COMMERCIAL LAND FOR SALE

36992 Dupont Blvd I Selbyville, DE

Sale Price:	$2,500,000
Acres:	4.6 Commerical Zoning

PROPERTY OVERVIEW: 4.6 Acres Commercial Zoning located in a high growth area with over 7,500 new construction and planned residential homes. Located on the busy US 113 just North of the Rt 54/US 113 intersection. Many development options including retail and hotel. 40 EDU's provided with the property.

RINNIER DEVELOPMENT COMPANY

218 East Main Street
Salisbury, MD 21801
www.rinnier.com

Blair Rinnier, CCIM, CPM
410.742.8151
brinnier@rinnier.com

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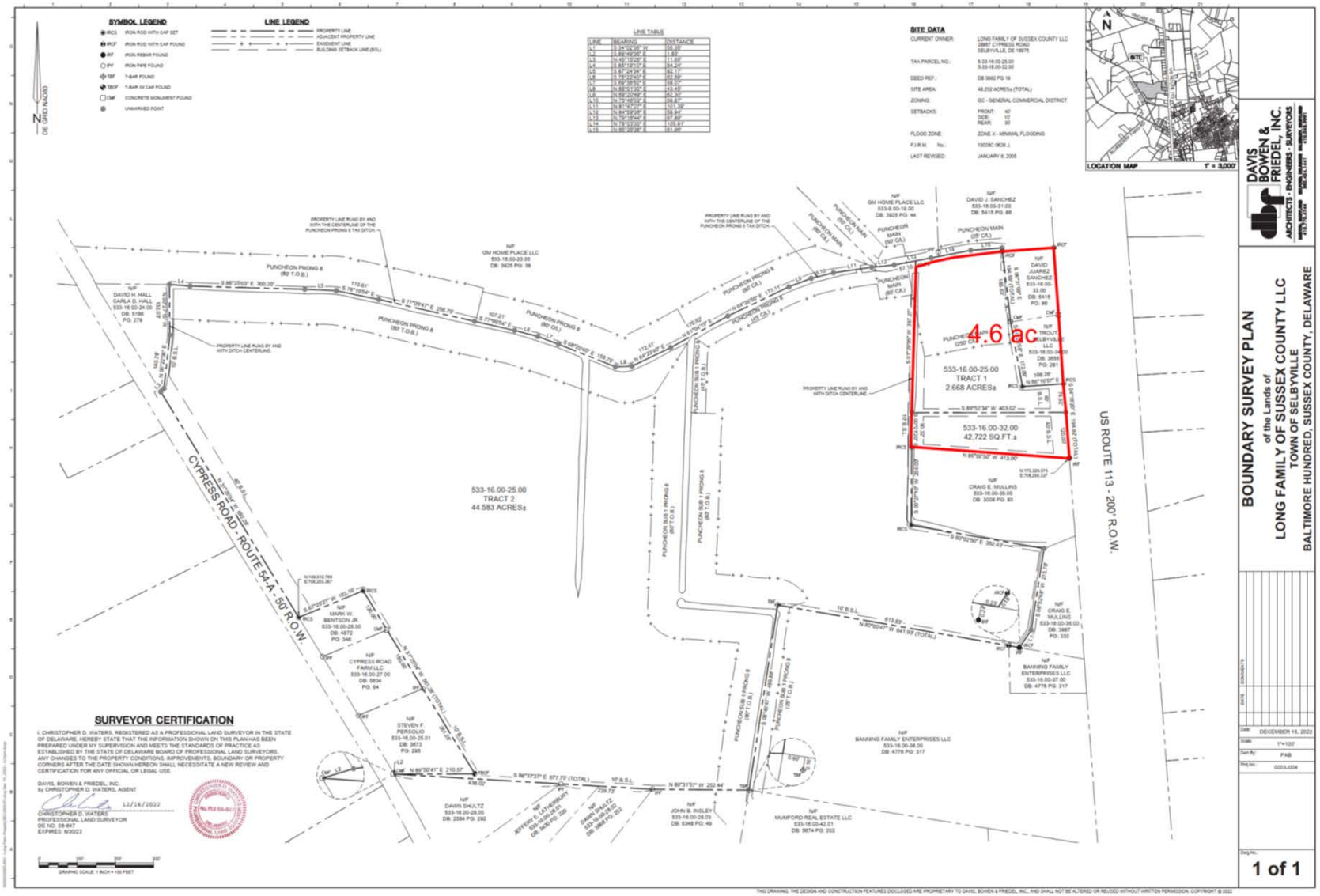

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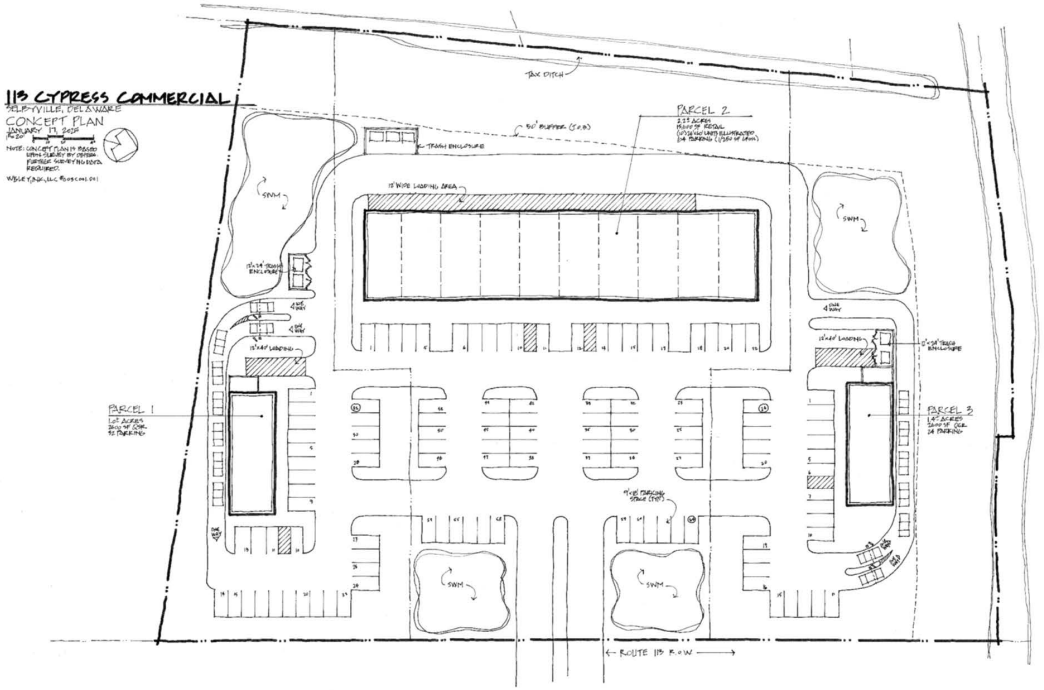
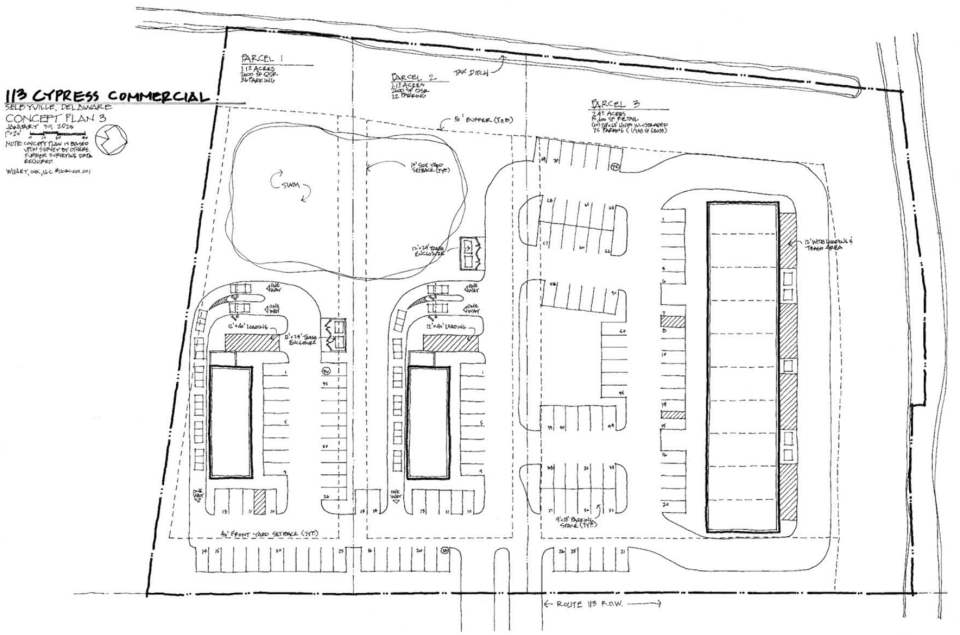


Retail Concept Plan



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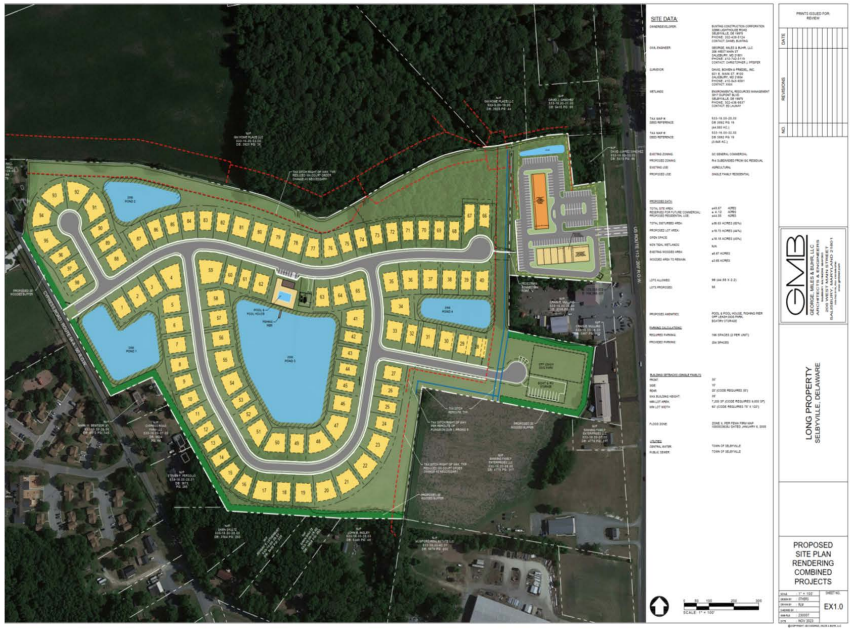

Cypress Shores Residential

- 98-unit subdivision broke ground March 2025
- Home built by Ryan Homes
- Estimated completion in 2028

Cypress Commercial

- 4.6 acres
- General Commercial Zoning
- Annexed into the Town of Selbyville
- Town Sewer
- Town Water
- Shared Pumping Station with Residential
- Over 550 feet of frontage on Route 113
- Route 113 Major Collector with ADT of +20,000vpd

+7,700 residential units recently completed, currently under construction or going through planning/ entitlement within 10 miles of the commercial site

	Subdivision Name	No. of Units	Project Status	Miles to Commercial Site
1	Ashton Oaks	178	apt. complex-future-under construction	6.3
2	Atlantic Lakes	183	sold out	3.8
3	Bay Knolls	82	per their site plan, nothing is sold but 8 are ready to build;10 quick move-in	7
4	Bayside	1400	sold out	7.9
5	Bridgewater	154	26 sold-33 available-3 future models-92 future	8.7
6	Brookland Farm	92	break ground 2025	7.4
7	Channel Pointe	70	under construction	10
8	Coastal Villages	278	under construction	3.2
9	New Coastal Villages	648	break ground 2026	3.2
10	Creek Haven	72	sold out	1.5
11	Cypress Shores	98	break ground 2025	0.01
12	East Gate	88	construction started 2024	6.1
13	Estuary	728	actively selling	10
14	Fox Haven	175	sold out 2022	6.6
15	Kingfisher	322	break ground 2025	4.8
16	Lighthouse Crossing	128	sold out 2022	2.8
17	Lighthouse Lakes	302	sold out 2022	4.8
18	Marlin Cove	228	construction start 2025-2026	**7.2**
19	MayApple	40	break ground 2025	**7.3**
20	Vines Creek Crossing	535	In Planning	3.3
21	River View	255	In Planning	**4.2**
22	Saltwater Landing	99	sold out	4.1
23	Sandpiper Cove	68	actively selling	7.6
24	Schooner Landing	121	1 move in ready; 6 under construction; 78 lots sold	2.9
25	Selbyville Partners	150	development phase	**5.7**
26	Smokey Hollow	82	development phase	5.9
27	Swann Cove	392	sold out	8.2
28	Swann Lake	352	development phase	6.5
29	Sweet Bay	68	sold out	6.2
30	Twin Cedars	256	In Planning	5.9
31	Waters Run	56	sold out	8.8
		7700		5.7

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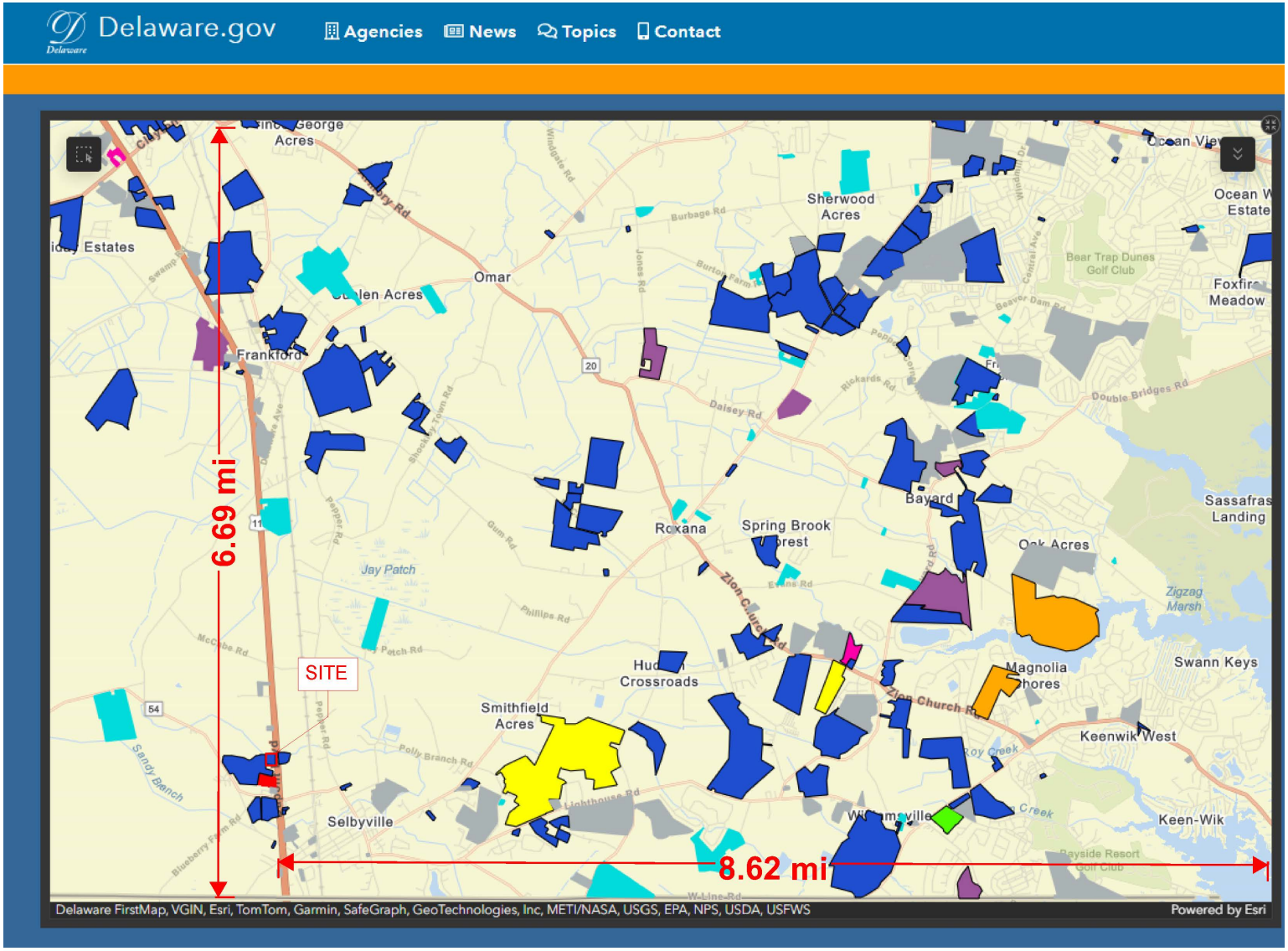

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