

RESIDENTIAL LAND FOR SALE



# Cheswold Village






US Route 13 & Jerome Drive Cheswold, DE 19901

## Overview

Cheswold Village is a 51.13 acre, residentially zoned property that can accommodate approximately 102 single family lots. The land is accessible from the signalized intersection of North Dupont Highway and Jerome Drive, and is located immediately behind a new Walmart Supercenter and adjacent commercial acreage. Utilities are available at the site, which has been annexed into the Town of Cheswold, immediately north of Dover, DE.

## Quick Facts

**Size** Approximately 102 platted lots  
**Zoning** R-3

2020 Demographics	1 mile	4 miles	8 miles
 POPULATION	17,722	59,138	132,414
 HOUSEHOLDS	5,938	22,112	48,188
 AVG. HH INCOME	\$75,449	\$70,835	\$72,386
 DAYTIME POPULATION	18,391	57,924	134,382
 TRAFFIC COUNTS	36,545 AADT (N. Dupont Highway)	52,877 AADT (DE Route 1)	

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**SITE DATA:**

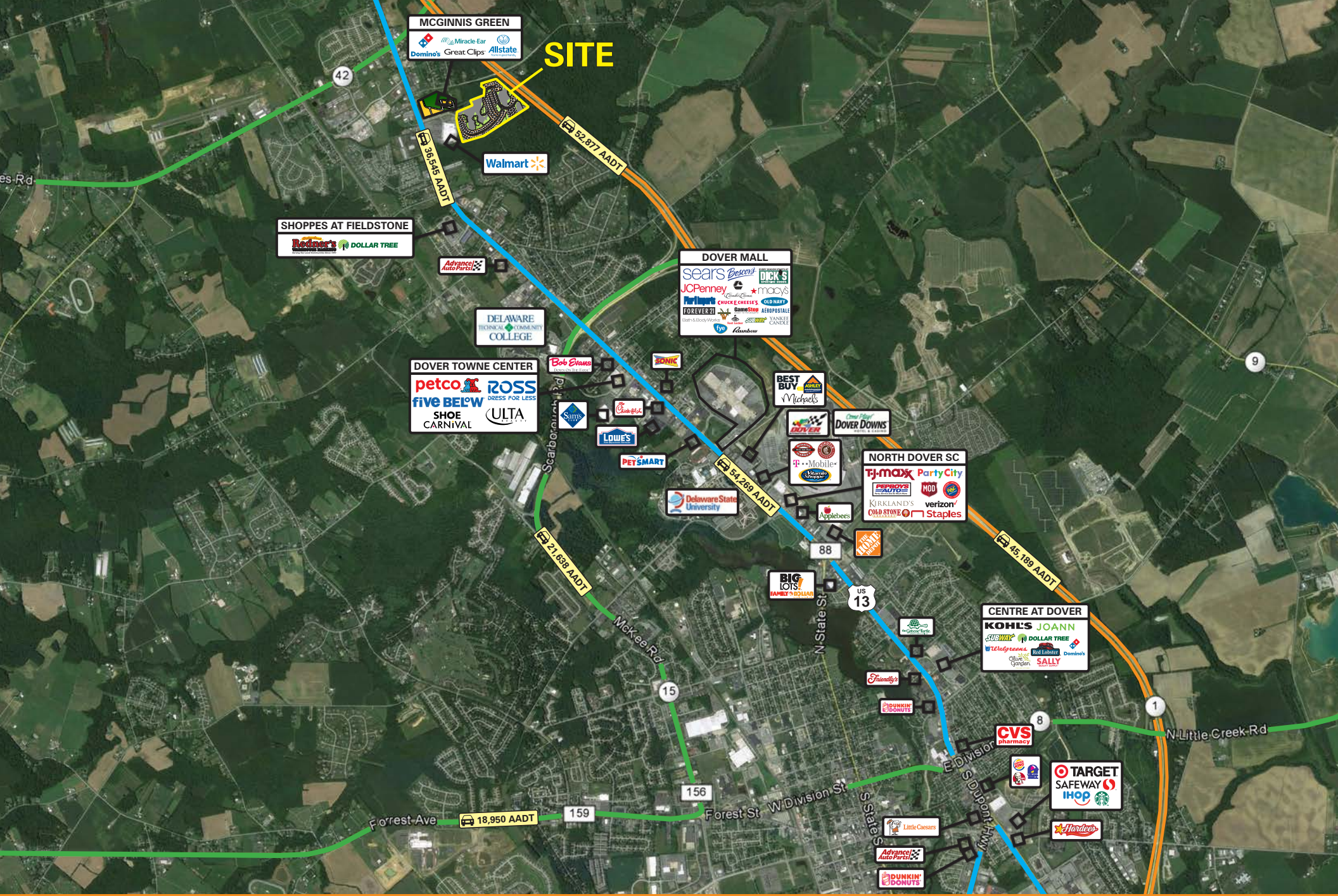
SITE AREA:	51.18± AC
NUMBER OF LOTS:	102 LOTS
PROPOSED ZONE:	R-3
MAX. DENSITY:	8.0 DU/AC +/-
PROPOSED DENSITY:	1.53 DU/AC
MIN LOT AREA:	6,000 SF
FRONT YARD SETBACK:	15'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	30'
MIN. LOT DEPTH:	100'
MIN. LOT WIDTH:	60' (AT BUILDING LINE) *WAIVER REQUIRED
ACTIVE OPEN SPACE REQUIRED:	276 SF/DU = 28,050 SF
ACTIVE OPEN SPACE PROVIDED:	30,669± SF
FEMA MAP:	10001C0152J, 10001C0154H NO 100 YEAR FLOODPLAINS EXIST ON THE PROJECT PROPERTIES













# Interested? Contact:

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