

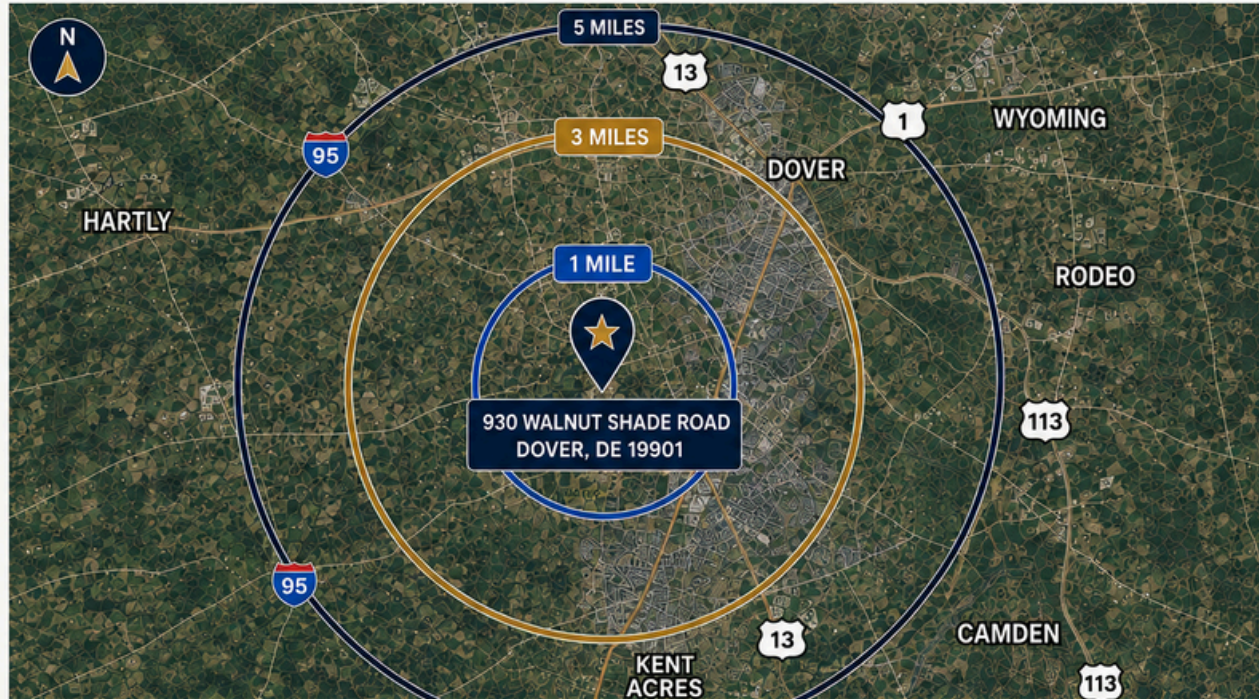
SALE
\$697,000.00

Approximately 5.9 acres
Approximately 20 lots
930 Walnut Shade Road
Dover, DE 19901



COMMERCIAL & BUSINESS BROKERAGE
SALES | LEASING | PROPERTY MANAGEMENT | BUSINESS BROKERAGE

+/- 5.9 ACRES
APPROXIMATELY 20 LOTS
SUBDIVISION OF SEMI ATTACHED HOMES



MARKET HIGHLIGHTS



Automobile-Oriented
Market with Strong
Vehicle Ownership



Predominantly Single-Family
Housing (73.9% Detached
within 5 Miles)



Established Residential
Base with Consistent
Household Demand



Newer Construction
Activity Continues
(4,054 Units Built
Since 2010)

**KEY DEMOGRAPHICS
5 MILE RADIUS**



57,101
POPULATION



20,999
HOUSEHOLDS



22,383
HOUSING UNITS



16,475
OWNER-OCCUPIED UNITS
(~78% OF OCCUPIED UNITS)



\$332,180
MEDIAN HOME VALUE



\$1,629
MEDIAN GROSS RENT



302-544-9144

www.habashcommercialrealty.com

Source: U.S. Census Bureau, 2020-2024 American Community Survey | © 2026 Esri

Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

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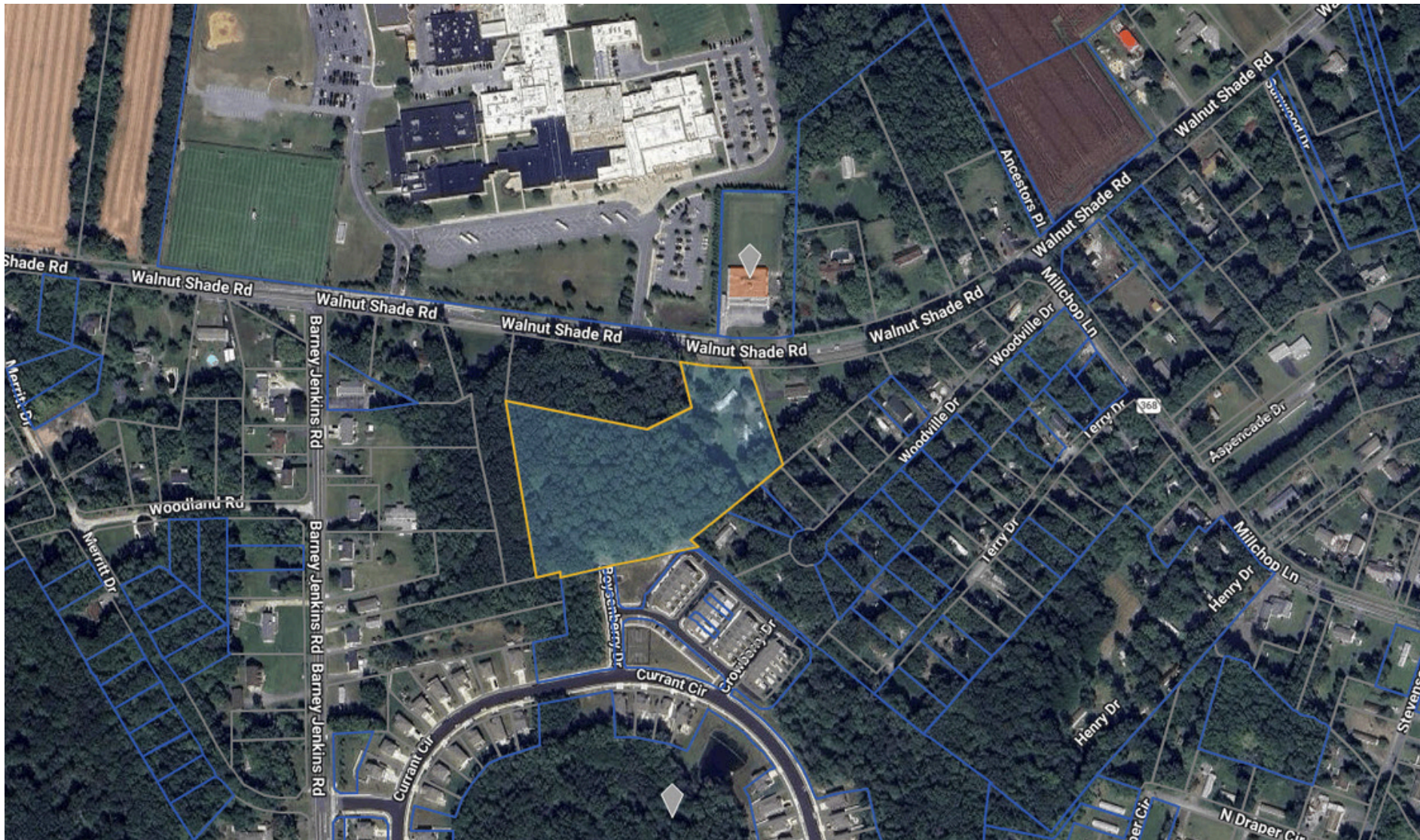
205 Philadelphia Pike

Wilmington, DE 19809

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Rare residential development opportunity at 930 Walnut Shade Road in Dover, Delaware.

This approximately 5.9-acre property offers a strategic location directly across from Polytech High School and adjacent to D.R. Horton's Loganberry Village, placing it near established residential growth, schools, shopping, recreation, and other area amenities.

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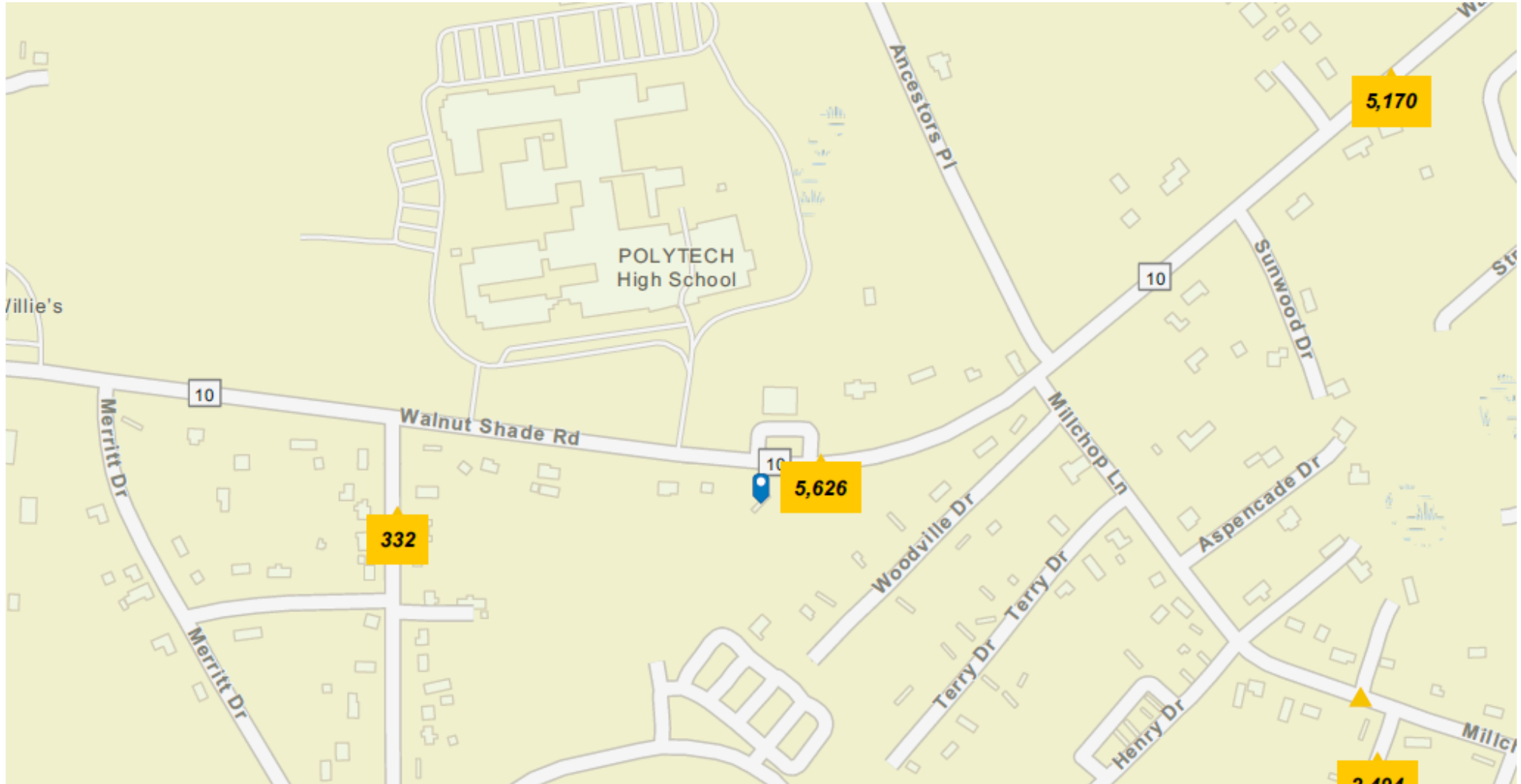
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Traffic Counts: +/- 5,626 vehicles per day



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Current Property Information

Current Propety Taxes	\$691.94 per year
Building Type	MH - Single Wide
Story Height	1 Story
Number of Rooms	4
Living Space	+/- 1,130 SF
Heat	Central
Yeaer Built	1981

Address	930 Walnut Shade Road Dover, DE 19901
Land Size	+/- 5.9 Acres
Potential Lots/Homes	20
Tax Parcel Number	7 00 11100 01 3500 000
Available	Immediate
Use	Development/Re-development

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Building Type: MH - SINGLE WIDE

Exterior Walls: ALUM/VINYL

Living Units:

Living Area/SqFt: 1130

Rooms:

Bedrooms: 2

Baths F: 1.00 **H:** 0.00

Basement Finished Area:

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Sewer Septic	Private Septic Tank
Water Source	Well
Public Water	Available
Public Sewer	Available
Living Space	+/- 1,130 SF
Farm Land Preservation	No
Tidal Water and/or Wetlands	No
Wetlands	No
Zoning	Residential Manufactured Home.
Permitted Land Use	Single & Multi Family, Commercial, Industrial

DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population (2026)	2,881	26,080	59,663
Median Age	43	41.5	39.4
Households	1,156	9,661	22,330
Median HH Income	\$76,023	\$103,010	\$97,744
Avg. HH Income	\$89,966	\$121,175	\$118,281
Per Capita Income	\$33,981	\$44,866	\$44,405
Housing Units	1,239	10,201	23,791
Owner Occupied	933	8,152	\$17,285

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