

NAI Emory Hill



FORT DUPONT
Historic Waterfront Reimagined

The Paynter Building
Historic Building 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.

The Paynter Building at 2532 Colter Road is a ±20,000 square foot, two-story structure located within the Fort DuPont redevelopment area in Delaware City. Offered at \$900,000, the property presents a significant value-add opportunity for investors and developers seeking to reposition a larger-scale asset within a growing mixed-use community.

The building offers substantial square footage and a flexible layout suitable for a variety of potential uses, including residential conversion, commercial, or mixed-use redevelopment. The site is surrounded by ongoing investment and planned improvements, further enhancing its long-term potential.

The property will require environmental remediation prior to redevelopment, presenting an opportunity for experienced developers to unlock value through strategic planning and redevelopment execution.

ADDRESS

2532 Colter Road, Delaware City, DE 19706

PROPERTY INFORMATION

- Two-story building
- 20,000 ± SF
- Needs environmental remediation prior to development

SALE PRICE

\$900,000



HISTORY

Fort DuPont, located along the Delaware River in Delaware City, was originally established in the 1860s as part of a coastal defense network protecting key Mid-Atlantic port cities, including Wilmington and Philadelphia. The site was expanded over time with military infrastructure and remained an active installation through World War II. Following its decommissioning in the mid-20th century, the property transitioned to state ownership and is now part of the Fort DuPont Historic District, offering a unique setting that blends historic character with long-term redevelopment potential.

The Paynter Building, constructed circa 1940, is a prominent brick structure located along Colter Road within Fort DuPont. Originally developed as military barracks, the building supported operations at the installation through World War II. Following the war, the property transitioned to civilian use under state ownership, serving a variety of functions over time including healthcare and institutional uses. In recent years, the building has remained vacant, positioning it as a candidate for future redevelopment within the broader Fort DuPont revitalization effort.







Conceptual illustration intended for marketing purposes only. Actual conditions, features, and dimensions may vary.



The Paynter Building
20,000 ± SF for Sale

Old Elm Avenue

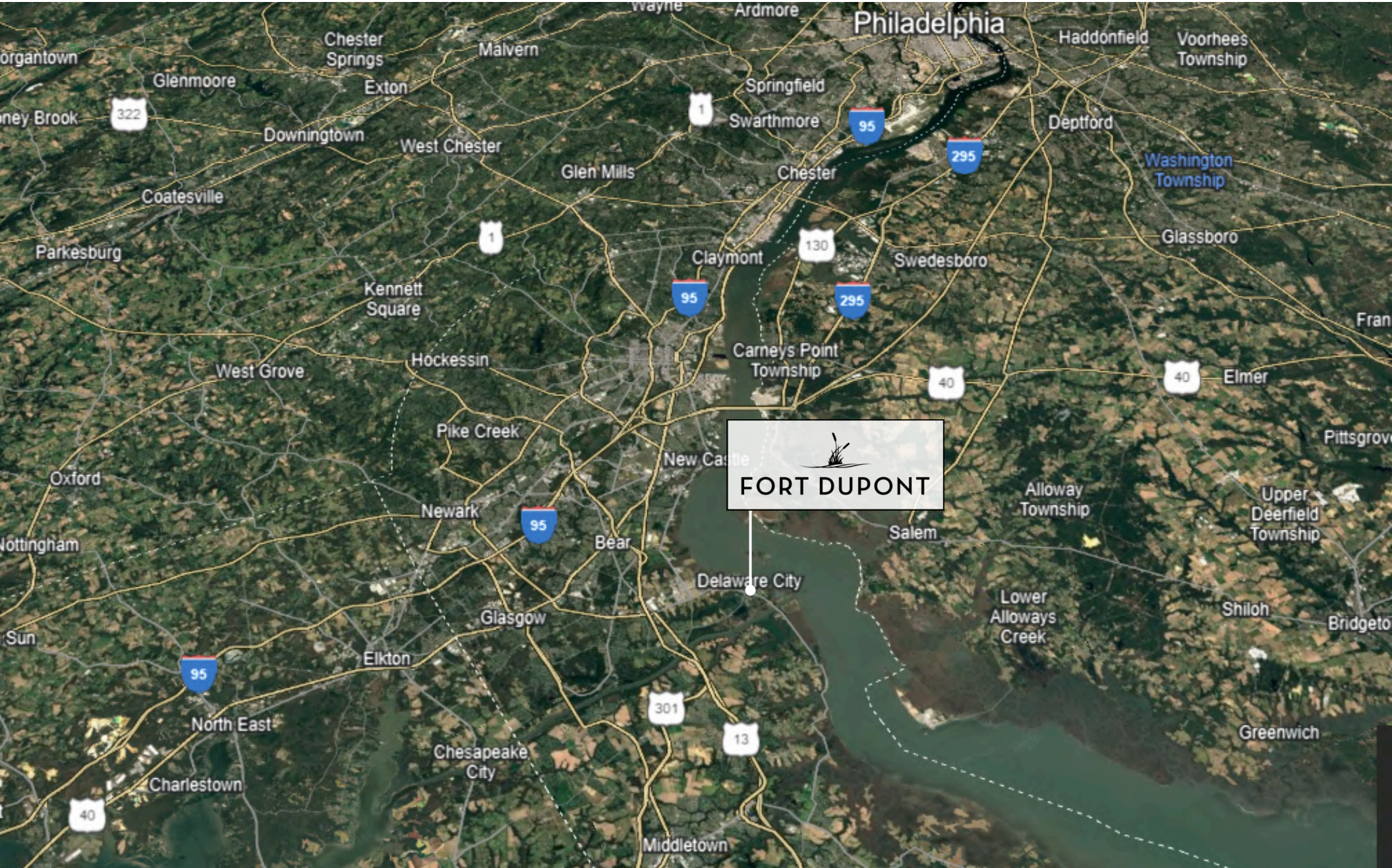
Colter Road

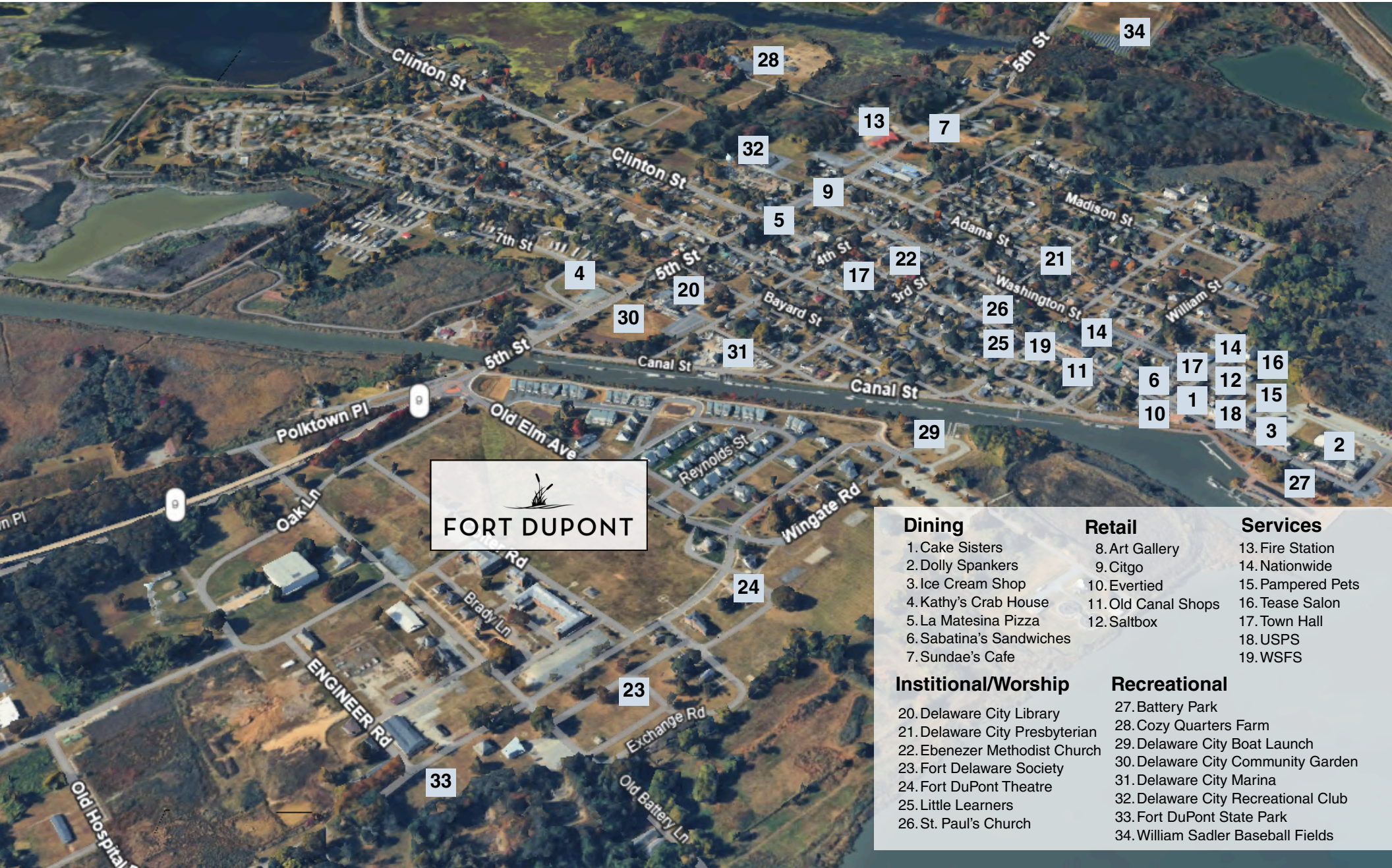
Powers Lane

Old Battery Lane

Oak Lane

Route 9 (Delaware City Port Penn Road)





FORT DUPONT

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| <p>Dining</p> <ul style="list-style-type: none"> 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 | <p>Retail</p> <ul style="list-style-type: none"> 8. Art Gallery 9. Citgo 10. Evertied 11. Old Canal Shops 12. Saltbox | <p>Services</p> <ul style="list-style-type: none"> 13. Fire Station 14. Nationwide 15. Pampered Pets 16. Tease Salon 17. Town Hall 18. USPS 19. WSFS |
| <p>Institutional/Worship</p> <ul style="list-style-type: none"> 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 | <p>Recreational</p> <ul style="list-style-type: none"> 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

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