

FOR SALE



OFFERING MEMORANDUM

PORTFOLIO OF 5 ASSETS, GEORGETOWN, DE 19947



FOR SALE

CONTENTS

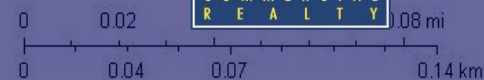
- 01 Executive Summary
 - Investment Summary
- 02 Location
 - Location Summary
- 03 Property Description
 - Property Images
- 04 Demographics
 - General Demographics
 - Race Demographics



Exclusively Marketed by:

Keith Walpole
 R&R Commercial Realty
 (302) 236-7053

March 31 keithwalpole@yahoo.com



- Override 1
- Tax Parcel
- Streets
- TaxParcel
- County Boundaries

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR SALE

01 Executive Summary

Investment Summary

ADDRESS **Portfolio of 5 Assets**
Georgetown DE 19947

PRICE **\$1,490,000**

2026 Population	1,219	7,074	25,455
2026 Median HH Income	\$79,192	\$82,899	\$82,696
2026 Average HH Income	\$93,738	\$103,709	\$110,791



Keith Walpole
(302) 236-7053
keithwalpole@yahoo.com

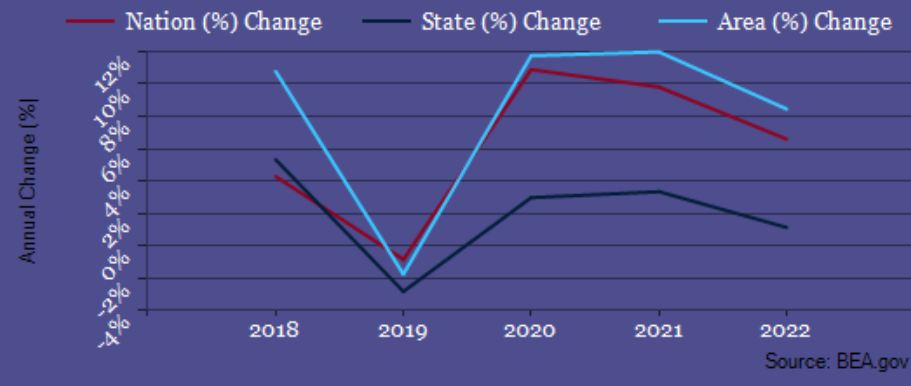
FOR SALE

02 Location

Location Summary

Mountaire	3,000
Perdue, Inc.	1,416
Sussex County Industrial Airpark	1,100
Allen Harim Foods	1,000
Indian River School District	900
Sussex County Government	450
Eastern Shore Poultry	356
State of Delaware	

Sussex County GDP Trend



Keith Walpole
 (302) 236-7053
 keithwalpole@yahoo.com

FOR SALE

03 **Property Description**
Property Images





March 30, 2026

Override 1 Tax Parcels - Streets
 c:Joverride1 TaxParcel County Boundaries

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.08 mi

Delaware Department of Education, Delaware Department of Natural Resources and Environmental Control (DNREC). Aerial mapping is supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, U.S. Geological Survey.



March 30, 2026

Override 1 Tax Parcels - Streets
 Override 1 TaxParcel County Boundaries

1:2,257

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

Delaware Department of Education, Delaware Department of Natural Resources and Environmental Control (DNREC). Aerial mapping is supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, U.S. Geological Survey.

Sussex County



March 30, 2026

Override 1 Tax Parcels - Streets
 Override 1 TaxParcel County Boundaries

1:2,257

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

Delaware Department of Education, Delaware Department of Natural Resources and Environmental Control (DNREC). Aerial mapping is supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, U.S. Geological Survey.

Sussex County



March 30, 2026

Override 1 Tax Parcels - Streets
 Override 1 TaxParcel County Boundaries

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Delaware Department of Education, Delaware Department of Natural Resources and Environmental Control (DNREC). Aerial mapping is supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, U.S. Geological Survey.

FOR SALE

04 Demographics

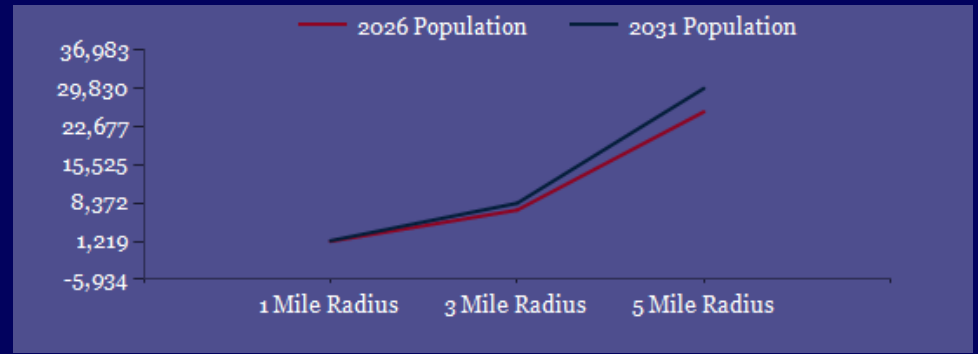
General Demographics

Race Demographics

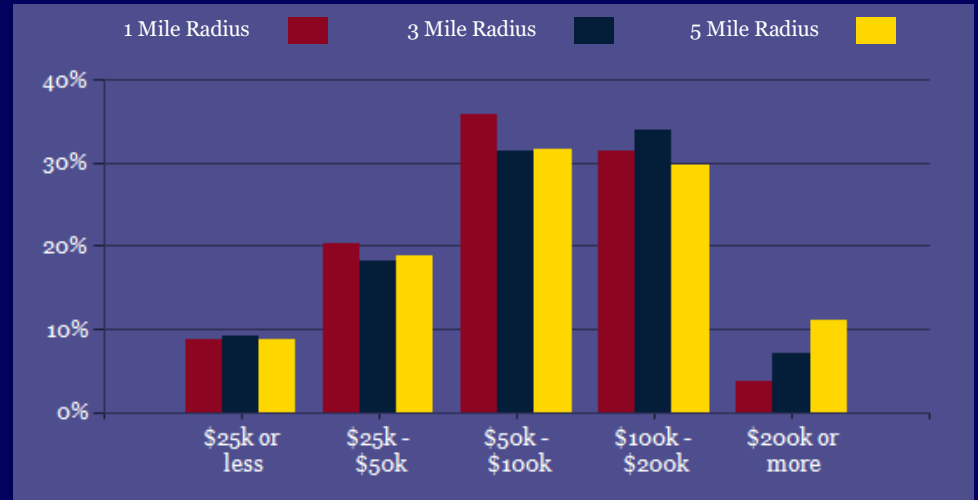
04

2000 Population	403	3,026	10,195
2010 Population	670	4,185	14,675
2026 Population	1,219	7,074	25,455
2031 Population	1,339	8,357	29,830
2026 African American	65	548	1,656
2026 American Indian	6	60	203
2026 Asian	17	81	407
2026 Hispanic	78	699	2,783
2026 Other Race	34	327	1,446
2026 White	1,013	5,521	20,025
2026 Multiracial	84	536	1,713
2026-2031: Population: Growth Rate	9.50%	16.95%	16.10%

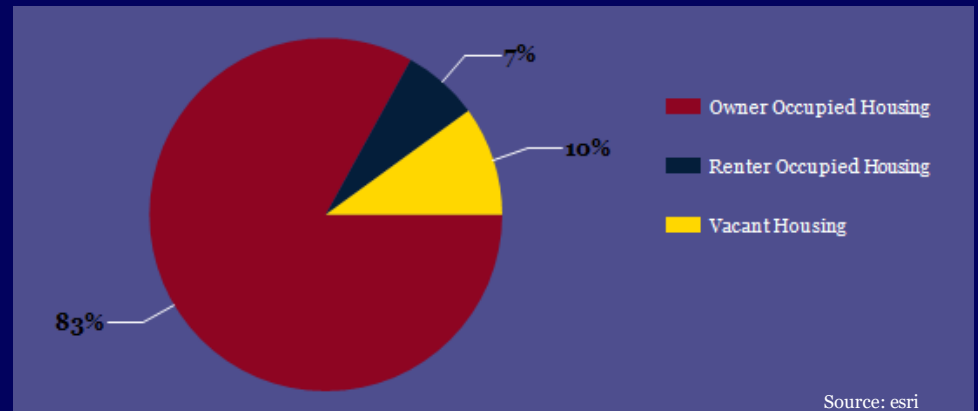
less than \$15,000	31	155	565
\$15,000-\$24,999	12	112	375
\$25,000-\$34,999	11	119	674
\$35,000-\$49,999	90	415	1,353
\$50,000-\$74,999	83	502	1,833
\$75,000-\$99,999	94	416	1,565
\$100,000-\$149,999	94	639	1,952
\$150,000-\$199,999	62	356	1,256
\$200,000 or greater	18	210	1,195
Median HH Income	\$79,192	\$82,899	\$82,696
Average HH Income	\$93,738	\$103,709	\$110,791



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

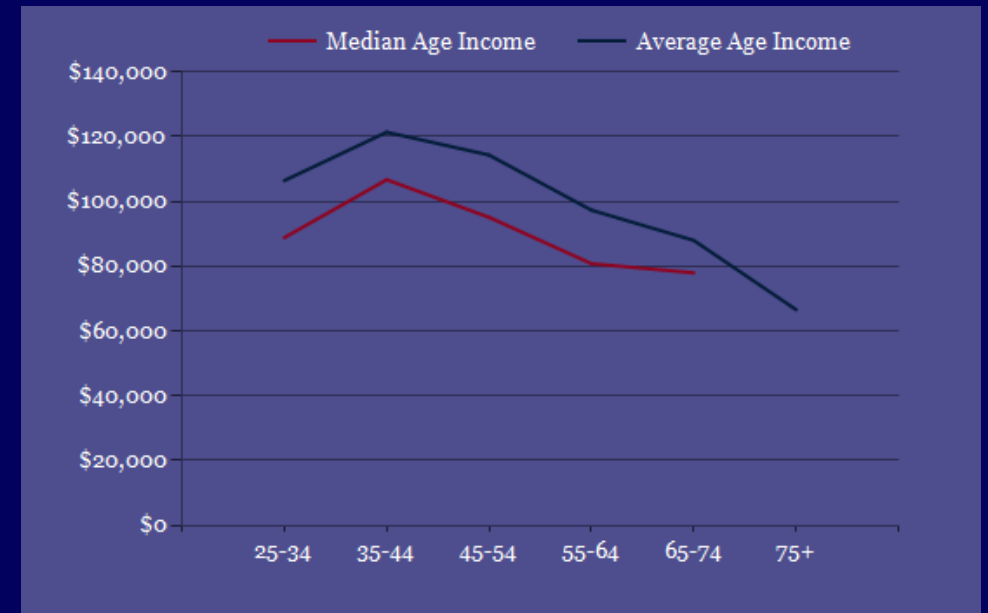
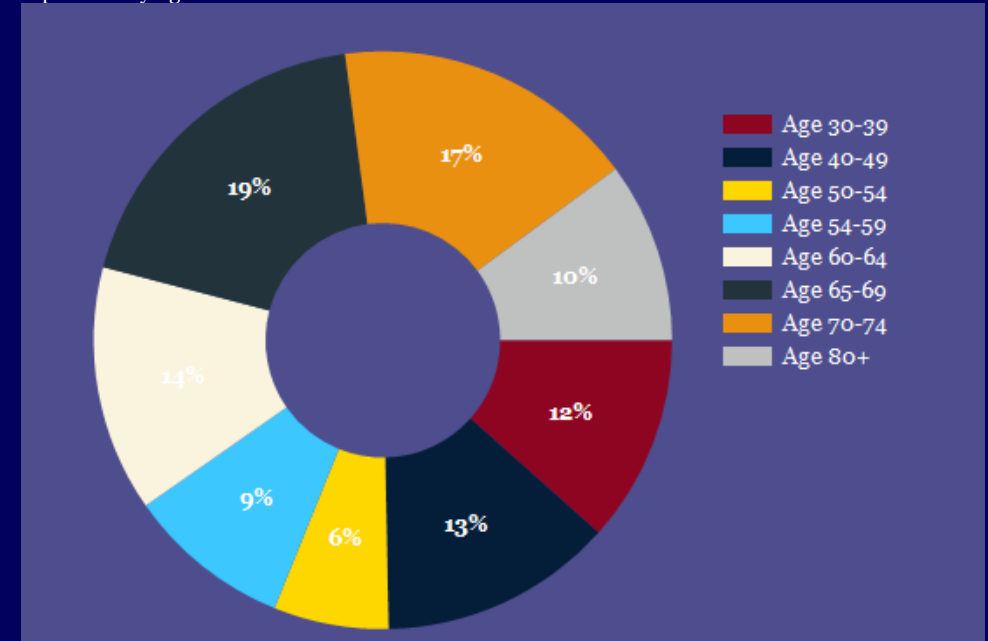


Keith Walpole
(302) 236-7053
keithwalpole@yahoo.com

2026 Population Age 30-34	52	319	1,072
2026 Population Age 35-39	49	372	1,326
2026 Population Age 40-44	60	368	1,345
2026 Population Age 45-49	54	335	1,202
2026 Population Age 50-54	56	362	1,304
2026 Population Age 55-59	80	438	1,486
2026 Population Age 60-64	120	603	2,126
2026 Population Age 65-69	164	828	2,639
2026 Population Age 70-74	148	764	2,686
2026 Population Age 75-79	88	461	2,124
2026 Population Age 80-84	40	228	1,064
2026 Population Age 85+	19	112	587
2026 Population Age 18+	1,031	5,845	21,337
2026 Median Age	58	54	55
2031 Median Age	59	54	55

Median Household Income 25-34	\$88,860	\$86,443	\$84,080
Average Household Income 25-34	\$106,462	\$109,996	\$109,840
Median Household Income 35-44	\$106,752	\$110,187	\$106,606
Average Household Income 35-44	\$121,423	\$131,589	\$134,878
Median Household Income 45-54	\$95,140	\$102,009	\$102,037
Average Household Income 45-54	\$114,369	\$125,191	\$135,750
Median Household Income 55-64	\$80,823	\$93,420	\$97,452
Average Household Income 55-64	\$97,349	\$110,950	\$124,195
Median Household Income 65-74	\$77,971	\$82,375	\$84,266
Average Household Income 65-74	\$87,998	\$98,132	\$109,158
Average Household Income 75+	\$66,586	\$71,836	\$78,194

Population By Age



Keith Walpole
(302) 236-7053
keithwalpole@yahoo.com

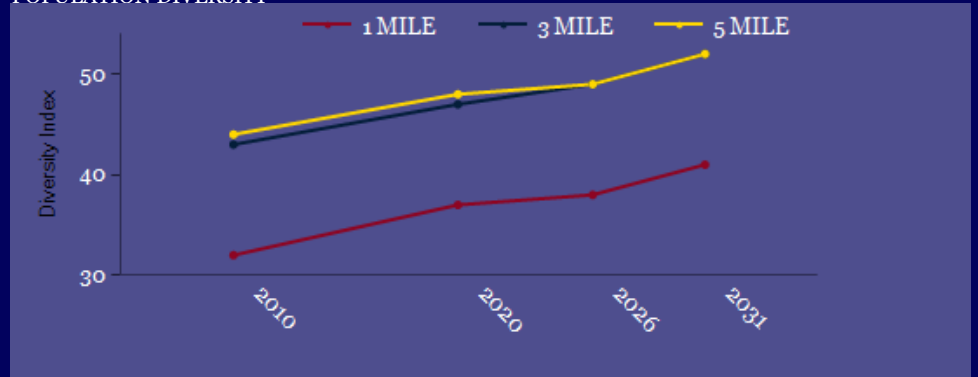
Diversity Index (+5 years)	41	52	52
Diversity Index (current year)	39	49	49
Diversity Index (2020)	37	47	48
Diversity Index (2010)	32	43	44

POPULATION BY RACE



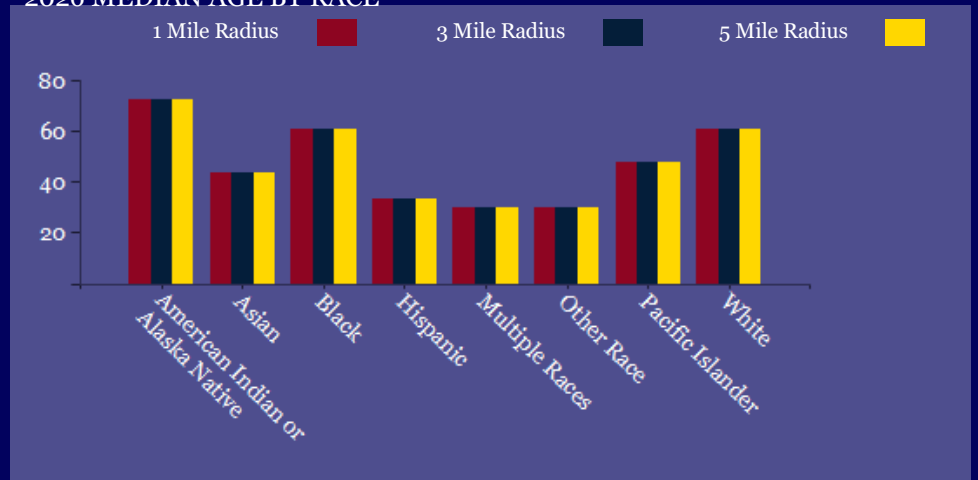
African American	5%	7%	6%
American Indian	0%	1%	1%
Asian	1%	1%	1%
Hispanic	6%	9%	10%
Multiracial	6%	7%	6%
Other Race	3%	4%	5%
White	78%	71%	71%

POPULATION DIVERSITY



Median American Indian/Alaska Native Age	73	38	34
Median Asian Age	44	40	46
Median Black Age	61	49	48
Median Hispanic Age	33	27	27
Median Multiple Races Age	30	28	29
Median Other Race Age	30	27	27
Median Pacific Islander Age	48	48	48
Median White Age	61	58	60

2026 MEDIAN AGE BY RACE



Keith Walpole
 (302) 236-7053
 keithwalpole@yahoo.com

Sussex County

CONFIDENTIALITY and DISCLAIMER

All information contained herein is believed to be accurate, however, was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.

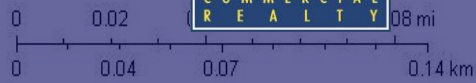


Exclusively Marketed by:

Keith Walpole
R&R Commercial Realty
(302) 236-7053

March 31 keithwalpole@yahoo.com

- Override 1
- Tax Parcels
- Streets
- County Boundaries



<http://www.randcommercialrealty.com>
Delaware Department of Education, Delaware Department of Natural Resources and Environmental Control (DNREC), powered by CREOP, supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, U.S. Geological