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Berger Realty, Inc.
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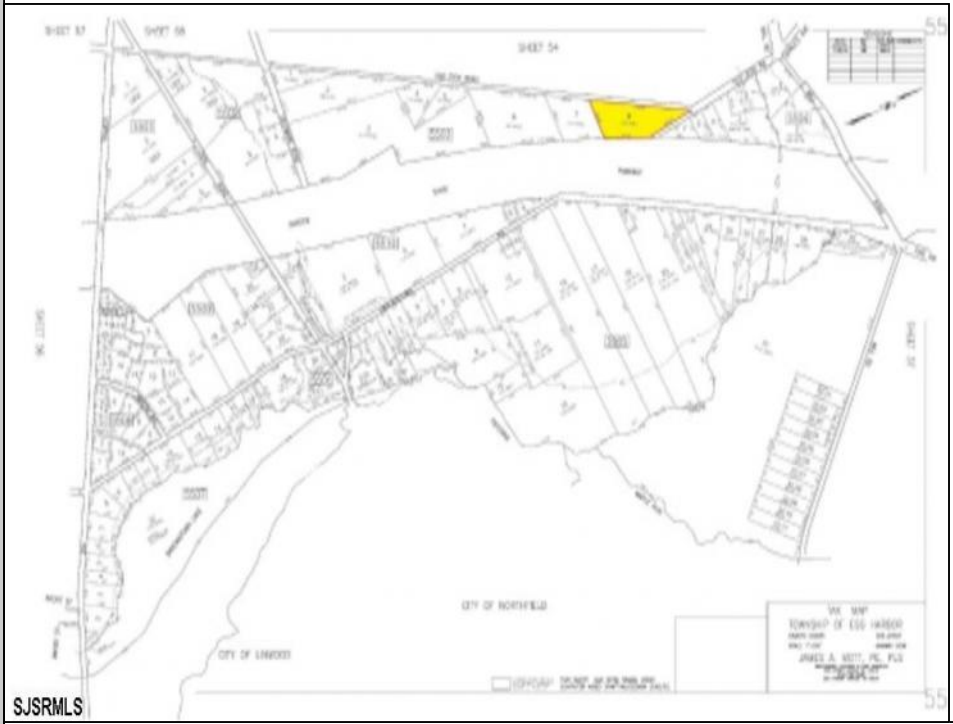
REALTOR

**1024 Old Zion**
**Egg Harbor Township, NJ 08234**

**Asking $119,000.00**




## COMMENTS

Lot with great potential! As per municipal tax records, this property is 2.85 acres and is unimproved and partially wooded. It has 779'' of frontage on Old Zion Road with approximately 250' of depth, and 335' along the Garden State Parkway. An initial review of the GIS mapping systems indicates the parcel appears to be comprised of upland soils, subject to a formal delineation if necessary. As per municipal zoning website; RG 1- Regional Growth Residential. Minimum lot size is 30,000 sf, with a 100' minimum frontage required. Pinelands Commission jurisdiction. Permitted density is 1 dwelling unit per acre, or 1.5 dwelling units per acre with Pineland Development Credits. While this parcel is within the Sanitary Sewer service area, connection availability to be determined. Public water, electric and natural gas should also be available. This parcel has development capability as it meets all bulk requirements of the zone, and is comprised of upland soils and may have the potential for a 2 or 3 lot subdivision subject to engineering verification and variances as necessary. Connection of sanitary sewer would be required for a 3 lot subdivision, so reasonable availability and location would be required. Or another option may be a minor 2 lot subdivision where development may be supported by on site septic systems. All approvals would be the responsibility of the buyer as the owner will allow any interested parties to complete their due diligence prior to purchase.

## PROPERTY DETAILS

Ask for Lauren Greiner
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