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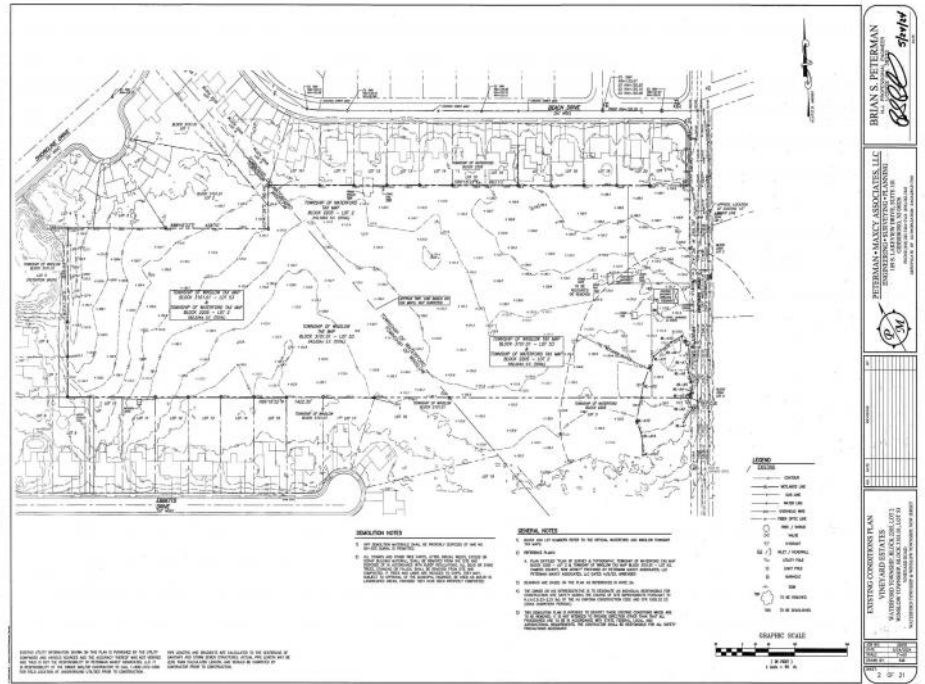
Berger Realty, Inc.
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Ocean City, NJ 08226
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327 Vineyard
Atco, NJ 08004

Asking \$1,300,000.00



COMMENTS

Prime 12.9± acre residential development site on Vineyard Rd in Waterford Twp/Atco with engineering completed for a proposed 27-lot subdivision: 24 buildable single-family lots plus 3 basin/open-space lots (plans available upon request). Property is surrounded by established neighborhoods and is an ideal location for a new residential community in a low-inventory market. Mix of open and wooded land with road frontage on Vineyard Rd. Subdivision application has been submitted to the Pinelands Commission for a Certificate of Filing (COF); COF has not been issued as of listing date. Public utilities are in the area – buyer to confirm availability, capacity, and connection requirements with the township and Pinelands. Sale is for land only. Buyer is responsible for all final approvals, permits, and due diligence. 2 Structures currently on the property.

PROPERTY DETAILS



Ask for James P. Monroe
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