



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

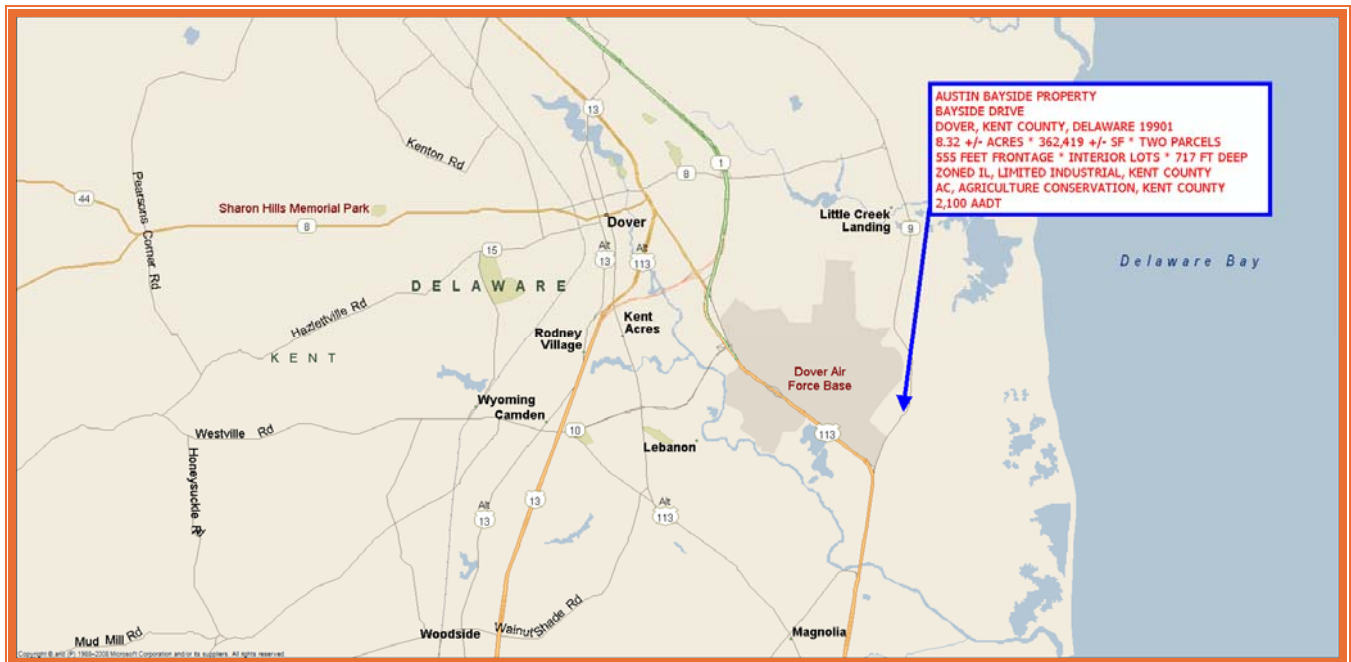
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginisrealty.com

AUSTIN BAYSIDE DRIVE PROPERTY
BAYSIDE DRIVE, DOVER, KENT COUNTY, DELA 19901
OFFICE FILE #225386 * MLS # DEKT2034990



SALE PRICE \$299,000 * \$ 0.83 +/- PER SQ FT * \$36,000 +/- PER ACRE



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Tax Map Identification ED - 00 - 08700 - 02 - 1100 - 0001 P1100
ED - 00 - 08700 - 02 - 1401 - 0001 P1401

Deed Reference D646 - 349 P1100
D8899 - 175 P1401

Zoning IL, LIMITED INDUSTRIAL, KENT COUNTY P1100
AC, AGRICULTURE CONSERVATION, KENT COUNTY P1401

Census Tract 432

Flood Hazard Map 10001C0189J; Zone X, JULY 7, 2014

Land Area Total Two Parcels 362,419 sq ft +/- 8.320 acre
Frontage 299.37 lf +/- P1100
Depth 717.20 lf +/-
Frontage 255.67 lf +/- P1401

Bldg Area (sq ft) 0 sq ft +/-

Coverage Ratio 0.00%

Parking Spaces 0

Parking Ratio 0.00 per 1000 sq ft +/-

City Tax Assessment	Per Acre	Rate	Tax	Per Acre	
\$0	\$0.00	\$0.000	\$0.00	\$0.00	Land

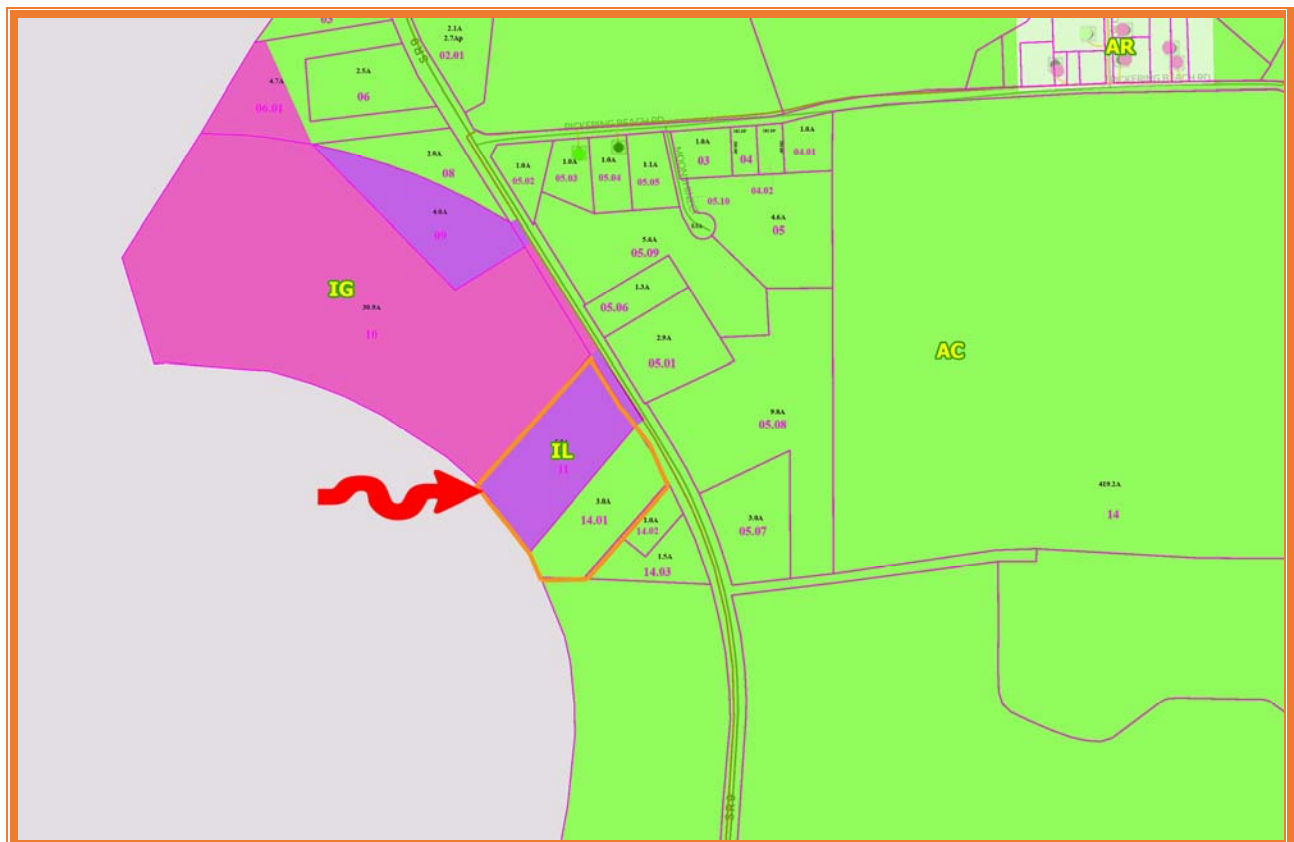
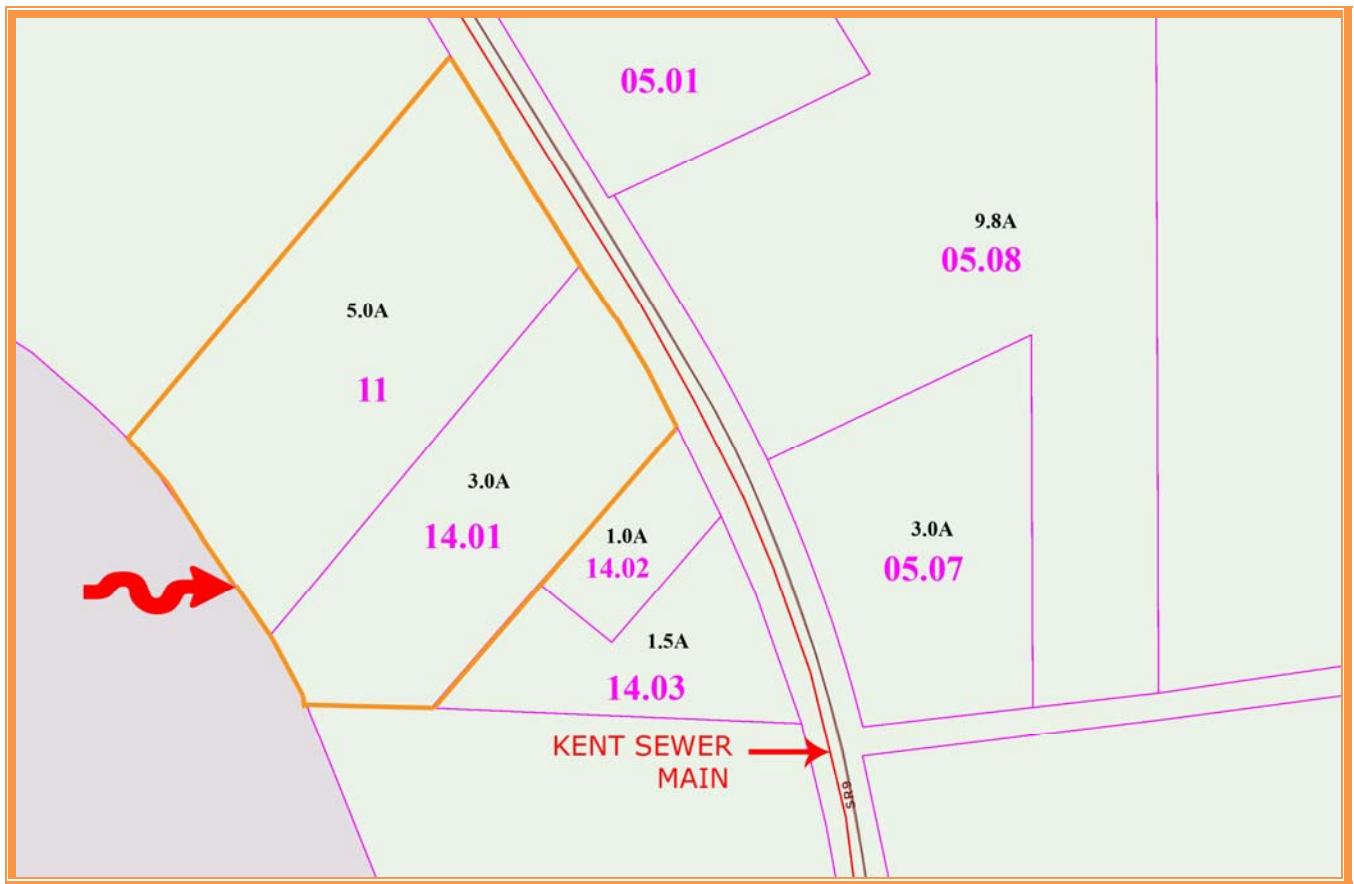
County Tax Assessment	Per Acre	Rate	Tax	Per Acre	
\$57,200	\$11,417	\$0.3951	\$226.00	\$45.11	Land P1100
\$43,200	\$13,051	\$0.3951	\$170.68	\$51.57	Land P1401

TOTAL PROPERTY TAX					
			\$396.68	\$47.68	Land

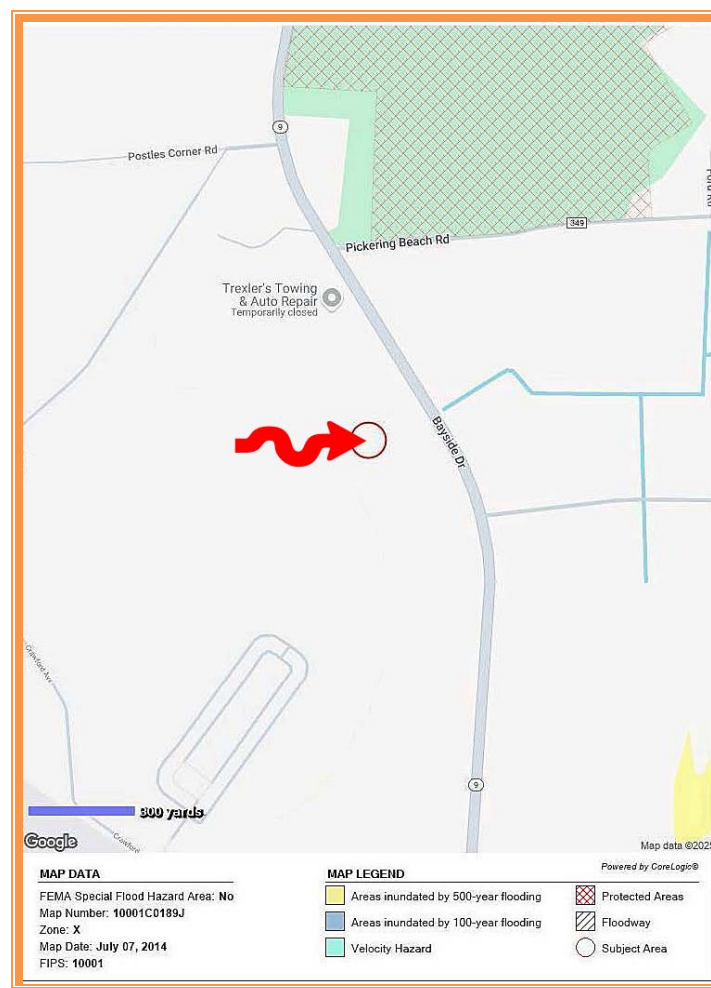
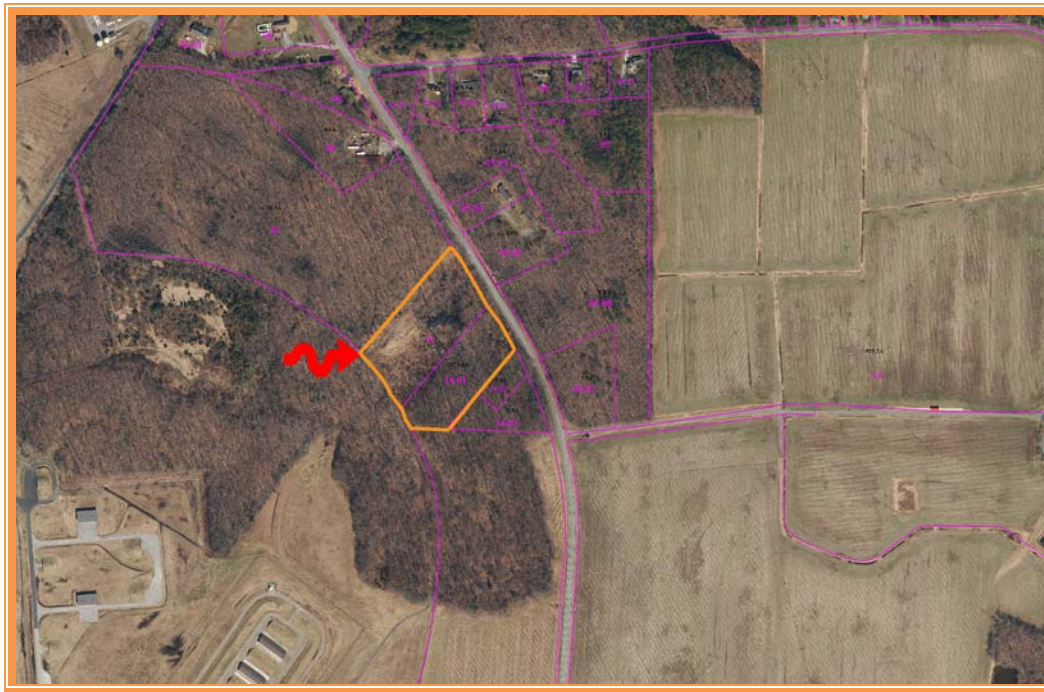


TRAFFIC COUNT MAP

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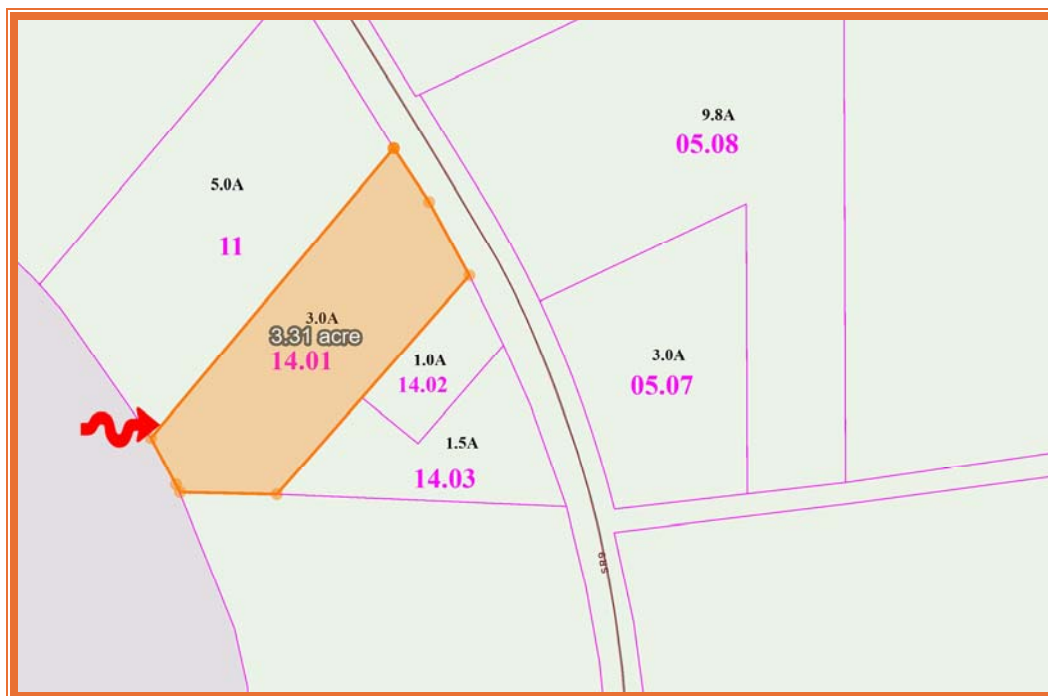
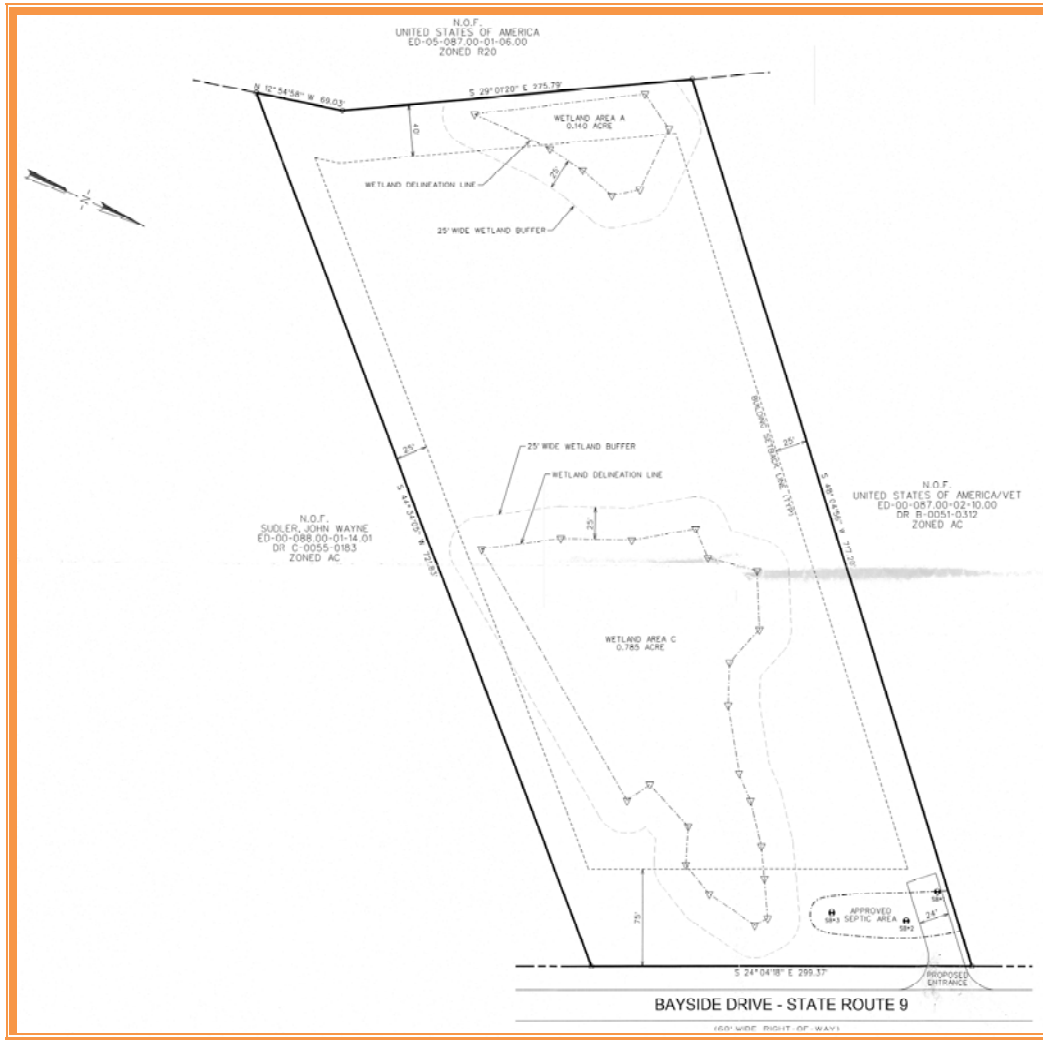


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VIEW SOUTH THROUGH
CLEARING TO DRIVEWAY



VIEW WEST FROM
CLEARING



VIEW NORTH ALONG
DRIVEWAY FROM BAYSIDE
DRIVE



VIEW EAST FROM CLEARING



VIEW NORTH INTO PARCEL
1401 FROM BAYSIDE DRIVE



BAYSIDE DRIVE WEST FROM
DRIVEWAY OF PARCEL 1100