



Property Information
Acreage with Improvements
Cordrey Road Millsboro, DE

Contact:
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Owner: Hunter/Street Rentals

Tax Map ID: 2-34-28-54.00

Parcel Size: 58.85 acres mostly cleared acreage. Small wooded section.

Current Zoning: AR-1. The mobiles and apartment buildings are grandfathered in from previous use.

Road Frontage: 900 feet of frontage on Cordrey Road/County Road 308.

Location of Property: Approximately 2 miles east of Millsboro being 1.75 miles north of Route 24. A major resort area access route. This property is 25 minutes west of Rehoboth Beach and Lewes, DE. Situated in Sussex County which is one of the fastest growing area in the US.

Sewer and Central Water Access: At this time the property will have to be served by individual onsite waste water systems and private wells or a private community sewer system and well. The current dwellings are served by septic systems.

Traffic Counts: AADT counts for Cordrey Road/Rt. 308 are minimal which facilitates the entrance permit approval process at Department of Transportation.

Improvements on Property: The property is improved with mobiles, an apartment building, single family homes, large metal building and other minor structures. These are being sold in an "AS IS" condition with no warranties or guarantees proffered as to the condition of the improvements. *Appears to be a borrow pit on property.*

Current Rental Income: \$12,000.00 per month

Right of Way: Delmarva Power and Light has a right of way on the west side of land.

Soils On Property: *Soils are almost entirely Evesboro. Great for On Site Septic.*

Financing: No seller held mortgage. Seller may require buyer to participate in a "1031 Tax Free Exchange" on some or all of the proceeds of the sale. Cash to seller at settlement.

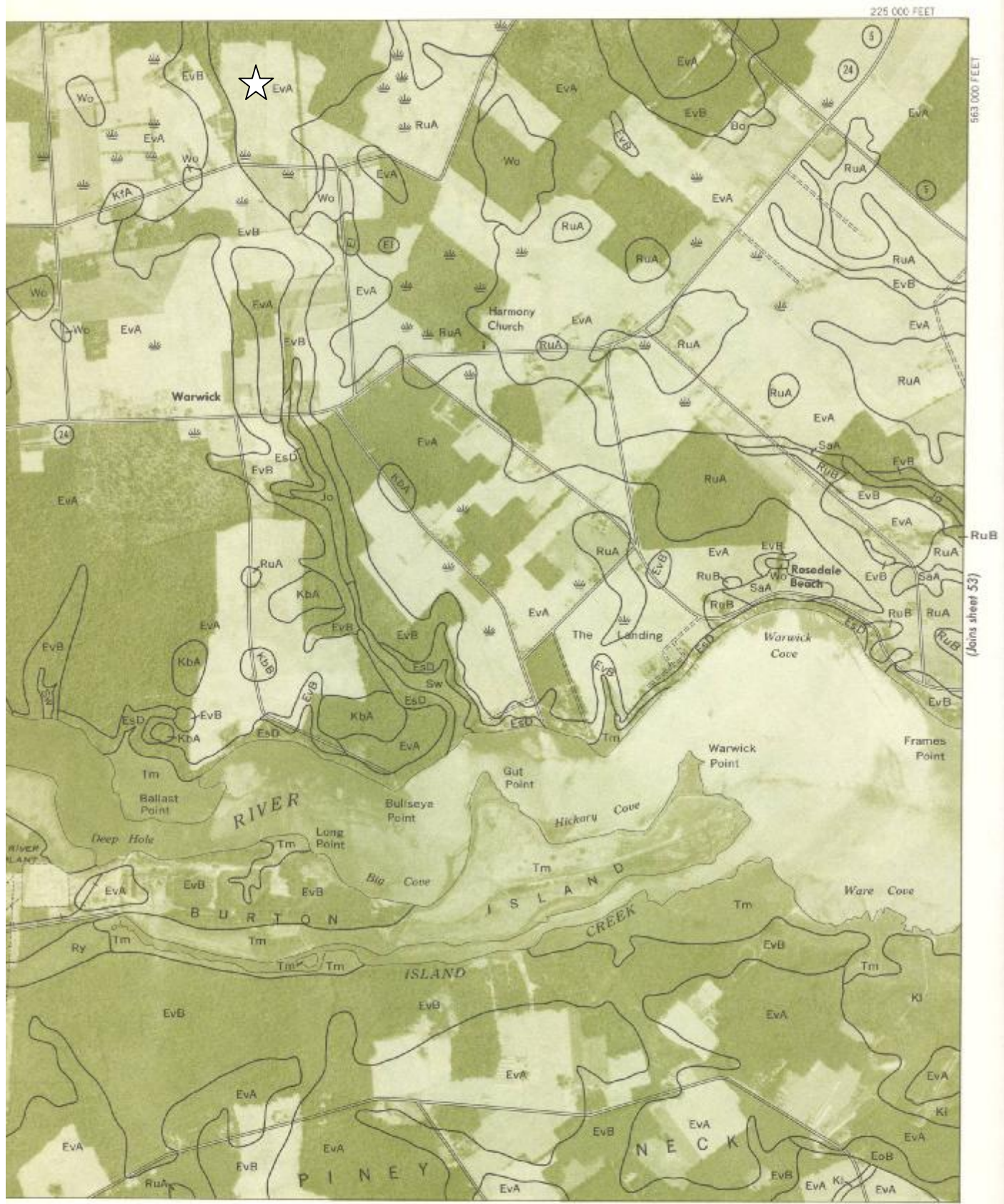
Sussex County

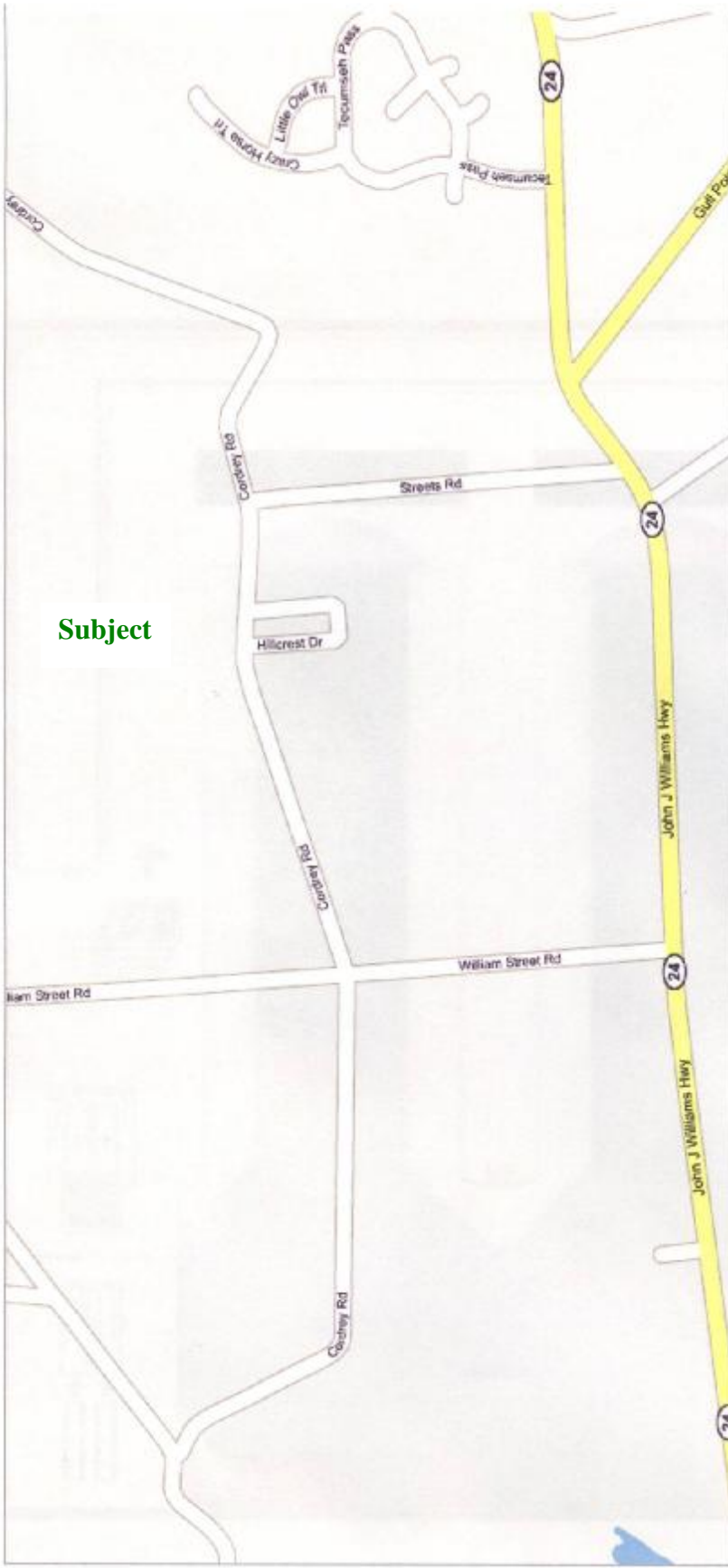
- ☆ Parcel Found
- Roads & Driveways
- Railroad
- Roads
- Driveways
- Highways
- County Boundary
- Labels
- Address
- Abc Assessed Acreage
- Abc Lot Dimensions
- Abc Subdivision Text
- ☆ Address Locator
- ▨ Footprints
- ▨ Sussex Parcels
- ▭ Sussex County Parcels
- ▭ Municipality Boundary



SCALE 1 : 5,366







Millsboro, DE 19966