

NAI Emory Hill



FORT DUPONT

Historic Waterfront Reimagined

The Guard House
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.

FORT DUPONT *The Guard House Building*

Located at 1653 Maple Boulevard, this unique former military Guard House property presents a redevelopment opportunity in the Fort DuPont community. Offered at \$110,000, the vacant 1.5-story building is ready for immediate redevelopment or adaptive reuse.

The property includes an adjacent lot providing potential for expansion, parking, or future site improvements. With its distinctive character and flexible redevelopment possibilities, this property is ideal for investors, entrepreneurs, or creative commercial users seeking a unique project opportunity.

ADDRESS

1653 Maple Boulevard, Delaware City, DE 19706

PROPERTY INFORMATION

- 3,006 ± SF
- 0.32 ± AC total
- Ready for redevelopment
- Includes small parcel of land adjacent to building

SALE PRICE

\$110,000

ZONING & TAX CREDITS

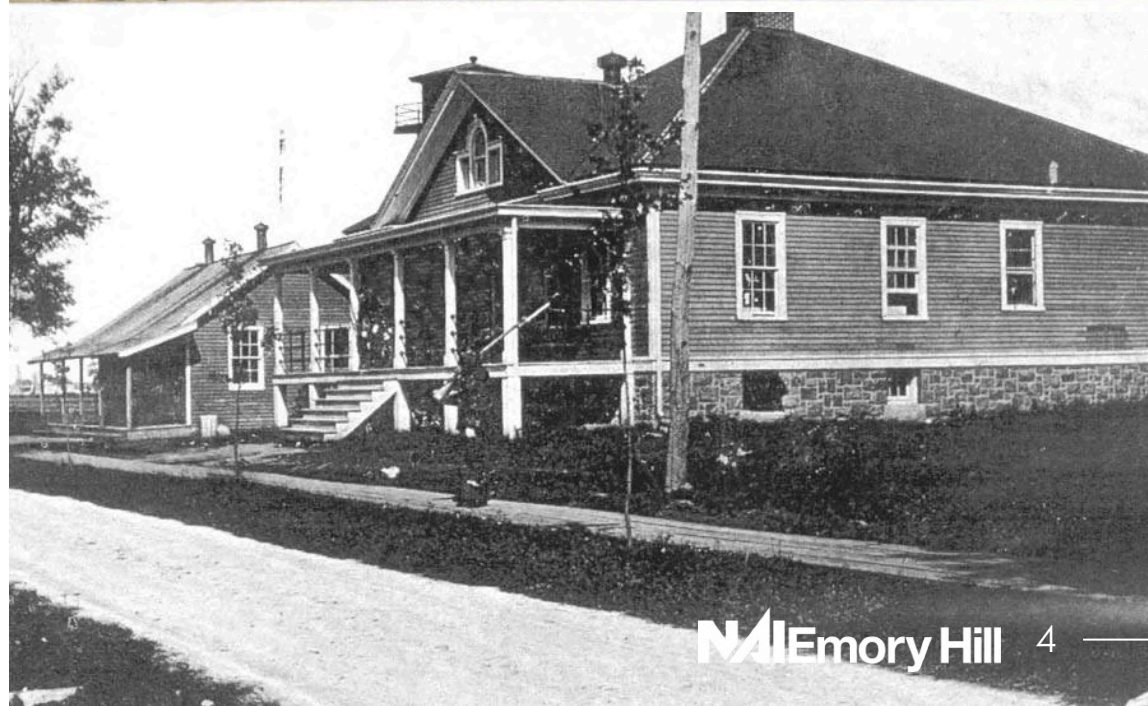
- 22-HPR (Historic Preservation & Redevelopment)
- Eligible for tax preservation credits via the Delaware Historic Preservation Tax Credit Program
- The credit provides up to 30% for owner-occupied residential properties and 20% for income-producing properties.

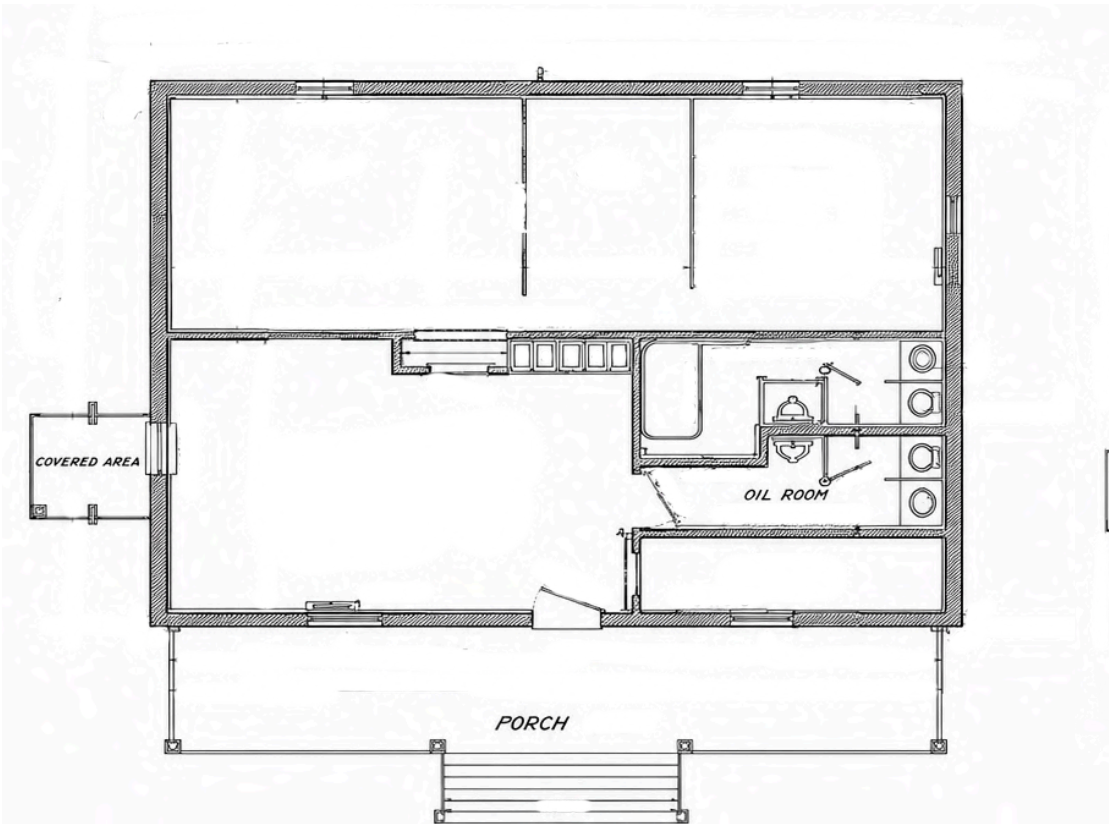


HISTORY

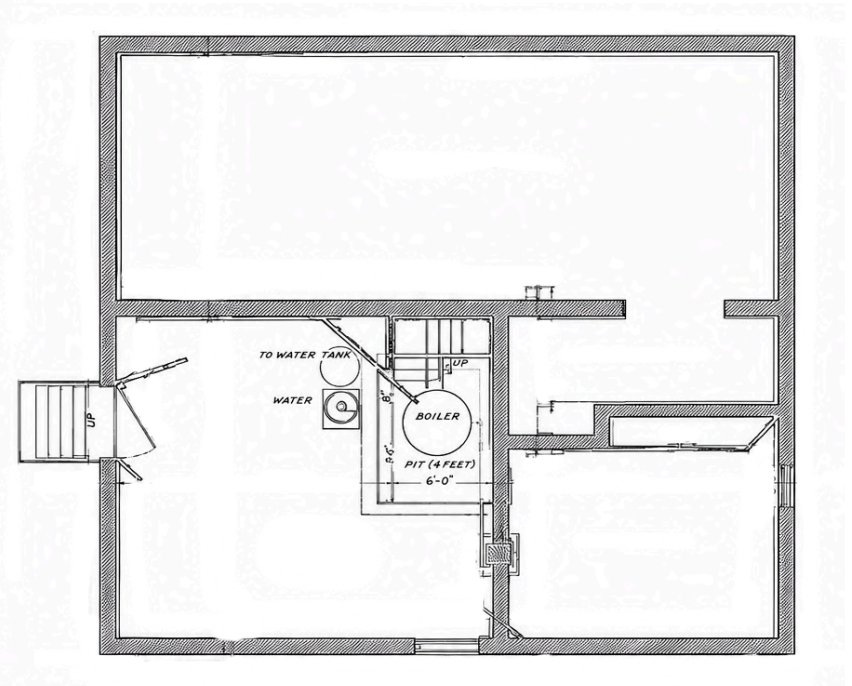
Fort DuPont, located along the Delaware River in Delaware City, was originally established in the 1860s as part of a coastal defense network protecting key Mid-Atlantic port cities, including Wilmington and Philadelphia. The site was expanded over time with military infrastructure and remained an active 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.

Constructed in 1901, the **Guard House** at Fort DuPont served as an essential support building within the military campus. The structure is notable for its distinctive architectural character, historic integrity, and unique interior construction, including original tin-lined walls and ceilings. Originally designed for guard operations and military detention, the building remains one of the more architecturally unique surviving structures at Fort DuPont and offers a rare connection to the site’s military history.





Floor Plan



Cellar & Foundation Plan

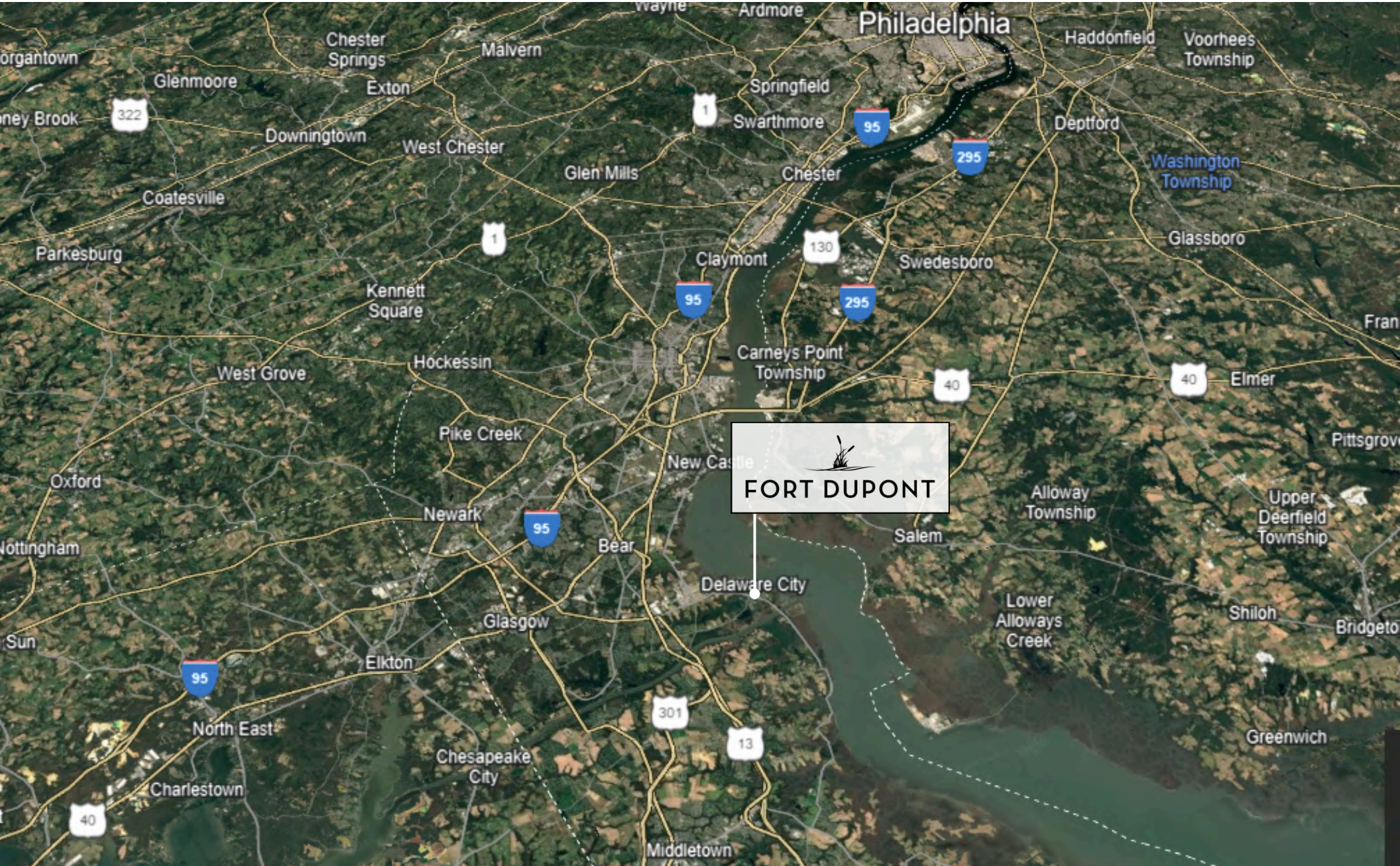
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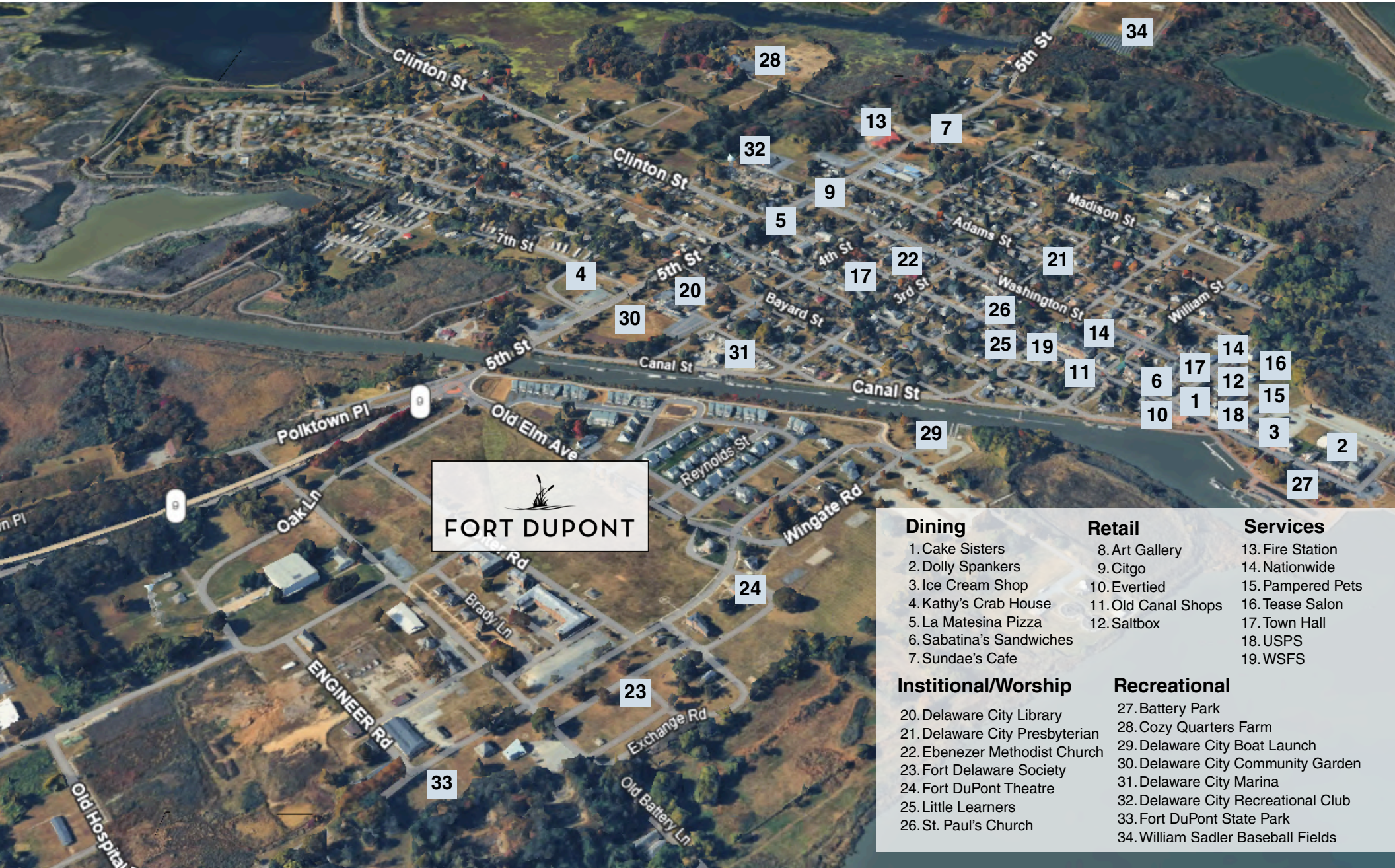


Conceptual illustration intended for marketing purposes only. Actual conditions, features, and dimensions may vary.



The Guard House Building
3,006 ± SF for Sale





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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

Contact Information

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