

# Berger Realty

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**3110 Shunpike  
Rio Grande, NJ 08242**

**Asking \$600,000.00**



#### COMMENTS

Excellent development opportunity in Middle Township. This 3.2-acre parcel at 3310 Shunpike Rd is located in the Town Residential (TR) Zone, offering multiple permitted uses ideal for residential development. Zoning allows for single-family homes, two-family homes with sewer, and townhouse dwellings with sewer making this site well suited for a small subdivision or multifamily buildout. Full survey and zoning documentation are available. Strong location with access to infrastructure and steady residential demand. Buyers are responsible for conducting their own due diligence regarding survey, zoning, utilities, and building requirements. Seller is a licensed NJ real estate broker.

#### PROPERTY DETAILS



Ask for J.K. Hepner, III  
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