

# THE KENNEDY FARM

## **Data:**

- Tax Parcel # 11-029.00-009; Bear DE 19701
- Industrial Zoning – New Castle County UDC

## **Natural Resources:**

- Blue Line Stream
- Wetlands
- Young & Mature Forest

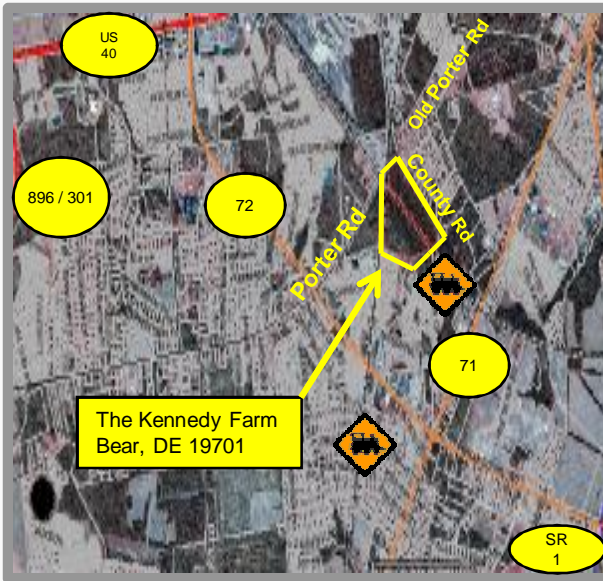
## **Easements & Rights of Way:**

- Railroad – Norfolk Southern
- Natural Gas – Eastern Shore
- Sanitary Sewer – New Castle County
- TeleCom – AT & T ( Within RR Easement )

## **Utilities:**

- Electric – Delmarva Power: 3-phase on site
- Water – Artesian: 12” Line on County Road
- Natural Gas – Delmarva: Not on site, but nearby and available
- Sewer – New Castle County: On Site w/capacity

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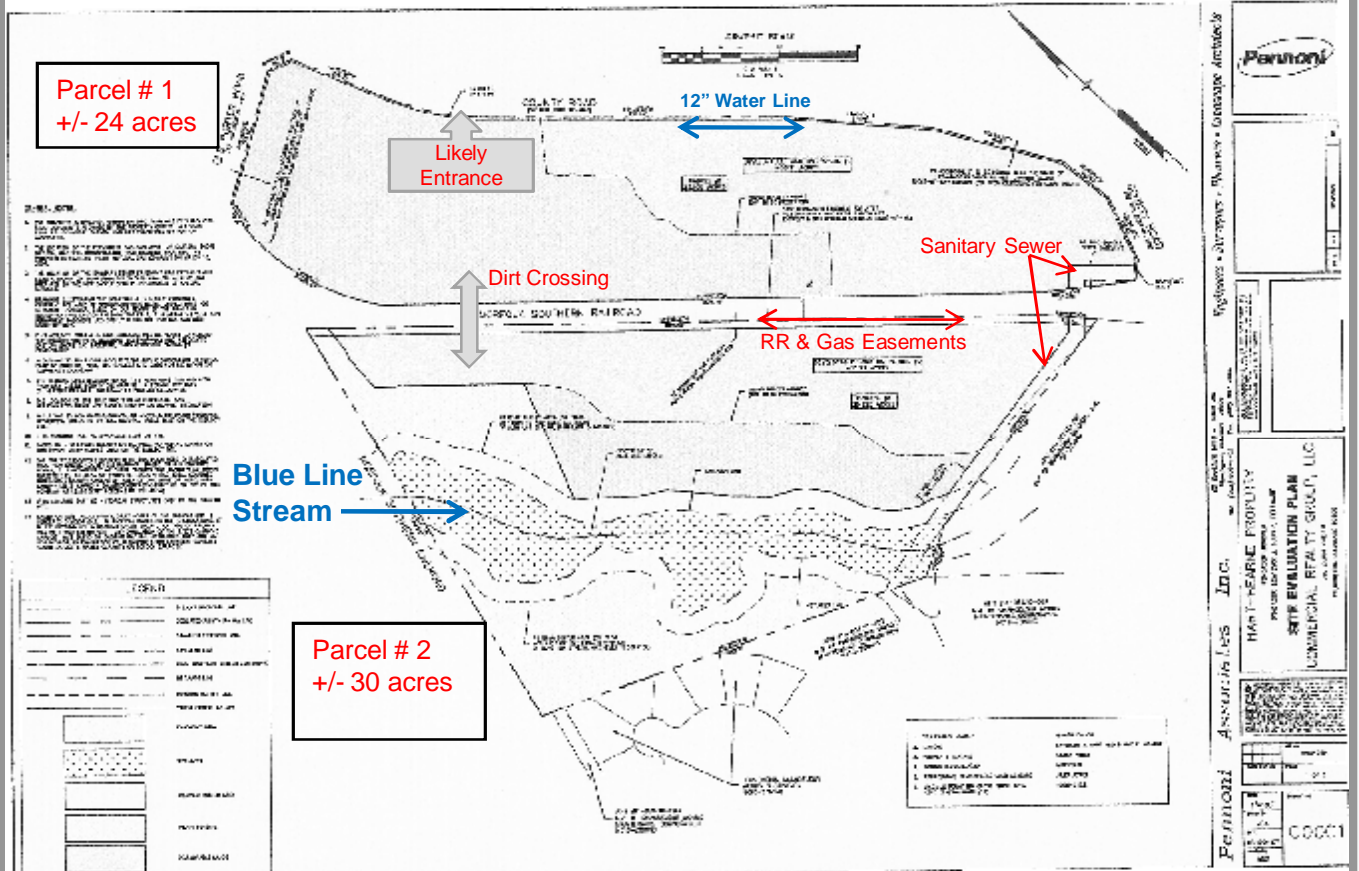


Kennedy Farm To:

- US 40 – 1.3 miles
- SR 1 – 1.5 miles
- SR 896 / US 301 – 2.75 miles
- I - 95 – 5.5 miles



Kennedy Farm  
Bear, DE



Parcel # 1  
+/- 24 acres

Parcel # 2  
+/- 30 acres

Permon

Permon Associates, Inc.

MAN FEARIE PROPERTY  
SITE EVALUATION PLAN  
COMMERCIAL REALTY GROUP, LLC

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The Kennedy Farm is an unimproved parcel of land consisting of approximately 53 acres, located at the intersection of Porter Road, Old Porter Road & County Road in Bear, Delaware. The site is wooded and the terrain is mostly level with a gentle slope toward the stream at the rear of the property. Bisecting the property is an active Norfolk Southern rail line. The property has been undisturbed for 25 years when active farming ceased.

A site assessment was performed by Pennoni Associates, Consulting Engineers, in March 2007. Based on their calculations, 37.07 acres of the site is rendered developable. In addition, based on their calculations, it is conceivable that a maximum gross square footage of 990,640 may be permitted on site. Their evaluation of the site's carrying capacity was based on existing natural resources only and did not include an evaluation of transportation, sanitary sewer capacity, water capacity or school capacity. A copy of this assessment is available upon request.

This property is offered for sale at \$2,000,000.00

*For More Information please contact*

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