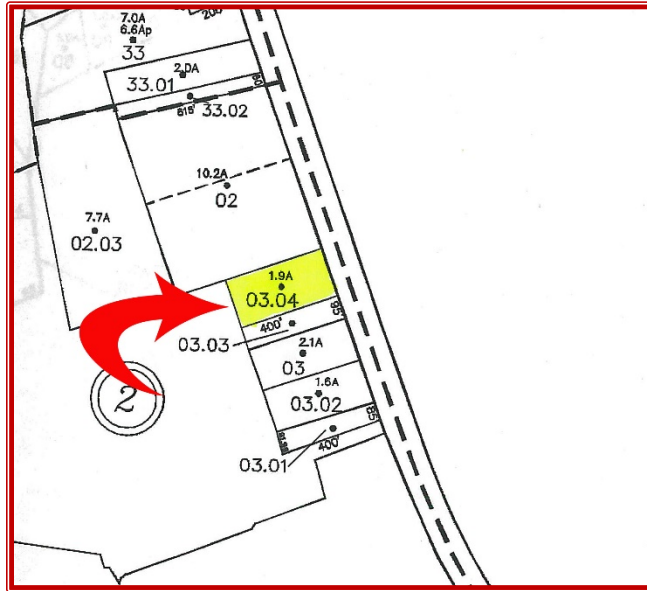
Zoning BG, GENERAL BUSINESS, KENT COUNTY

Census Tract 418

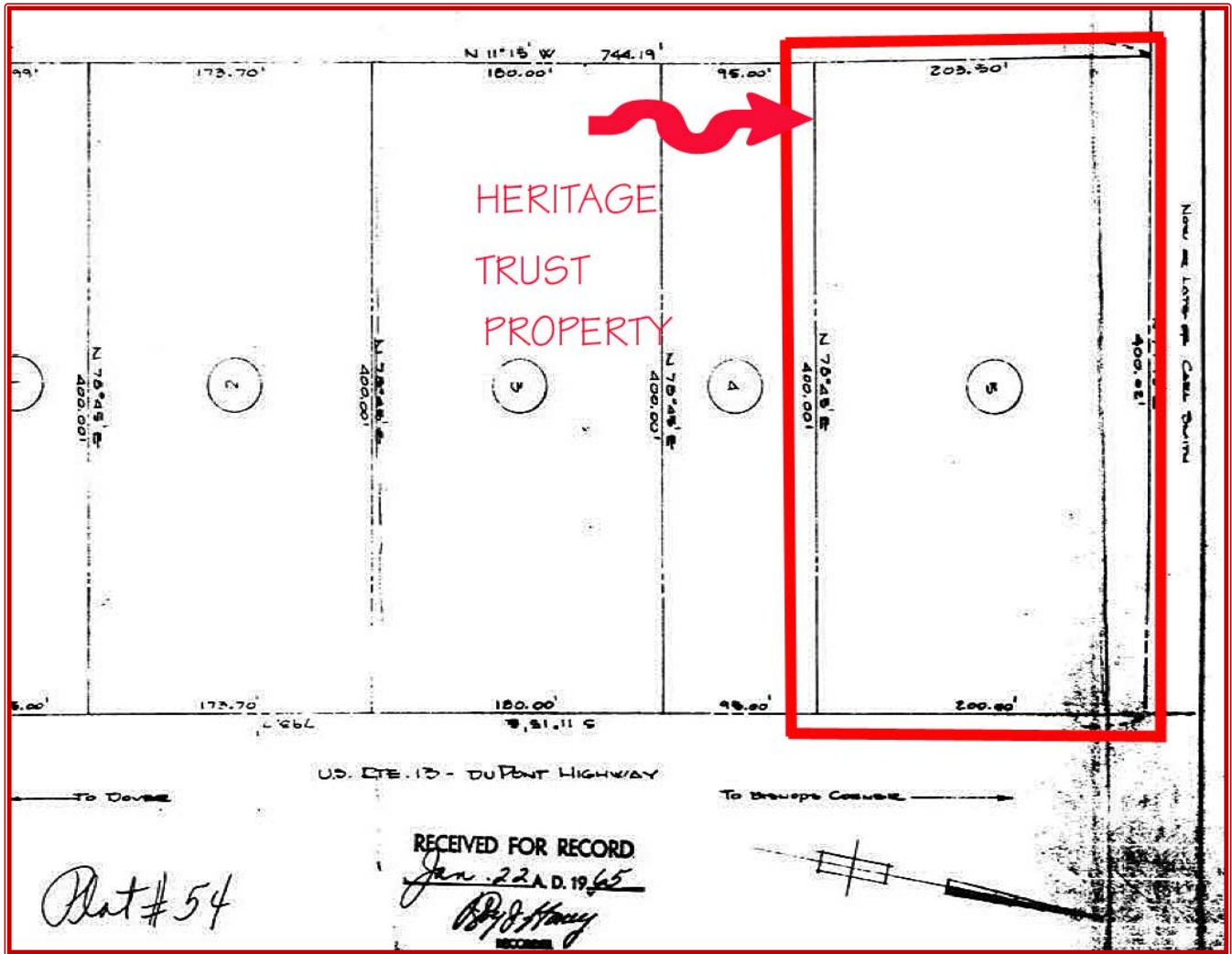
Flood Hazard Map 10001C0154H; Zone X; May 5, 2003

Land Area		80,702	sq ft +/-	1.853	acres +/-
Frontage	200.00	ft +/-			
Depth	400.00	ft +/-			
City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$0	\$0	\$0.650	\$0.00	\$0	
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$42,500	\$0.53	\$2.3178	\$985.07	\$0.01	
TOTAL PROPERTY TAX			\$985.07	\$0.01	

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION
CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS
SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

PAGE 4 OF 4 PAGES