



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



oc17@BergerRealty.com



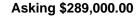














COMMENTS

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 Monica Raab Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: msr@bergerrealty.com

