

Berger Realty

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**Route 347 & Carlisle Place Road
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

