

NAI Emory Hill



FORT DUPONT

Historic Waterfront Reimagined

Multifamily Lots
Available for Redevelopment

Exclusively listed by NAI Emory Hill



FORT DUPONT

A thoughtfully master-planned waterfront district transforming the historic Fort DuPont campus into a vibrant community along the Delaware River.

219

Acres on Campus

63

Historic Buildings

Fort DuPont is undergoing a thoughtful redevelopment that will transform the 219-acre historic site into a vibrant waterfront community.

Plans include new homes, shops, and gathering spaces while preserving and adapting many of the former military buildings that date back to the 19th century.

Residents and visitors will enjoy a unique setting along the Delaware River and the Chesapeake & Delaware Canal where historic character and modern development come together.

Located at the corner of Old Battery Lane and Service Road in historic Delaware City, these two multifamily development lots offer a rare opportunity for new residential construction in a unique historic setting. Both lots are zoned 22 HPR (Historic Preservation and Redevelopment), providing strong potential for duplex, townhouse, or multifamily development compatible with the surrounding character of the area.

The HPR zoning designation may allow eligibility for certain historic preservation and redevelopment-related tax credit incentives, subject to project approval and applicable programs. Located within a flood zone, future development should account for applicable floodplain, stormwater, and elevation requirements. With corner visibility and flexible redevelopment potential, these lots present an excellent opportunity for builders, investors, and developers in Delaware City.

ADDRESS & LOT SIZE

2453-2455 Old Battery Lane, Delaware City, DE 19706 (A)
2457-2459 Old Battery Lane, Delaware City, DE 19706 (B)

PROPERTY INFORMATION

- Lot A: (0.23 AC) / Lot B: (0.24) AC
- Ready for development

SALE PRICE

\$209,000 per lot

ZONING & TAX CREDITS

- 22-HPR (Historic Preservation & Redevelopment)
- Eligible for tax preservation credits via the Delaware Historic Preservation Tax Credit Program
- The credit provides up to 30% for owner-occupied residential properties and 20% for income-producing properties.



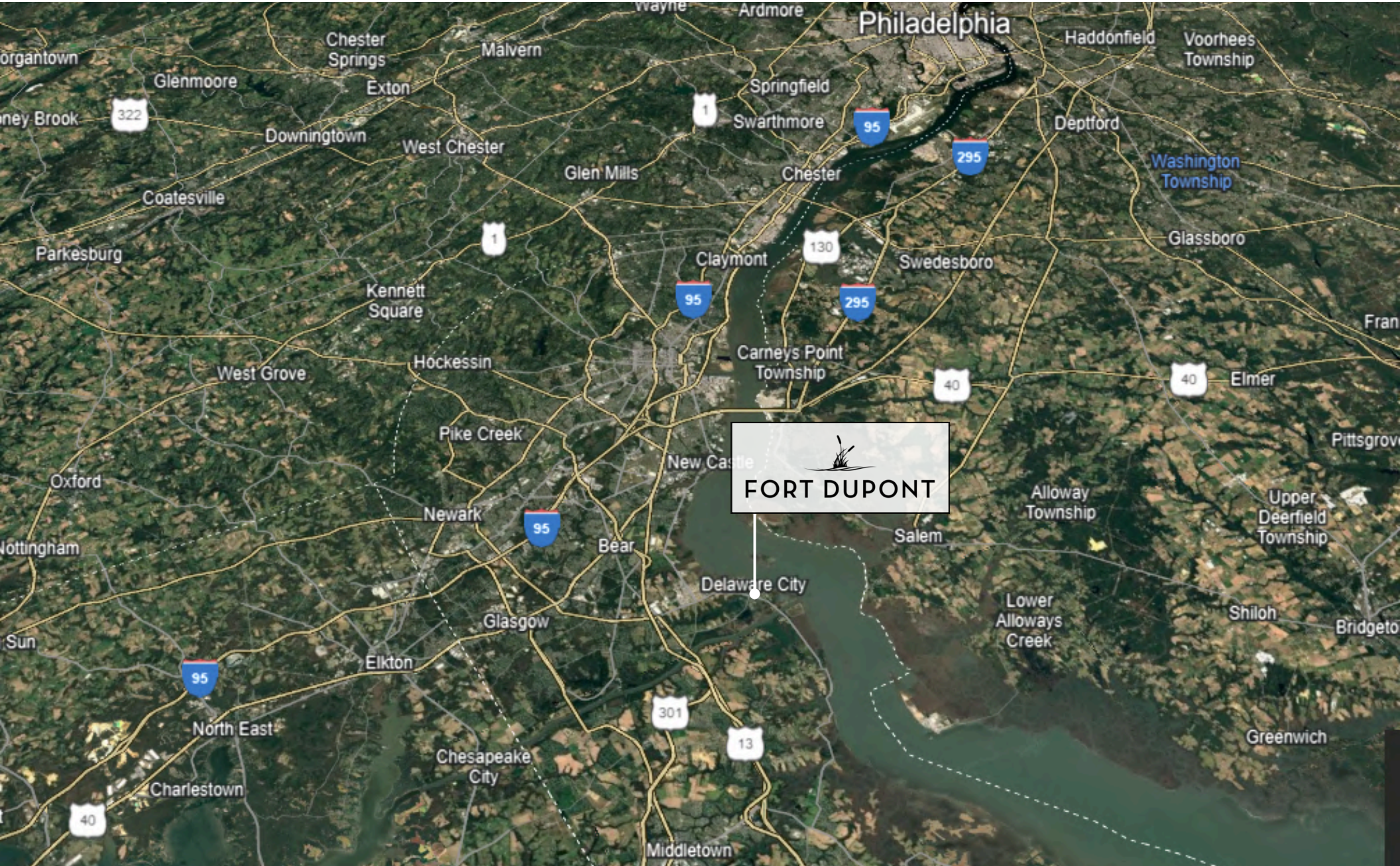
REDEVELOPED DUPLEXES AT FORT DUPONT

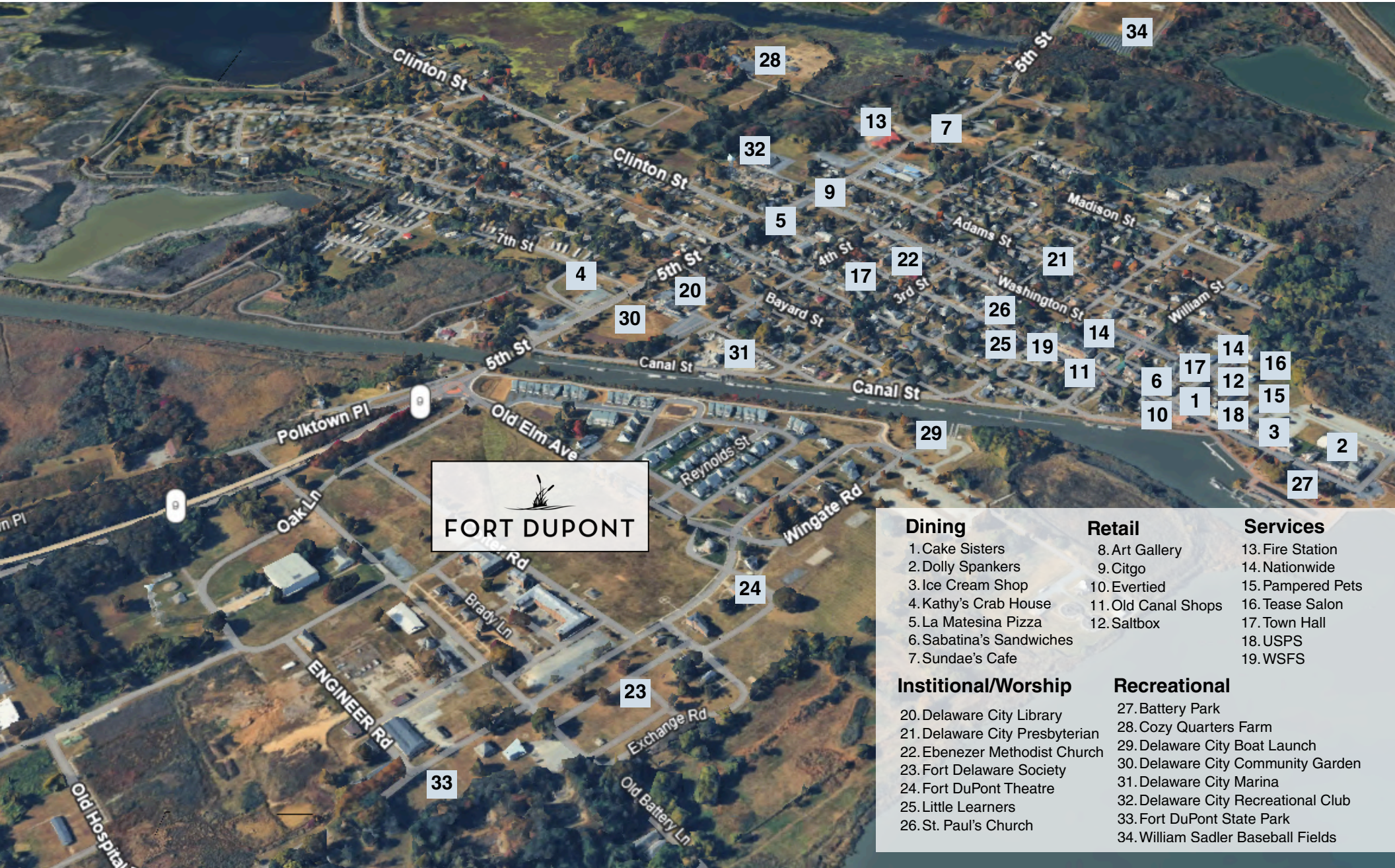






Multifamily Lots
0.23 & 0.24 AC





FORT DUPONT

Dining

- 1. Cake Sisters
- 2. Dolly Spankers
- 3. Ice Cream Shop
- 4. Kathy's Crab House
- 5. La Matesina Pizza
- 6. Sabatina's Sandwiches
- 7. Sundae's Cafe

Retail

- 8. Art Gallery
- 9. Citgo
- 10. Evertied
- 11. Old Canal Shops
- 12. Saltbox

Services

- 13. Fire Station
- 14. Nationwide
- 15. Pampered Pets
- 16. Tease Salon
- 17. Town Hall
- 18. USPS
- 19. WSFS

Institutional/Worship

- 20. Delaware City Library
- 21. Delaware City Presbyterian
- 22. Ebenezer Methodist Church
- 23. Fort Delaware Society
- 24. Fort DuPont Theatre
- 25. Little Learners
- 26. St. Paul's Church

Recreational

- 27. Battery Park
- 28. Cozy Quarters Farm
- 29. Delaware City Boat Launch
- 30. Delaware City Community Garden
- 31. Delaware City Marina
- 32. Delaware City Recreational Club
- 33. Fort DuPont State Park
- 34. William Sadler Baseball Fields



FORT DUPONT

Contact Information

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