

Lot 9.  
4-05-06  
800-02-

Garrison Oak Dr Lot 9, Dover, DE, 19901

Offered at \$682,500

We have listed lots within the Garrison Oak Business Park for sale for \$65,000/acre. The Garrison Oak Business Park is located on Garrison Oak Dr off of White Oak Road in Dover, DE. The lots are zoned IPM2 through the City and are available immediately. The lots range in size from 10.1-13.5 acres each. Highlights include; -Shovel ready lots for sale in Dover, DE in the Garrison Oak Business Park on Garrison Oak Dr. off White Oak Rd. -Zoned IPM2 Business and Technology Center through City of Dover -Up to 48 +/- acres contiguous -Storm ponds, curbing, and roads in place. Will be maintained by the City of Dover -Surveys, phase I and II, site work, and utilities completed and in place. -65% allowable non-permeable coverage -40k gallons fresh water in per lot. 16-inch water main. 1.5m gallon water tower- -10-inch and 12-inch line with pump station. 30k gallons wastewater out per lot -69kv loop connected to 230v/600mw primary substation -Approximately 20mw available electric per lot -4-inch natural gas lines to all parcels -24 core fiber optic cable on White oak road. Verizon Fios service -Eligible for Alternative Site Frameform "A.S.F." status of foreign trade zone 99 -City of Dover tax rate \$.415 per \$100 of assessed value. County and School tax rate \$2.879 per \$100 of assessed value -1.25 miles to Rt13 corridor and Central Dover Businesses -Direct access to Rt. 1 interchange planned for FY2025. Rt. 1 connects to I95 and entire Northeast corridor -Less than 100 miles to D.C., Philadelphia, Trenton, and Baltimore. Less than 200 miles to New York City, Harrisburg, and Richmond.

|                      |
|----------------------|
| 0 Bedrooms           |
| 0 Bathrooms          |
| Unknown sqft sqft    |
| 10.5 acre (lot size) |
| Built: Unknown year  |



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vip@assist2sell.com

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