

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto: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. Its in a DVC and R-dd zone. Number for the pinelands commission is 609-894-7300. if you have further questions

#### PROPERTY DETAILS



Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jjjs@bergerrealty.com](mailto:jjjs@bergerrealty.com)

