

# Berger Realty

Since 1928



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3030 1st  
Hammonton, NJ 08037

Asking \$179,000.00



#### COMMENTS

Bring your vision and build the dream. This rare 8.75-acre homesite offers a serene, estate-like setting just minutes from Hammonton's vibrant downtown dining, shopping, festivals, and transit. Valuable on-site improvements give you a head start: an existing residential septic system, private well, and a concrete house pad from a prior residence (buyer to verify condition/capacity and suitability for new plans). A handsome asphalt governor's-style circle already on the property can be reimagined as a future motor court or guest parking once you site the new home—perfect for a grand approach, everyday convenience, or entertaining. With room for gardens, pool, patios, or a barn/workshop (all subject to township approvals), this tract blends privacy with proximity in one of South Jersey's most desirable small towns. This lot is currently being cleared of all equipment and materials in preparation for its new owner. Design it, build it, live it—3030 S 1st Rd is your canvas for a legacy Hammonton address.

#### PROPERTY DETAILS

