

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



## Route 347 & Carlisle Place Maurice River Township, NJ 08316

Asking \$289,000.00



### COMMENTS

Prime 14.64-acre development opportunity at the corner of Route 347 & Carlisle Place Road in the Pinelands Business District (PB). Flexible zoning allows a wide range of commercial, residential, agricultural, and professional uses (see attached PB schedule). A county-level perfected subdivision and Pinelands approval letter are already in place, providing a meaningful head start toward development. Property offers two distinct access points: high-visibility Route 347 frontage with approx. 14,000+ vehicles/day, ideal for commercial use, and quiet Carlisle Place Road access, ideal for residential or live-work configurations. Mostly cleared, dry land with soils and perc tests available from prior subdivision. No wetlands indicated on available mapping (not an official delineation). No utilities on site; well/septic required. A unique tract offering multiple development paths—commercial, residential, farm, contractor, or owner-operator. Flexible PB zoning creates exceptional potential.

### PROPERTY DETAILS



Ask for Dave Zelinski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [djz@bergerrealty.com](mailto:djz@bergerrealty.com)

