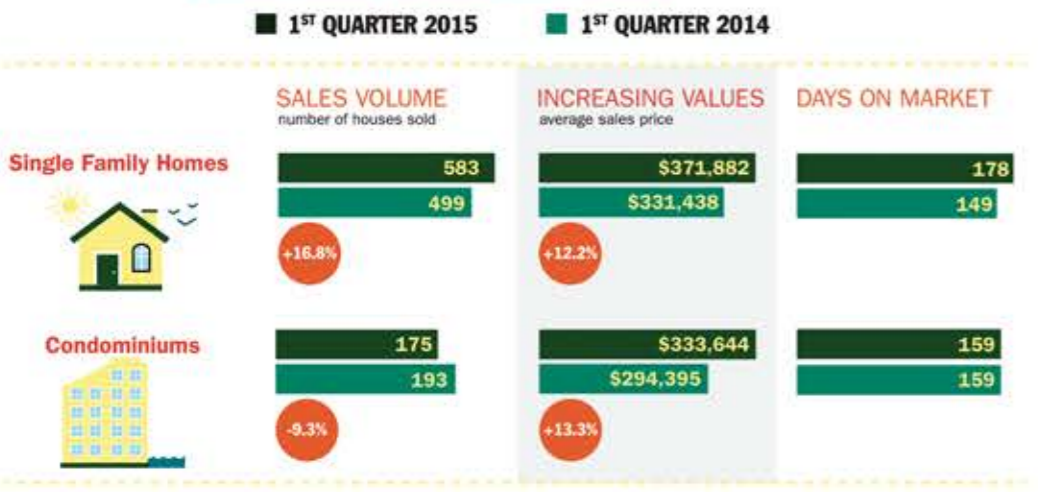




How is the **Sussex County Real Estate Market** measuring up in 2015?



Statistics provided by the Sussex County Association of REALTORS® Multiple Listing Service

Strong buyer demand, low inventory and low mortgage interest rates suggest 2015 will continue on an upward trend. Sussex County is poised for a **very exciting year in real estate** as the area's rebound from the recession accelerates.



REHOBOTH BEACH
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Rehoboth Beach, DE 19971
ph 302-227-3883 / 800-345-43439

LEWES
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Lewes, DE 19958
ph 302-645-2207 / 800-331-4241

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Or Current Resident. If your property is listed with another broker, this is not intended as a solicitation of that listing.

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Summer is around the corner, and the pollination of Sussex County has subsided; it's the perfect time for the second issue of the Lingo Ledger! Jack Lingo, REALTOR has a long history in our region. This issue highlights just a few projects we have worked on while calling this region our home. Remember, you can always contact us with questions or ideas about features you would like to see in upcoming issues by visiting our website at www.JackLingo.com.

King's Highway Barn Face-Lift
The barn on King's Highway will receive a facelift over the next few months. The barn built in the 1940's was utilized for beef and dairy cows. According to Mrs. Joyce Mitchell Evans who grew up on the property, the students from Lewes High School used the barn to build their homecoming parade floats. The home that was once located next to the barn is now beautifully restored and located in Shipcarpenter Square.

JackLingo.com

COMMUNITY UPDATES

Jack Lingo, REALTOR has been seeking out new opportunities to develop top-notch single-family homes, townhouse lots and commercial projects that meet the needs of a diverse community for several decades. Here are a few updates on our latest projects.

Bookhammer Family Farm - Now known as Hawkseye, Senators and Governors.

Why is the pond nestled in the Hawkseye community called Bookhammer's Pond? Former Delaware Lieutenant Governor and Lewes native, Eugene Bookhammer, was born and raised on Twin Oaks Farm. Located on Gills Neck Road, the Bookhammer family bought the 360 acre farm in 1913 which included what now encompasses Hawkseye, Senators, Governors and surrounding areas. The Lewes native, Eugene Bookhammer, holds a historic place in history as the only Lt. Governor in Delaware to ever be elected in a cross-party election when he (a Republican) was re-elected at the same time voters chose Sherman Tribbitt (a Democrat) as Governor. Hawkseye has been a very successful development before, during, and after the most recent financial crisis. There are only nine remaining developer-owned lots of the 162 total lots with prices starting at \$289,000. For every lot sold in our Hawkseye development, Jack Lingo, REALTOR, along with affiliate J.G. Townsend, Jr. & Co., donated \$250 to the local fire departments for a total of approximately \$40,500.

Showfield Update

In the last issue, we shared the history of the name Showfield. Now, we are pleased to announce that the latest addition to the property is a continuation of the Junction Breakwater Trail, connecting Kings Highway to Gills Neck Road! An easement needed to connect the trail sections has been granted by Showfield, LLC, owned by Bill and Bryce Lingo. The four acre property will replace a section of the trail originally designed to run through the Breakwater subdivision. This enables DelDOT to complete construction of this popular trail network. This should help ease the safety concerns of bikes and pedestrians on Gills Neck Road. To receive the most up to date information for Showfield, please register at www.showfieldde.com.

Village Center

Great news! Lingo Townsend Associates (LTA) has received letters of support and commitments from the YMCA and Clear Space Theatre Company. These lands, adjacent to the proposed Village Center on Kings Highway will be gifted to the YMCA and Multicultural Center with about 8 to 10 acres planned for the multicultural center and about 15 to 20 acres planned for an expanded Sussex Family YMCA. The proposed YMCA will mimic the center currently located in Bear, Delaware, and it will include three pools, two indoor and one outdoor. The conceptual plans for the Village Center itself are designed around creating a community shopping center to provide everyday goods and services to the many nearby communities. By providing such a center in this location, area residents will be able to avoid traveling into the Route 1 corridor in addition to enjoying the walkability promoted by the land plan and trail networks.

Cadbury at Lewes

The continuing care retirement community – Cadbury at Lewes – almost didn't happen. According to Vic Amey, President and CEO of Cadbury, the group began conceptually thinking about the project in 1997. "The focus group work we did in the early 2000s showed that because of traffic on the major arteries, and people wanting to be close to the beaches and the town of Lewes, the community had to be east of Route One." Several locations within Lewes town limits were considered for the development, but they did not come to fruition. Bryce Lingo of LT Associates was contacted by Cadbury senior management, developer of Cadbury, to see if they could help find a piece of land and rezone it for the development. LT Associates agreed to take the necessary steps to rezone the 50 acre parcel on Gills Neck Road. The application was filed and approved by the Sussex County Council. At that point, Cadbury bought 33.5 acres at a 50%+ discounted price offered by LT Associates. As we all know, it has become a tremendous success and a major benefit for those who want their elders close by, and we are happy we helped make this become a reality.

Cadbury Senior Lifestyles, a Quaker guided, not-for-profit organization and leader in senior living choices, touches the lives of thousands of seniors nationally everyday through their continuing care retirement communities, their At Home Program, or their Consulting services. For more information visit www.Cadbury.org.

Rehoboth Gateway

Wonder what is going on across from Jungle Jim's on Route One? The Rehoboth Gateway shopping center is now under construction. Rehoboth Gateway will feature a variety of national retail and dining establishments...more to come on this exciting new project in our next issue!



COMMUNITY HISTORY

Piece of Community History: Colonel John E. Lingo & the Lingo Logo

Piece of Community History: Colonel John E. Lingo & the Lingo Logo
Colonel John E. Lingo was born in Lewes at Beebe Hospital. After graduating from Lewes High School, where there were only 39 people in his graduating class, he joined the United State Air Force. Upon the completion of his service and his return home, he began a real estate career with a company formerly known as Anderson Stokes. Later, Colonel Lingo took a chance and opened his own Real Estate Company, Jack Lingo, REALTOR, which was located on First Street in Rehoboth Beach. Colonel Lingo chose the now recognizable green and yellow logo color scheme. Why? He believed it was a great combination that would catch people's attention and provide good contrast.

Piece of Community History: Ritter Family Farms, Lynn Family Farm

The Ritter Family Farm, specifically the portion owned by Lynn Ritter, located off of New Road including a portion of the Great Marsh, has had a long history. The tillable, wooded wetland operated as a dairy and grain crop farm before being purchased by the Hercules Company to be the site of a petro chemical plant. According to Bob Stickels, County Administrator at the time, Sussex County bought the land for the West Rehoboth Sewer District in December 1992, but the soil was not suitable for spray irrigation because of the heavy clay content. This created a time constraint to find suitable land that was affordable and available. This is when JG Townsend (JGT) came into the picture. JGT traded part of the Dodd Farm on Wolfe Neck Road in exchange for the Ritter Family Farm. In addition, JGT leased the balance of the Dodd Farm for spray irrigation. Mr. Stickels confirmed, "If JG Townsend had not come forward the property owners would have had to personally fund the sewer district." To this day, the Ritter/Hercules Farm continues to be tilled by the Ritter Family. Recently, a portion of the Hercules Farm, known as the Point Farm, was approved by Sussex County Planning and Zoning Commission for a 69 lot, single family home subdivision, to be called "Harbor Point".

SUPPORTING COMMUNITY

Jack Lingo, REALTOR (JLR) continues to support many communities and organizations locally and nationally in various ways. Starting several years ago, JLR has sponsored benefits at Jungle Jim's Water Park for two fire companies – Rehoboth and Lewes. Over the past years, JLR has donated \$10,000 per year to each company and are proud to support those who protect our communities.

JLR feels it is important to support the Beebe Medical Foundation. Lingo Townsend Associates donated over \$4,000,000 to the Beebe Hospital including a \$10,000 donation for the highly anticipated Beebe Beach Bash to be held June 6, 2015, at the Cape May-Lewes Ferry, Lewes Terminal.

J.G. Townsend, Jr. & Co. who has worked closely with Jack Lingo, Inc., REALTOR for more than 25 years recently donated over 60,000 pounds of peas and beans to the Food Bank of Delaware, which feeds the hungry of Delaware.

To read previous Lingo Ledger's visit our website www.jacklingo.com

AVAILABLE SOON!

