



BAYBERRY TOWN CENTER

NEW 280,000 SF RETAIL
ANCHOR: FLAGSHIP WEIS MARKETS

BOYDS CORNER & JAMISON CORNER ROAD
MIDDLETOWN, DE 19709 | NEW CASTLE COUNTY

NOW OPEN!



ARTISTIC RENDERINGS ONLY. SUBJECT TO CHANGE.

ARCHITECTURAL VISION



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WEIS MARKETS GROCERY & PHARMACY - NOW OPEN



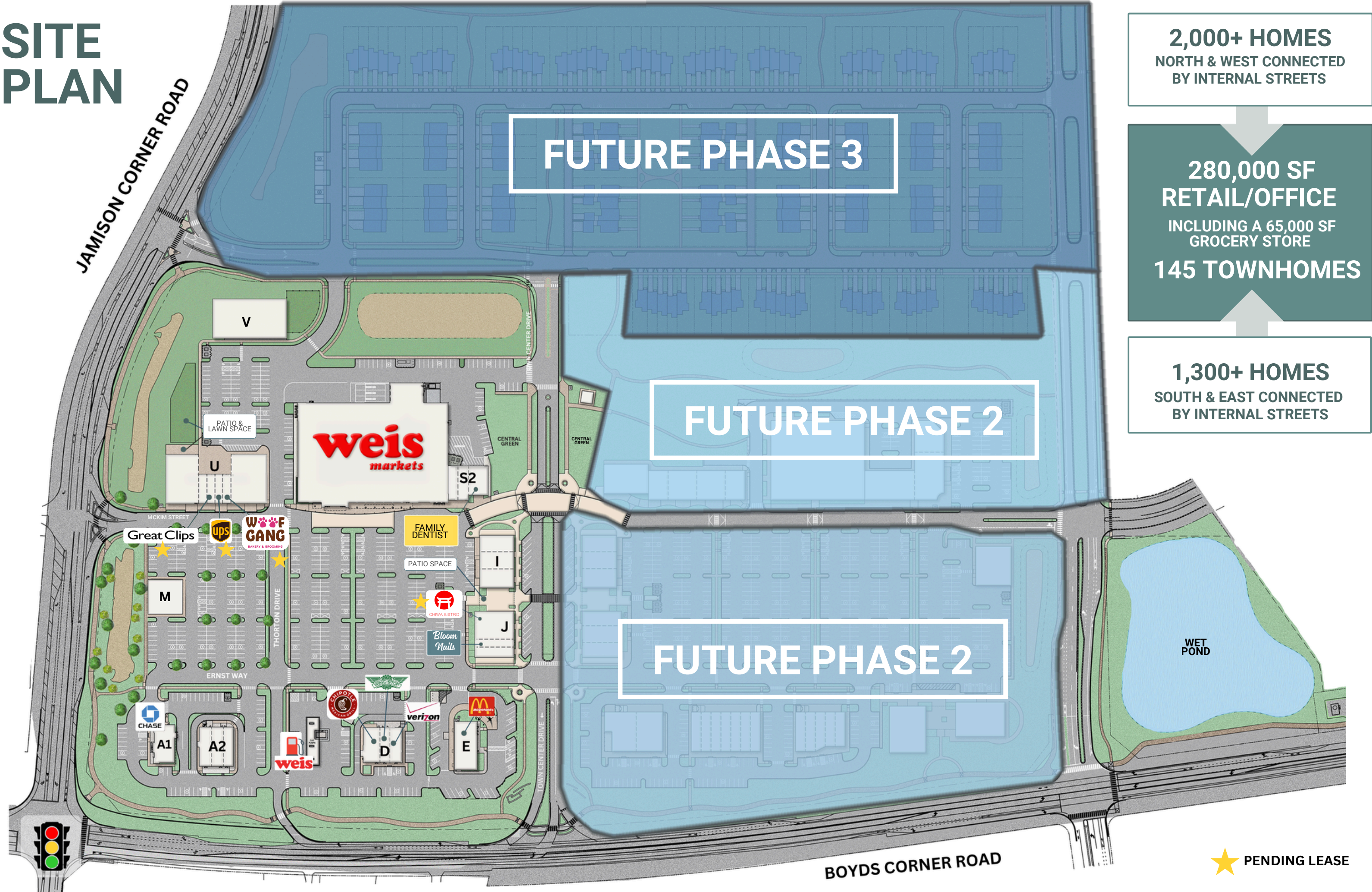
← 175 HOMES IN THE OVERLOOK AT BAYBERRY

145 BAYBERRY TOWN CENTER TOWNHOMES BEHIND WEIS



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SITE PLAN



FUTURE PHASE 3

FUTURE PHASE 2

FUTURE PHASE 2

2,000+ HOMES
NORTH & WEST CONNECTED
BY INTERNAL STREETS

280,000 SF
RETAIL/OFFICE
INCLUDING A 65,000 SF
GROCERY STORE
145 TOWNHOMES

1,300+ HOMES
SOUTH & EAST CONNECTED
BY INTERNAL STREETS

★ PENDING LEASE

PHASE 1

RETAIL / RESTAURANT / OFFICE

A1.	CHASE BANK (DRIVE-THRU) - 3,335 SF
A2.	5,600 SF - DEMISABLE, 1 DRIVE-THRU
B.	WEIS GAS N' GO STATION - 210 SF
D.	CHIPOTLE (DRIVE-THRU), WINGSTOP & VERIZON - 5,700 SF
E.	MCDONALD'S (DRIVE-THRU) - 4,445 SF
I.	7,500 SF - DEMISABLE, 1 SPACE WITH PATIO
J.	CHIWA BISTRO, BLOOM NAILS, 1 SPACE LEFT - 7,600 SF
M.	6,228 SF - DEMISABLE
S1.	WEIS MARKETS GROCERY & PHARMACY - 64,575 SF
S2.	FAMILY DENTIST, 2 SPACES LEFT - 5,400 SF
U.	17,600 SF - DEMISABLE, 1 SPACE WITH REAR PATIO/LAWN
V.	12,000 SF - LARGE LAWN AREA



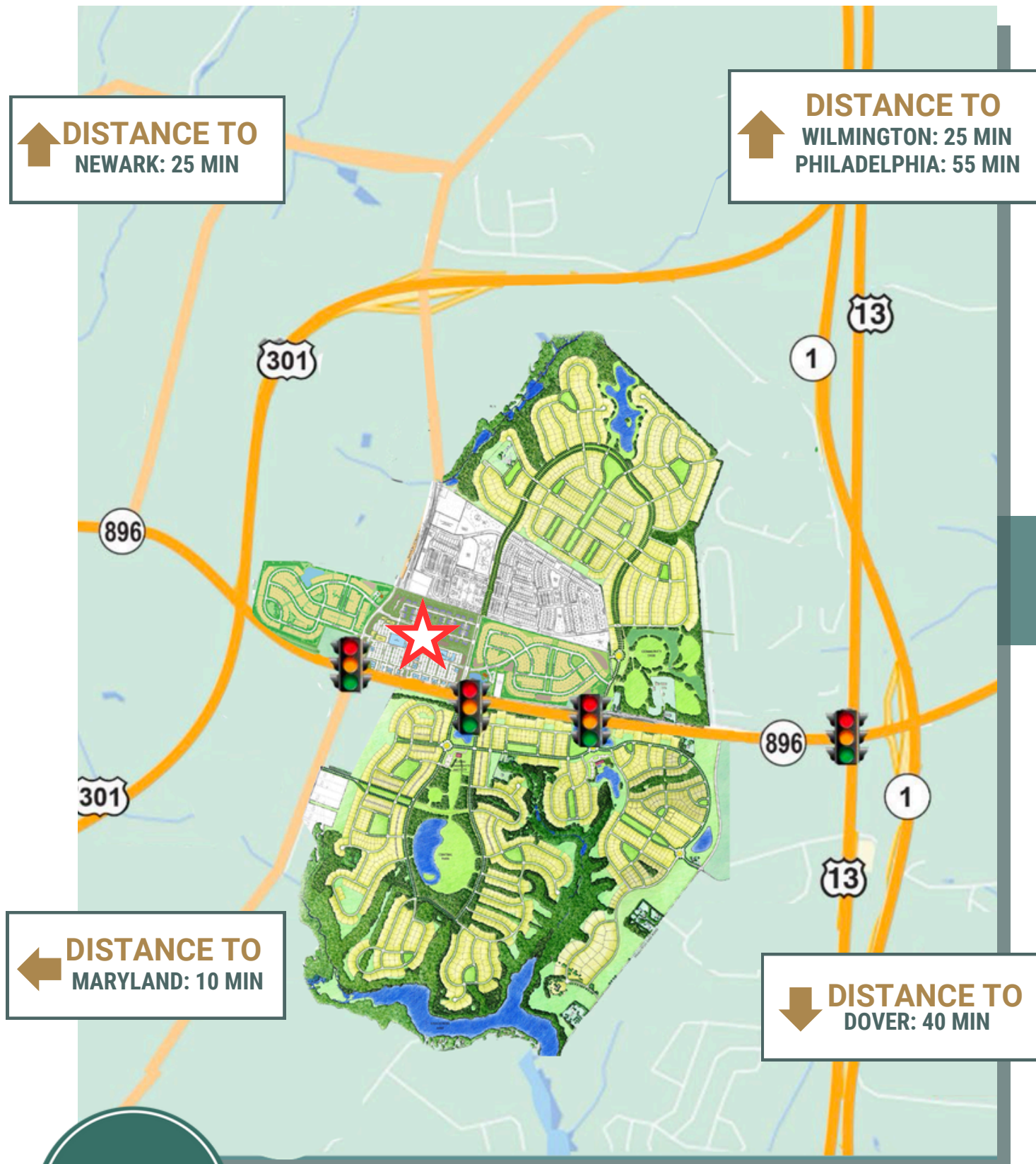
PROJECT FEATURES

	280,000 SF OF RESTAURANT & RETAIL SPACE, INCLUDING A 64,575 SF GROCERY STORE: WEIS MARKETS
	RETAIL PAD SITES
	145 TOWNHOMES
	INTERCONNECTED WITH 3,400 CURRENT & FUTURE HOMES VIA INTERNAL STREETS + HIKER-BIKER TRAILS
	LARGEST SHOPPING DESTINATION OUTSIDE DOWNTOWN MIDDLETOWN
	<10 MINUTES FROM THE STATE LINE: STRONG TAX-FREE SHOPPING DRAW FOR MARYLAND CONSUMERS



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OVERVIEW



- Part of The Village of Bayberry master plan community in Middletown, Delaware, the fastest growing residential project in DE. Nearly 2,700 homes: 1,800+ sold, 900 more under development.
- Leveraging Bayberry's rapid growth, other residential developers have secured ground all around the site, with **nearly 7,300 additional units in the immediate vicinity under development.**
- Will provide the retail and commercial area needed to support this **quickly growing trade area**, in addition to the **established residential** in the market.
- Just a **few miles from the Delaware-Maryland state border.**

CENTRAL LOCATION + EXTENSIVE ROAD NETWORK

BOYDS CORNER ROAD (896)

- AADT: 16,380
- Thruway for commutes to/from Newark & Wilmington (major employment centers), beach travel & access to I-95N (Philadelphia and points north)

JAMISON CORNER ROAD

- AADT: 5,268
- Important connector road to Route 301 to the North & Middletown to the South

PROXIMATE TO MAJOR INTERCHANGES THAT BRING HIGHWAY COMMUTERS HOME

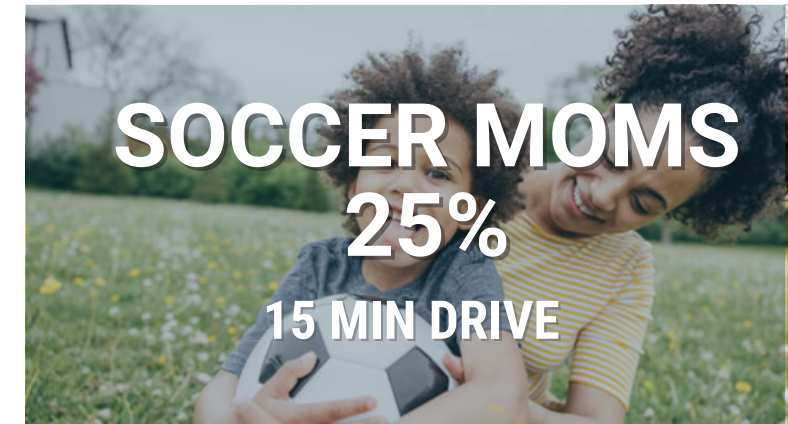
- <5-minute drive from Route 1 interchange
- <1 mile south of Jamison Corner/301 interchange

ROUTE 896/ROUTE 301 + ROUTE 13/ROUTE 1

- Midway between Route 896/301 and Route 13/Route 1 (1.5 miles each way), making it a highly trafficked shortcut path for locals traveling between Northern and Southern DE



POPULATION		AVG. HH INCOME	MEDIAN HH INCOME	AVG. HH NET WORTH	MEDIAN AGE
3 MILES	16,944	\$161,239	\$135,508	\$2,516,295	39.4
5 MILES	52,723	\$143,684	\$114,508	\$1,967,715	38.3
7 MILES	84,328	\$141,845	\$112,961	\$1,842,446	38.5



SOCCER MOMS
25%
15 MIN DRIVE

2.97 AVERAGE HH SIZE
37.0 MEDIAN AGE

- Affluent, family-oriented market.
- Partial to new housing away from the bustle of the city but close enough to commute to professional job centers.
- Two working parents with growing children.

3.25 AVERAGE HH SIZE
34.0 MEDIAN AGE

- Affluent, young families who opted to trade up to the newest suburban housing.
- Well-educated professionals with a running start on prosperity.
- Longer commute times from the suburban growth corridors have created more home workers.



BOOMBURBS
27%
15 MIN DRIVE



SAVVY SUBURBANITES
15%
15 MIN DRIVE

2.85 AVERAGE HH SIZE
45.1 MEDIAN AGE

- Well educated, well read, & well capitalized.
- Empty nesters & almost-empty nesters who still have adult children at home.
- Enjoy suburban pursuits like gardening but also love food & wine, plus the amenities of the city's cultural events.

2.48 AVERAGE HH SIZE
35.3 MEDIAN AGE

- Fast-growing market.
- Well-educated. Climbing the ladder in STEM occupations.
- Strive to stay youthful & healthy, eat organic & natural foods, run & do yoga.
- Make over 1.5x more income than US median & supplement income with investments.



ENTERPRISING PROFESSIONALS
9%
15 MIN DRIVE



TOTAL UNDER CONSTRUCTION & FUTURE ROOFTOPS



Within 10 Minute Drive of BTC: **13,664**
Total Built (As Of March 2024): **4,808**



CURRENT PROJECT		UNITS	BUILT	BUILDER
1	SUMMIT POINTE	99	99	K.HOV
2	SILVER WINDS ESTATES	36	36	RYAN HOMES
3	ROTHWELL ESTATES	150	137	BENCHMARK
4	BRIGHTON	296	94	TOLL BROTHERS
5	WHITEHALL	3,783	318	BENCHMARK, THOMPSON, SCHELL
6	CROSSLANDS AT THE CANAL	233	233	RYAN HOMES
7	HYETT'S CROSSING	465	465	LENNAR
8	BAYBERRY NORTH	955	951	BLENHEIM HOMES
9	HIGHLANDS AT BACK CREEK	42	28	JS HOMES
10	WHISPERING WOODS	178	178	MCKEE BUILDERS
11	ESTATES AT CEDAR LANE	78	78	K. HOV
12	PLEASANTON	236	84	K. HOV
13	BAYBERRY SOUTH	1,189	924	BLENHEIM HOMES
14	BAKER FARM	182	182	RYAN HOMES
15	BOYD'S CORNER FARM	113	91	RYAN HOMES
16	SHANNON COVE	410	410	DR HORTON
17	ASHBY'S PLACE	54	54	K. HOV
18	FOUR SEASONS AT BAYMONT	285	233	K. HOV
19	PONDS OF ODESSA	279	213	BENCHMARK
FUTURE PROJECT		UNITS	DRIVE	BUILDER
20	BAYBERRY TOWN CENTER HOMES	145	WITHIN BTC	BLENHEIM HOMES
21	BAYBERRY TOWN CENTER WEST	175	NEAR BTC	BLENHEIM HOMES
22	BAYBERRY TOWN CENTER EAST	176	NEAR BTC	BLENHEIM HOMES
23	WINCHELSEA	336	NEAR BTC	MCKEE BUILDERS
24	RAUSCH FARM	111	3 MIN	TBD
25	PENNFIELD	137	4 MIN	MCKEE BUILDERS
26	PLAZA AT BOYDS	276	4 MIN	TBD
27	HYETTS LANDING	81	4 MIN	TBD
28	MONARCH	674	5 MIN	TBD
29	NEW DEVELOPMENT (NAME TBD)	910	5 MIN	TBD
30	WARREN	143	7 MIN	TBD
31	COPPERLEAF AT BACK CREEK	153	8 MIN	LENNAR
32	CARTER FARM	599	9 MIN	TBD
33	COUNTRY CLUB ESTATES	497	9 MIN	TBD
34	SILVER VIEW FARMS	188	9 MIN	TBD

THE VILLAGE OF BAYBERRY

Bayberry Master Plan Overview

1,500-Acre Master-Planned Community Featuring:

-  **Nearly 2,700 homes:**
carriage homes, single family and 55+
-  **600 acres of open space**
-  **2 major parks :** 70 acres & 60 acres
-  **4 playgrounds & 2 picnic pavilions**
-  **6 miles of paved walking & biking trails**
-  **2, 11-acre lakes for fishing & (non-motorized) boating**
-  **100 acres of reforested land**

VILLAGE OF BAYBERRY
955 NON-55+ HOMES

WINCHELSEA (55+)
(336 HOMES)
3RD PARTY DEVELOPER

THE OVERLOOK AT BAYBERRY
175 NON-55+HOMES

70-ACRE BAYBERRY TOWN CENTER:
GROCERY-CENTERED RETAIL
+145 HOMES

THE GROVE AT BAYBERRY
176 55+ HOMES

BAYBERRY SOUTH:
1,189 HOMES, INCLUDING:
➤ **THE MEADOWS**
410 NON-55+ HOMES
➤ **PONDS**
569 55+ HOMES
➤ **PARKS EDGE**
210 55+ HOMES



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LEASING OPPORTUNITIES



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