



**0 Black Horse Pike  
Hammonton, NJ 08037**

**Asking \$489,900.00**



### COMMENTS

18.25 Acres with New Zoning. Very Favorable for Development Now! Fronts Three Highways! 1,265 Frontage on well traveled Black Horse Pike (Rt 322), 1,000 Frontage on Mays Landing Road (Spur of Rt 73), and 425 frontage on 8th Street. New Zoning passed circa 2020 changed the zoning to RDC (Rural Development Commercial District ) which is very favorable for commercial development. This is one of the select properties in Folsom Boro with this special zoning designation. Would be an excellent candidate for a WaWa or similar type of application. Attached in the documents section is the RDC permitted uses. All Approvals are the responsibility of the Buyer. Buyer shall be solely responsible for incurring the costs for any and all approvals, purchases, and permits required to develop the property. Buyer shall make application to the Folsom Boro and NJ Pinelands Commission (within 10 calendar days after a 30 day due diligence period). Call Today!

### PROPERTY DETAILS



Ask for Monica Raab  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [msr@bergerrealty.com](mailto:msr@bergerrealty.com)

