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**WILDCAT LLC PROPERTY**  
**FILE # 28002 \* MLS # 5906462**

**UNIMPROVED COMMERCIAL LOCATION**  
**Sale PRICE \$490,000**



**Address:** 5495 North DuPont Highway, Smyrna, New Castle County, Delaware 19977

**Jurisdiction:** Smyrna **Zoning:** Highway Commercial, H-C, Town of Smyrna

**Lot Size:** 2.16 +/- Acres

**Frontage:** 475 +/- ft, East

**Depth:** 200 +/- ft, North

**Corner:** No

**Topography:** Level

**Site Improvements:** Septic Available Well Available Storm Sewer Available  
Sewer & Water Mains Pending

**Curb Cuts:** No **Location -** Vacant Site, Curbcuts Per Site Plan Process

**Median Cut (s) Location:** In Front Of Site At North Side, See Photo Attached

**Nearest Intersection:** S R 1 at North, See Photo Attached, See Map Attached

**Linkage Routes:** S R 1, Paddock Road

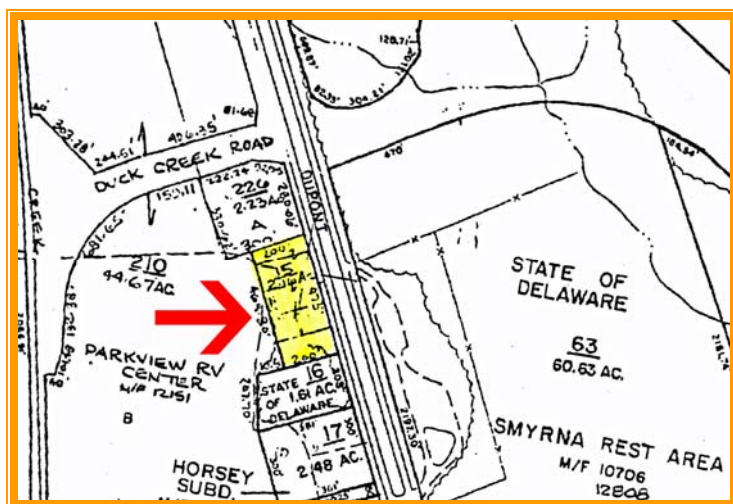
**Character of Area:** Highway Commercial

**Traffic Summary:** 22,121 Vehicles Per Day, 2008 Traffic Summary

**Additional Information:** Excellent Retail Property A Short Distance South Of S R 1 Interchange Across From Smyrna Rest Area. Wide Frontage, Median Cut, Level & Clear Provides Development Flexibility. Sewer & Water Mains Planned Nearby In Short Term.

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**INFORMATION OBTAINED FROM RELIABLE SOURCES, BUT NOT GUARANTEED. SUBMITTED SUBJECT TO ERRORS, OMISSIONS & MODIFICATIONS. INTERESTED PARTIES SHOULD VERIFY ALL DETAILS & FEATURES INDEPENDENTLY. LISTING BROKERAGE REPRESENTS SELLER.**



The Property Has 475 +/- Feet Fronting The West Side Of U S Route 13, DuPont Hwy, A Short North Of The Town Of Smyrna, And A Short Distance South Of The S R 1 Interchange At The Smyrna Rest Stop. Sewer & Water Mains Are To Be Located Nearby In The Short Term.

This Photo Shows The Property From East Side Of DuPont Hwy Looking West Through The Existing Median Cut To The North Side Of The Property. The Tree Line Is The Rear Property Boundary. The Property Is Level & Clear. The Neighborhood Consists Of Most Retail & Service Commercial.



This Photo Shows The Property From East Side Of DuPont Hwy Looking West Through The Existing Median Cut To The South Side Of The Property. The Photo Below Illustrates The Proximity Of The Property To The S R 1 Interchange. S R 1 Is Visible In The Photo Below The Traffic Signal.

