

# Berger Realty

Since 1928



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



5410 whitehorse pike  
Mullica Township, NJ 08215

Asking \$25,000.00



#### COMMENTS

Vacant Land for Sale – Prime Location in Mullica, NJ Exceptional investment opportunity! This 9.33-acre parcel is located on a major highway in Mullica, New Jersey, offering excellent visibility and accessibility. Approximately 80% of the land is designated wetlands, making it a potential candidate for Density Transfer, subject to approval by the Pinelands Commission. The property is being sold as-is, and buyers are encouraged to conduct their own due diligence regarding development possibilities and permitted uses. Whether you're looking for a long-term investment, environmental credits, or exploring development under regional planning guidelines, this property presents strong potential. Ask ChatGPT

#### PROPERTY DETAILS



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: clc@bergerrealty.com

