



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

**MEMORANDUM**

**TO:** The Honorable John Carney  
Members of the 153<sup>rd</sup> General Assembly

**FROM:** Shanté Hastings, Acting Secretary *SAH*

**DATE:** December 31, 2024

**SUBJECT:** 2024 Annual Right of Way Report

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The Department of Transportation is required by 17 Del. C. §137(a)(3) and 17 Del. C. §137(b)(11) to provide the Governor and General Assembly with an annual report detailing parcels acquired through the Advanced Acquisition Process and parcels acquired for projects, excess/surplus properties and the disposition of properties, respectively. The 2024 annual report is attached. Please let me know if you have any questions or require any additional information.



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## 2024 Annual Right of Way Report

The Department provides an annual report to the Governor and General Assembly to summarize parcels acquired for projects, excess/surplus properties and the disposition of properties as defined in 17 Del. C. §137(b)(11) and to identify all properties acquired through the Advanced Acquisition process as defined in 17 Del. C. §137(a)(3).

### Properties Acquired for Projects

The Department acquires partial and full parcels to construct transportation improvements for capital projects. There were 127 areas of fee simple acquisition that settled from December 1, 2023 to December 1, 2024 containing approximately 60.08 acres +/- . The projects and associated parcels are included below with pertinent information:

#### New Castle County

- **T201504401 Elkton Road, MD Line to Casho Mill Road**
  - 18-057.00-004 – Elkton Road, Newark 0.5204 ac.
- **T201611902 US 40 Widening Salem Church Road to Walther Road**
  - 10-048.00-001 – 1598 Pulaski Highway, Newark 0.3509 ac.
  - 11-019.00-039 – 847 Salem Church Road, Newark 0.0106 ac.
  - 11-023.00-038 – Pulaski Highway, Newark 0.0831 ac.
  - 10-043.30-314 – 1551 Pulaski Highway, Newark 0.0311 ac.
  - 10-043.10-325 – 10 Swansea Lane, Newark 0.1788 ac.
- **T201901102 US13 Paving and Pedestrian Improvements – Llangollen Blvd to Bacon/Boulden Blvd**
  - 10-014.30-497 – 801 North DuPont Blvd., New Castle 0.1637 ac.
- **T201907102 BR 1-447 on N449 Taylors Bridge Road over Blackbird Creek**
  - 15-004.00-010 – 1150 Taylors Bridge Road, Townsend 0.1522 ac.
  - 14-013.00-019 – 986 Taylors Bridge Road, Townsend 0.1809 ac.
- **T202009902 Dragon Run Tide Gates Replacement**
  - 22-003.00-001 – Wrangle Hill Road, New Castle 0.0168 ac.
  - 12-021.00-003 – Wrangle Hill Road, New Castle 0.0117 ac.

- **T202201501 School Lane Trail**
  - 10-625.00-002 – 713 East Basin Road, New Castle 0.7455 ac.

Kent County

- **T201500202 HEP KC, US13, Lochmeath Way to Puncheon Run Connector**
  - 7-02-094.00-01-30.00 – 4590 South DuPont Highway, Camden-Wyoming 0.0610 ac.
- **T201604501 K104, Kenton Road, SR8 to Chestnut Grove Road**
  - 2-05-067.17-02-59.00 – 908 Kenton Road, Dover 0.0214 ac.
  - 2-05-076.06-08-25.01 – North Caroline Place, Dover 0.0081 ac.
- **T201709502 West Camden Bypass**
  - 7-02-094.00-01-02.01 – 124 Vepco Boulevard, Camden-Wyoming 0.9028 ac.
  - 7-02-094.00-01-12.07 – Voshells Mill Road, Camden-Wyoming 1.6475 ac.
  - 7-02-094.00-01-12.06 – East Street, Camden-Wyoming 0.0162 ac.
  - 7-02-094.00-01-05.00 – 11676 Willow Grove Road, Camden-Wyoming 0.3961 ac.
  - 7-02-094.00-01-03.00 – Willow Grove Road, Camden-Wyoming 3.9686 ac.
  - 7-02-094.00-01-20.00 – 129 Cochran Road, Camden-Wyoming 0.0551 ac.
  - 7-02-094.14-01-15.00 – 11974 Willow Grove Road, Camden-Wyoming 0.0507 ac.
  - 7-02-094.00-01-40.04 – 185 South Street, Camden-Wyoming 0.0253 ac.
  - 7-02-094.00-01-10.00 – 3977 Upper King Road, Camden-Wyoming 28.4018 ac.
  - 7-02-094.00-01-41.00 – 199 South Street, Camden-Wyoming 0.0499 ac.
  - 7-02-094.00-01-12.04 – Friends Way, Camden-Wyoming 0.5183 ac.
  - 7-02-094.00-01-12.01 – 109 South Main Street, Camden-Wyoming 0.0225 ac.
  - 7-02-094.00-01-12.05 – 109 South Main Street, Camden-Wyoming 1.0680 ac.
  - 7-02-094.00-01-12.03 – South Main Street, Camden-Wyoming 0.0083 ac.
  - 7-02-094.00-01-03.00 – Willow Grove Road, Camden-Wyoming 0.2550 ac.
- **T201800801 Walnut Shade Road, US13 to Peachtree Run**
  - 7-00-111.02-04-20.00 – 101 Sunwood Drive, Dover 0.0056 ac.
  - 7-00-111.02-04-21.00 – 101 Sunwood Drive, Dover 0.0056 ac.
  - 7-00-111.00-01-29.00 – 823 Walnut Shade Road, Dover 0.0089 ac.
  - 7-00-111.00-01-29.01 – 941 Walnut Shade Road, Dover 0.0652 ac.
  - 7-00-111.00-01-35.07 – 993 Walnut Shade Road, Dover 0.0814 ac.
  - 7-00-111.02-01-02.00 – 48 Woodside Drive, Magnolia 0.0118 ac.
  - 7-00-111.00-01-35.03 – 1065 Walnut Shade Road, Dover 0.0327 ac.
  - 7-00-111.02-04-01.00 – 1194 Walnut Shade Road, Dover 0.0268 ac.
  - 7-00-111.00-01-30.02 – 1195 Walnut Shade Road, Dover 0.1610 ac.
  - 7-00-111.00-01-35.06 – 964 Walnut Shade Road, Dover 0.0389 ac.
  - 7-00-111.00-01-35.04 – 1039 Walnut Shade Road, Dover 0.0777 ac.
  - 7-00-111.00-01-30.08 – Ancestors Place, Dover 0.0043 ac.
  - 7-00-111.00-02-04.06 – 1138 Walnut Shade Road, Dover 0.0058 ac.
  - 7-00-111.00-01-30.04 – Ancestors Place, Dover 0.0410 ac.
  - 7-00-111.02-04-03.00 – Walnut Shade Road, Dover 0.0279 ac.
  - 7-00-111.02-04-24.00 – 90 Sunwood Drive, Dover 0.0400 ac.
  - 7-00-111.00-01-30.03 – 1231 Walnut Shade Road, Dover 0.0239 ac.
  - 7-00-111.02-04-23.00 – 1272 Walnut Shade Road, Dover 0.0497 ac.

- 7-00-111.02-05-09.00 – 1324 Walnut Shade Road, Dover 0.0057 ac.
- 7-00-111.02-05-07.00 – 1324 Walnut Shade Road, Dover 0.0056 ac.
- 7-00-111.02-05-03.00 – 1324 Walnut Shade Road, Dover 0.0313 ac.
- 7-00-111.02-05-02.00 – 1342 Walnut Shade Road, Dover 0.0414 ac.
- 7-00-111.00-01-32.02 – 1411 Walnut Shade Road, Dover 0.0227 ac.
- 7-00-111.00-01-32.03 – 1433 Walnut Shade Road, Dover 0.0281 ac.
- 7-00-103.00-02-38.00 – 1789 Walnut Shade Road, Magnolia 1.7937 ac.
- 7-00-112.00-01-01.43 – 1554 Walnut Shade Road, Magnolia 0.1025 ac.
- 7-00-112.00-01-01.42 – Walnut Shade Road, Magnolia 0.0251 ac.
- 7-00-112.00-01-01.19 – 1750 Peachtree Run, Dover 0.0479 ac.
- 7-00-111.11-01-12.00 – 878 Walnut Shade Road, Magnolia 0.0254 ac.
- 7-00-111.00-01-32.06 – Peachtree Run, Dover 0.0309 ac.
- 7-00-111.00-01-32.01 – 127 Peachtree Run, Dover 0.0288 ac.
- 7-00-111.00-01-32.06 – 1965 Peachtree Run, Dover 0.0273 ac.
- 7-00-111.00-01-32.08 – 2015 Peachtree Run, Dover 0.0258 ac.
- 7-00-111.00-01-32.09 – 2037 Peachtree Run, Dover 0.0243 ac.
- **T201800201 HEP KC, US13 Walnut Shade Road to Lochmeath Way**
  - 7-00-103.04-04-44.00 – South Red Haven Lane, Dover 1.2289 ac.
- **T202104203 HEP KC, US13 & Brenford/Big Oak Road Intersection Improvements**
  - 1-00-028.00-01-17.00 – 4651 Brenford Road, Smyrna 0.0068 ac.
- **T202104204 HEP KC, SR15/Kenton Road at Central Church Road Intersection Improvements**
  - 2-00-056.03-01-25.00 – Central Church Road, Dover 0.0010 ac.
  - 2-00-065.03-01-11.00 – Central Church Road, Dover 2.0230 ac.
  - 2-00-056.00-01-21.03 – 3512 Kenton Road, Dover 0.0190 ac.
  - 2-00-056.00-01-09.02 – 1693 Central Church Road, Dover 0.0780 ac.
  - 2-00-056.03-01-28.00 – 1672 Central Church Road, Dover 0.0224 ac.
  - 2-00-056.03-01-10.00 – 3652 Kenton Road, Dover 0.3020 ac.
  - 2-00-056.00-01-09.01 – 1671 Central Church Road, Dover 0.0890 ac.

Sussex County

- **T201412701 US 113 at SR 18 to SR 404 Grade Separated Intersection**
  - 135-14.15-31.00 – 26 Bridgeville Road, Georgetown 0.0108 ac.
  - 135-14.15-54.00 – 24 Bridgeville Road, Georgetown 0.0114 ac.
- **T201609601 Realignment of Old Orchard Road at Wescoats Corner**
  - 334-06.00-28.00 – 33711 Wescoats Road, Lewes 0.4333 ac.
  - 335-12.05-10.00 – Savannah Road, Lewes 0.1268 ac.
  - 335-12.05-09.00 – Savannah Road, Lewes 0.0282 ac.
  - 334-06.00-24.00 – 17239 Five Point Square, Lewes 0.1352 ac.
  - 335-12.05-07.00 – Old Orchard Road, Lewes 0.2488 ac.
  - 335-12.05-13.00 – Savannah Road, Lewes 0.0996 ac.
- **T201612501 SR 1, Minos Conaway Grade Separated Intersection**
  - 334-01.00-05.00 – 16513 Coastal Highway, Lewes 0.0296 ac.
  - 335-11.00-58.00 – Nassau Road, Lewes 0.1037 ac.

- 334-05.00-155.00 – 32045 Janice, Lewes 0.3204 ac.
- 334-05.00-71.00 – 16813 Coastal Highway, Lewes 0.0538 ac.
- 334-01.00-15.00 – 16797 Coastal Highway, Lewes 0.1545 ac.
- 334-01.00-14.00 – 16759 Coastal Highway, Lewes 0.0390 ac.
- 334-01.00-07.01 – 16649 Coastal Highway, Lewes 0.0241 ac.
- 334-01.00-06.06 – 16565 Coastal Highway, Lewes 0.0780 ac.
  
- **T201904601 Park Avenue Relocation Phase 2**
  - 135-20.00-78.00 – 22401 Park Avenue, Georgetown 0.0765 ac.
  - 135-15.00-140.00 – 22878 Park Avenue, Georgetown 0.2673 ac.
  - 135-15.00-141.03 – 23022 Park Avenue, Georgetown 0.1661 ac.
  - 135-16.00-24.02 – Lewes-Georgetown Highway, Georgetown 0.1348 ac.
  - 135-16.00-24.03 – Lewes-Georgetown Highway, Georgetown 0.2351 ac.
  - 135-20.00-81.00 – 22318 Cedar Lane Road, Georgetown 0.0310 ac.
  - 135-20.00-79.00 – 22383 Park Avenue, Georgetown 0.0367 ac.
  - 135-20.00-137.38 – Park Avenue, Georgetown 0.0148 ac.
  - 135-15.00-152.00 – 22465 Park Avenue, Georgetown 0.6972 ac.
  - & 135-15.00-152.03
  - 135-20.00-159.00 – 22794 Park Avenue, Georgetown 0.1797 ac.
  - 135-15.00-139.00 – 22835 Park Avenue, Georgetown 0.3277 ac.
  - 135-15.00-140.02 – 22816 Park Avenue, Georgetown 0.0601 ac.
  - 135-15.00-140.01 – 22834 Park Avenue, Georgetown 0.0648 ac.
  - 135-15.00-140.03 – Park Avenue, Georgetown 0.1161 ac.
  - 135-15.00-139.08 – 22835 Park Avenue, Georgetown 0.0912 ac.
  - 135-15.00-139.07 – 22835 Park Avenue, Georgetown 0.0921 ac.
  - 135-15.00-139.06 – Park Avenue, Georgetown 0.0940 ac.
  - 135-16.00-25.00 – Park Avenue, Georgetown 0.5284 ac.
  - 135-15.00-134.01 – 23260 Park Avenue, Georgetown 0.0362 ac.
  - 135-15.00-78.09 – 23289 Park Avenue, Georgetown 0.0903 ac.
  - 135-16.00-08.00 – Lewes-Georgetown Highway, Georgetown 0.4003 ac.
  - 135-16.00-10.00 – Lewes-Georgetown Highway, Georgetown 0.0488 ac.
  - 135-20.00-81.05 – Park Avenue, Georgetown 0.7552 ac.
  - 135-20.00-81.06 – Park Avenue, Georgetown 4.3185 ac.
  
- **T201907301 Wetland Mitigation Project**
  - 335-08.00-07.00 – New Road, Lewes 0.0390 ac.
  - 335-08.00-05.00 – 15708 New Road, Lewes 0.0803 ac.
  - 335-04.00-13.02 – New Road, Lewes 0.5708 ac.
  - 335-08.00-09.04 – 15542 New Road, Lewes 0.0212 ac.
  - 335-08.00-05.03 – 15736 New Road, Lewes 0.1377 ac.
  
- **T201912201 SR 1 and Cave Neck Road Grade Separated Intersection**
  - 235-23.00-08.00 – 16401 Coastal Highway, Lewes 0.1754 ac.
  - 235-23.00-59.00 – 16373 Coastal Highway, Lewes 1.2000 ac.
  - & 235-23.00-60.00
  
- **T202104304 Cave Neck Road, Hudson and Sweetbriar Roads Intersection Improvements**
  - 235-22.00-11.00 – Island Farm Lane, Milton 0.1230 ac.

- 235-22.00-14.00 – 16891 Sweetbriar Road, Lewes 0.0190 ac.
- 235-22.00-15.01 – 16903 Sweetbriar Road, Lewes 0.0700 ac.
- 235-22.00-09.06 – 16436 Hudson Road, Lewes 0.0350 ac.
- **T202230001 Georgetown to Lewes Trail, Fisher Road to Airport Road**
  - 135-16.00-25.00 – Steiner Road, Georgetown 0.1830 ac.

### **Excess/Surplus Properties**

Previously acquired parcels that are no longer required for the Department's use are reviewed by the Divisions of Maintenance and Operations, Planning and Transportation Solutions as well as the Delaware Transit Corporation prior to being deemed excess or surplus by the Secretary. Upon approval, the parcels are disposed of in one of three ways: 1) A public auction is held for independent parcels 2) Sealed bids are submitted by adjacent property owners for non-independent parcels 3) Custodial resolutions are completed for transfers of parcels to other governmental entities.

Since December 1, 2023, the Department began or continued the excess/surplus property process for 10 parcels. The parcel information is detailed below.

### **New Castle County**

- **06-128.00-RW**
  - Size: 0.1991 ac. +/-
  - Location: N. Jackson Street and Shallcross Avenue, Wilmington
  - Date Acquired: 4/1965
  - Purchase Price: \$1.00
  - Previous Owner(s): The American Red Cross
  - Excess Status: Declared Excess 9/30/2024
  - Disposition Status: Pending Appraisal
  - Fair Market Value: Pending Appraisal
- **13-003.00-015 (part of)**
  - Size: 0.2867 ac. +/-
  - Location: Northwest corner of NCC Tax Parcel number off Lorewood Grove Road, Middletown
  - Date Acquired: 1/1954
  - Purchase Price: \$10.00 (Portion)
  - Previous Owner(s): Augusta V. B. Roberts
  - Excess Status: Pending Excess
  - Disposition Status: Pending SHPO approval & Appraisal
  - Fair Market Value: Pending Appraisal
- **28-003.00-005 (part of)**
  - Size: 0.2839 ac. +/-
  - Location: Smyrna Rest Area, Smyrna
  - Date Acquired: 1/1974
  - Purchase Price: \$1.00
  - Previous Owner(s): Armstrong Realty, Inc.
  - Excess Status: Pending Excess
  - Disposition Status: Pending Approval

- Fair Market Value: N/A (Government entity)

#### Kent County

- **5-00-151.00-01-R/W**

- Size: 0.65 ac. +/-
- Location: East side of Frederica Road, North of Milford Neck Road, Frederica
- Date Acquired: 5/2012
- Purchase Price: \$383,700.00 (Portion)
- Previous Owner(s): Pennro, LLC
- Excess Status: Memorandum of Understanding - 4/30/2024
- Disposition Status: Pending Final Plan Review & Approval
- Fair Market Value: N/A (Transfer to government entity)

- **5-00-16314-01-16.00**

- Size: 0.34 ac. +/-
- Location: Bay Road, South of Thompsonville Road, Milford
- Date Acquired: 1/2004
- Purchase Price: \$147,500.00
- Previous Owner(s): Mark L. and Lisa A. Lloyd
- Excess Status: Declared Excess 7/2022
- Disposition Status: Pending Settlement to Hotel America, LLC \$101,502.00
- Fair Market Value: \$98,000.00

- **5-00-16314-01-17.00**

- Size: 0.26 ac. +/-
- Location: Bay Road, South of Thompsonville Road, Milford
- Date Acquired: 1/2004
- Purchase Price: \$25,000.00
- Previous Owner(s): Mark L. and Lisa A. Lloyd
- Excess Status: Declared Excess 7/2022
- Disposition Status: Pending Settlement to Hotel America, LLC \$101,502.00
- Fair Market Value: \$98,000.00

- **5-00-16314-01-09.00**

- Size: 0.29 ac. +/-
- Location: Bay Road, South of Thompsonville Road, Milford
- Date Acquired: 5/2005
- Purchase Price: \$100,000.00
- Previous Owner(s): Norma Lee Messick
- Excess Status: Declared Excess 7/2022
- Disposition Status: Pending Settlement to Hotel America, LLC \$101,502.00
- Fair Market Value: \$98,000.00

- **5-00-16314-01-15.00**

- Size: 0.32 ac. +/-
- Location: Bay Road, South of Thompsonville Road, Milford
- Date Acquired: 5/2007
- Purchase Price: \$223,000.00

- Previous Owner(s): Carla M. Alexander Ziegler
- Excess Status: Declared Excess 7/2022
- Disposition Status: Pending Settlement to Hotel America, LLC \$101,502.00
- Fair Market Value: \$98,000.00
- **5-00-16314-01-14.01**
  - Size: 1.07 ac. +/-
  - Location: Bay Road, South of Thompsonville Road, Milford
  - Date Acquired: 5/2010
  - Purchase Price: \$175,000.00
  - Previous Owner(s): Pennie Bass and Charles William Bass
  - Excess Status: Declared Excess 7/2022
  - Disposition Status: Pending Settlement to Hotel America, LLC \$101,502.00
  - Fair Market Value: \$98,000.00
- **5-00-174.15-01-R/W**
  - Size: 0.7174 ac. +/-
  - Location: Southeast corner of the intersection of SR 1 and N.E. 10<sup>th</sup> Street, Milford
  - Date Acquired: 3/1970
  - Purchase Price: \$22,500.00
  - Previous Owner(s): Herman J. Smith
  - Excess Status: Declared Excess 8/2023
  - Disposition Status: Pending Settlement to Ronald Keefer \$13,250.00
  - Fair Market Value: \$13,200.00

#### Sussex County

- **None**

#### **Property Disposals**

Since December 1, 2023, the Department completed the disposal process for 12 parcels. The parcel information is detailed below.

#### New Castle County

- **07-037.10-012 and 07-037.20-250**
  - Size: 0.379 ac. +/- (Total)
  - Location: Greenbank Road East of Red Clay Creek, Wilmington
  - Disposition Date: 5/2024
  - Appraised Value: N/A (Transfer to government entity)
  - Amount Received: N/A (Transfer to government entity)
  - Purchaser: New Castle County
- **08-012.00-011 (Parking Deck Only)**
  - Size: 2-Story Parking Deck
  - Location: 100 Fitness Way, Hockessin
  - Disposition Date: 8/2024
  - Appraised Value: N/A (Transfer)
  - Amount Received: N/A (Transfer)
  - Purchaser: Eastern Athletic Clubs Realty, LLC



- **08-018.00-089**
  - Size: 0.6641 ac. +/-
  - Location: Northwest corner – SR 7 & Brackenville Road Intersection, Hockessin
  - Disposition Date: 3/2024
  - Appraised Value: \$24,500.00
  - Amount Received: \$24,500.00
  - Purchaser: Wilmington Community Evangelical Church Co.
- **13-004.00-RW**
  - Size: 1.1044 ac. +/-
  - Location: S/W Corner of US 13 and Boyds Corner Road, St. Georges Hundred
  - Disposition Date: 12/2023
  - Appraised Value: \$32,000.00
  - Amount Received: \$37,500.00
  - Purchaser: AZB Commerical, LLC
- **14-016.00-105**
  - Size: 1.52 ac. +/-
  - Location: SR1 and New Discovery Road, Townsend
  - Disposition Date: 10/2024
  - Appraised Value: \$2,400.00
  - Amount Received: \$5,123.45
  - Purchaser: Fred Drake
- **08-048.00-R/W**
  - Size: 0.0544 ac. +/-
  - Location: West side of Polly Drummond Road adjacent to 199 Polly Drummond Road, Newark
  - Disposition Date: 11/2024
  - Appraised Value: \$4,700.00
  - Amount Received: \$4,700.00
  - Purchaser: Pike Creek Bible Church, Inc., F.K.A. Pike Creek Baptist Church
- **26-057.00-003 & 26-057.00-R/W**
  - Size: 2.67 ac. +/-
  - Location: South Market Street, Wilmington
  - Disposition Date: 4/2024
  - Appraised Value: N/A (Transfer to government entity)
  - Amount Received: N/A (Transfer to government entity)
  - Purchaser: Riverfront Development Corporation of DE (RDC)

#### Kent County

- **5-00-163.10-01-09.00**
  - Size: 0.1340 ac. +/-
  - Location: 209 Thompsonville Road, Milford
  - Disposition Date: 5/2024
  - Appraised Value: \$3,600.00
  - Amount Received: \$4,000.00
  - Purchaser: Wayne R. Davis

- **8-00-122.15-01-R/W**
  - Size: 0.3423 ac. +/-
  - Location: Previously Known As: 81 Bowers Beach Road, Frederica
  - Disposition Date: 3/2024
  - Appraised Value: \$7,200.00
  - Amount Received: \$7,200.00
  - Purchaser: Mark P. Clark

Sussex County

- **134-13.00-35.00**
  - Size: 0.0818 ac. +/-
  - Location: Atlantic Avenue, Ocean View
  - Disposition Date: 3/2024
  - Appraised Value: \$9,100.00
  - Amount Received: \$9,100.00
  - Purchaser: Monte J. and Cheryl A. Wisbrock

**Properties Acquired through the Advanced Acquisition Process**

Since December 1, 2023, the Department settled on two parcels through the Advanced Acquisition process, and one is pending settlement.

- **T202203901 Wetland Mitigation Project**
  - 1-00-012.00-01-05.00 – 4844 Woodland Beach Road, Smyrna 73.5883 ac.
- **T200911306 US301 Spur Road, Churchtown Road to SR896 Interchange**
  - 11-057.00-006 – East Side of Bethel Church Road, Middletown 67.614 ac.
- **T200512901 Corridor Capacity Preservation Program (Pending Settlement)**
  - 6-00-193.00-01-42.00 - 21368 South DuPont Highway, Greenwood 1.4600 ac.