



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

MEMORANDUM

TO: Robby Brown
Land Services

VIA: Beth Rosebrooks
Land Services Manager

FROM: Maureen P. Zito
Appraisal Services Manager

Date: August 8, 2018

RE: Excess Land
K-252 Tax Id No. 5-00-14100-01-0800
K-253 Tax Id No. 5-08-14100-01-0200
Frederica, Kent County, Delaware 19946

These parcels of land were acquired as part of the SR 1 Corridor Capacity Program in 2011 through project 25-129-01. Through the Corridor Capacity Program a denial-of-access has been imposed along the frontage of SR 1.

K-252 also known as tax parcel number 5-00-14100-01-0800 is a trapezoid shaped parcel containing 2.97 acres of vacant land with an Agricultural Conservation zoning classification. The lands are impacted by wetlands along western border. K-253 also known as tax parcel number 5-08-14100-01-0200 is within the town of Frederica. The parcel is an irregular shaped parcel containing 8.60 acres of vacant land with Commercial (C-1) zoning classification. The lands are impacted by wetlands along northwestern border. The properties are landlocked due to the denial of access. The highest and best use for these parcels would probably be to assemble with the adjoining parcel owned by JMER Properties.

The determination of Independent Utility is made by the Department based on criteria in – Delaware Code Title 17 §137(b) (4) Acquisition and sale of real property.

