

NAI Emory Hill



FORT DUPONT

Historic Waterfront Reimagined

**Land Available for
Residential Development**

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 Colter Road Parcel at 1024 Colter Road is a ±6-acre development site located within the Fort DuPont redevelopment area in Delaware City. The property offers a prime opportunity for multifamily residential development, with ample acreage to support a well-designed community that aligns with the broader vision for the area.

Surrounded by ongoing investment and a growing mix of residential, recreational, and open space amenities, the site is ideally positioned to capitalize on continued growth and demand in the market. Its flexible layout allows for a range of multifamily configurations, making it well-suited for developers seeking to deliver thoughtfully integrated housing within a unique and evolving waterfront environment.

ADDRESS

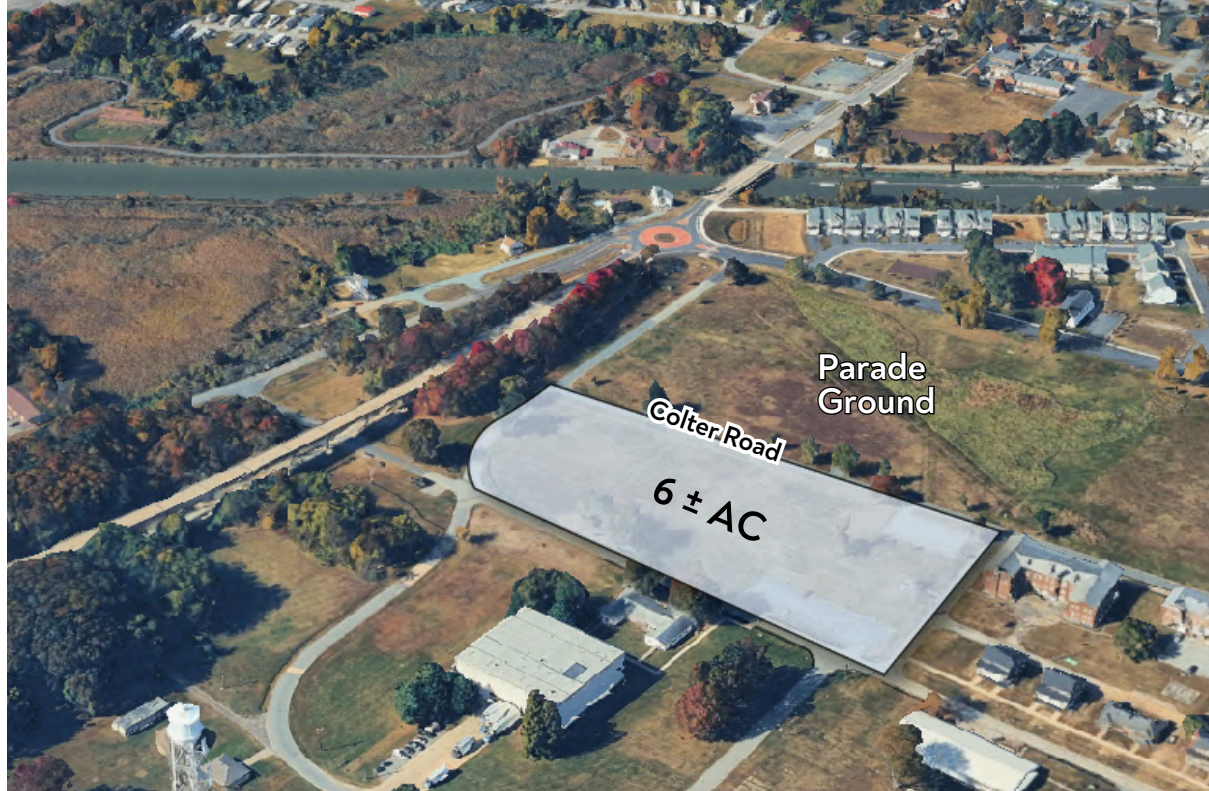
1024 Colter Road, Delaware City, DE 19706

PROPERTY INFORMATION

- 6 ± AC
- Multifamily residential development opportunity

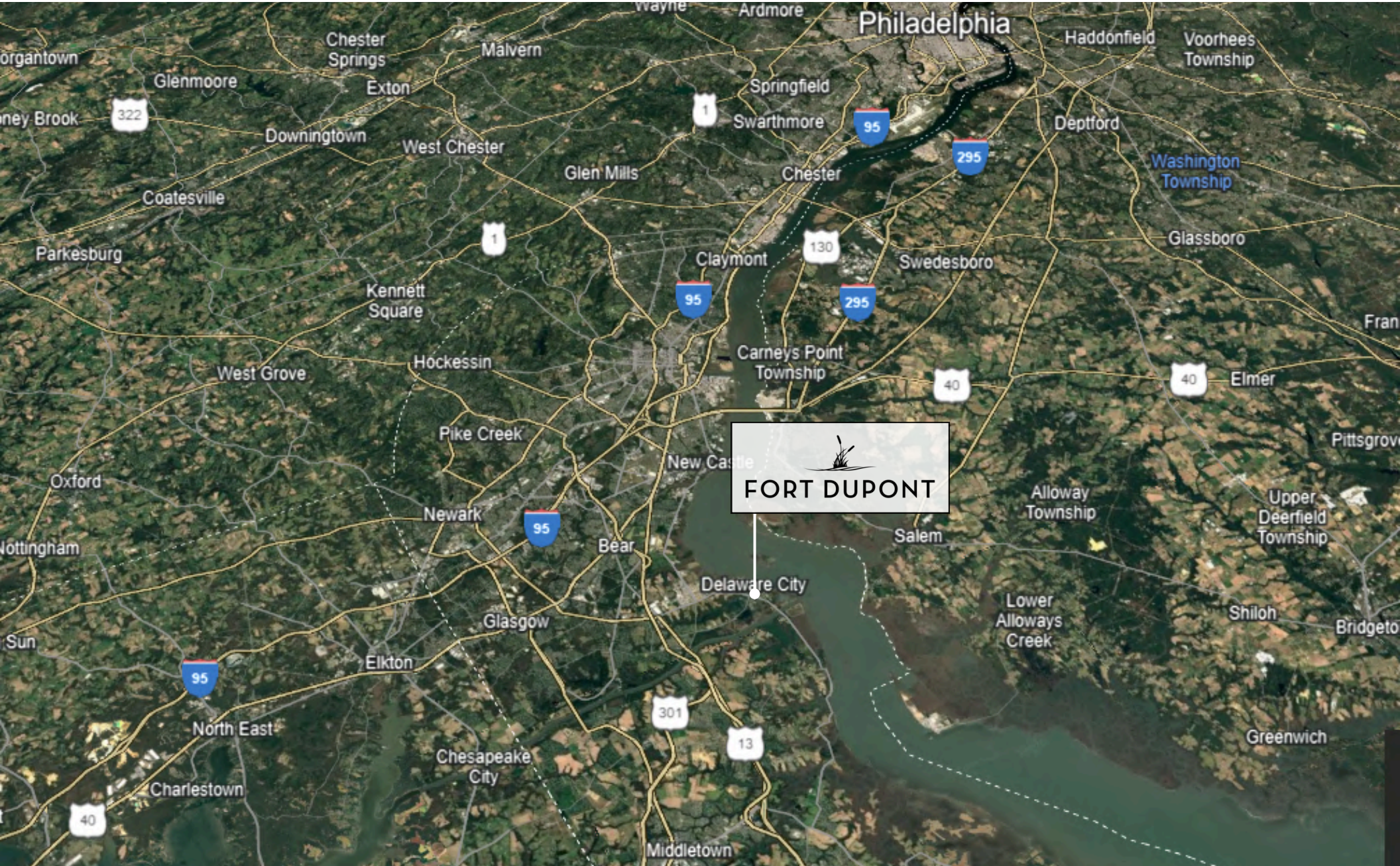
SALE PRICE

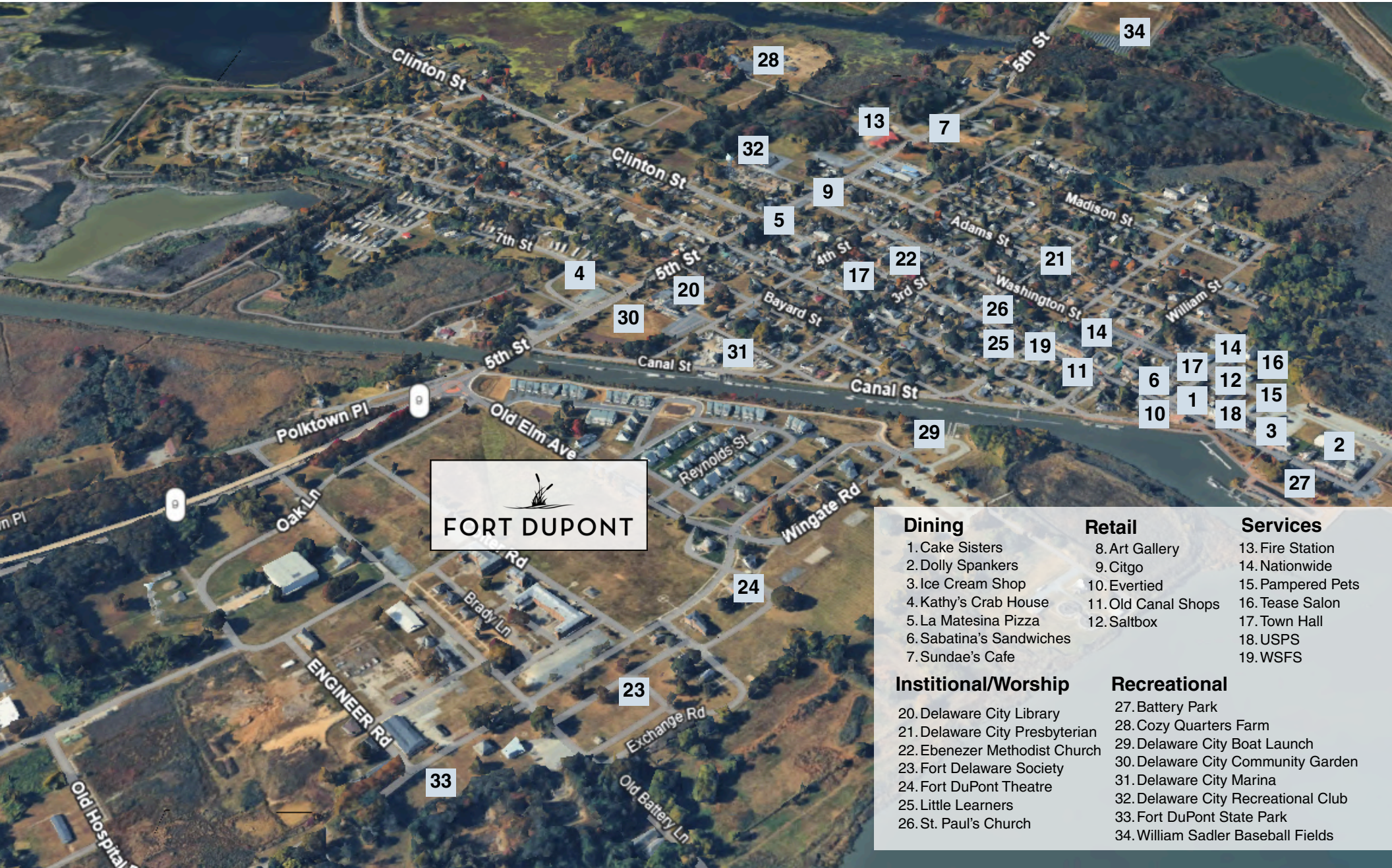
Call for Pricing





Colter Road Parcel
6 ± AC for Sale





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

Contact Information

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