

VACANT

FOR SALE

±0.46-ACRE VACANT LAND FOR DEVELOPMENT

Brook Trail, Andover, NJ 07821

For More Information, Contact the Exclusive Brokers

RYAN MARTINEZ

Sales Associate

rmartinez@blauberg.com

973.379.6644 x228



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.3 Miles to Route 206

Approx. 5.1 Miles to I-80

OFFERING SUMMARY

Sale Price:	\$20,000
Lot Size:	0.46 Acres

PROPERTY HIGHLIGHTS

- Lot Size at ±0.46 Acres
- Block 94, Lot 377
- Zoned R-4
- Taxes at \$1,128.05 (2022)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	288	3,642	16,068
Total Population	549	8,819	37,593
Average HH Income	\$87,330	\$113,238	\$109,924

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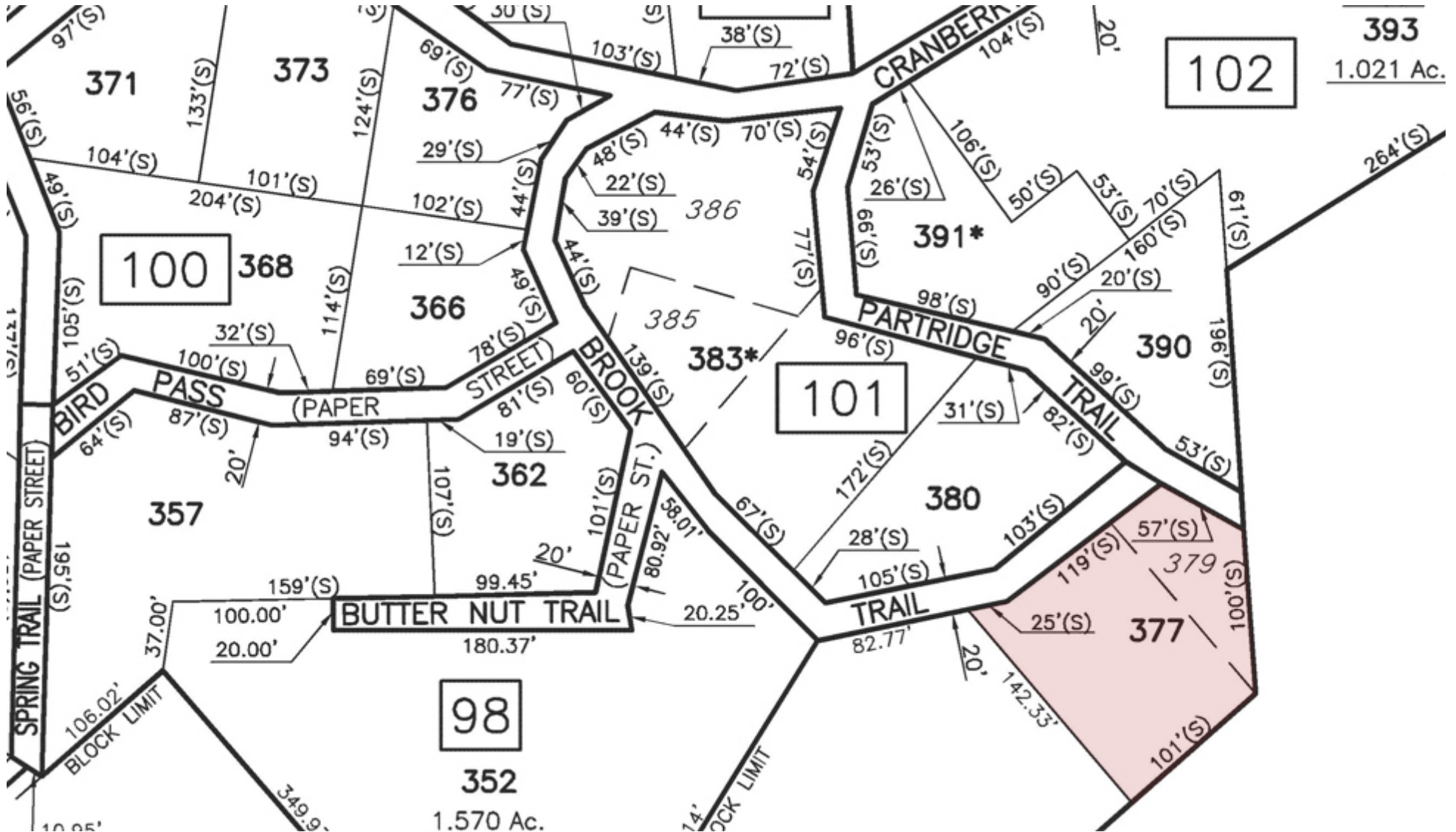
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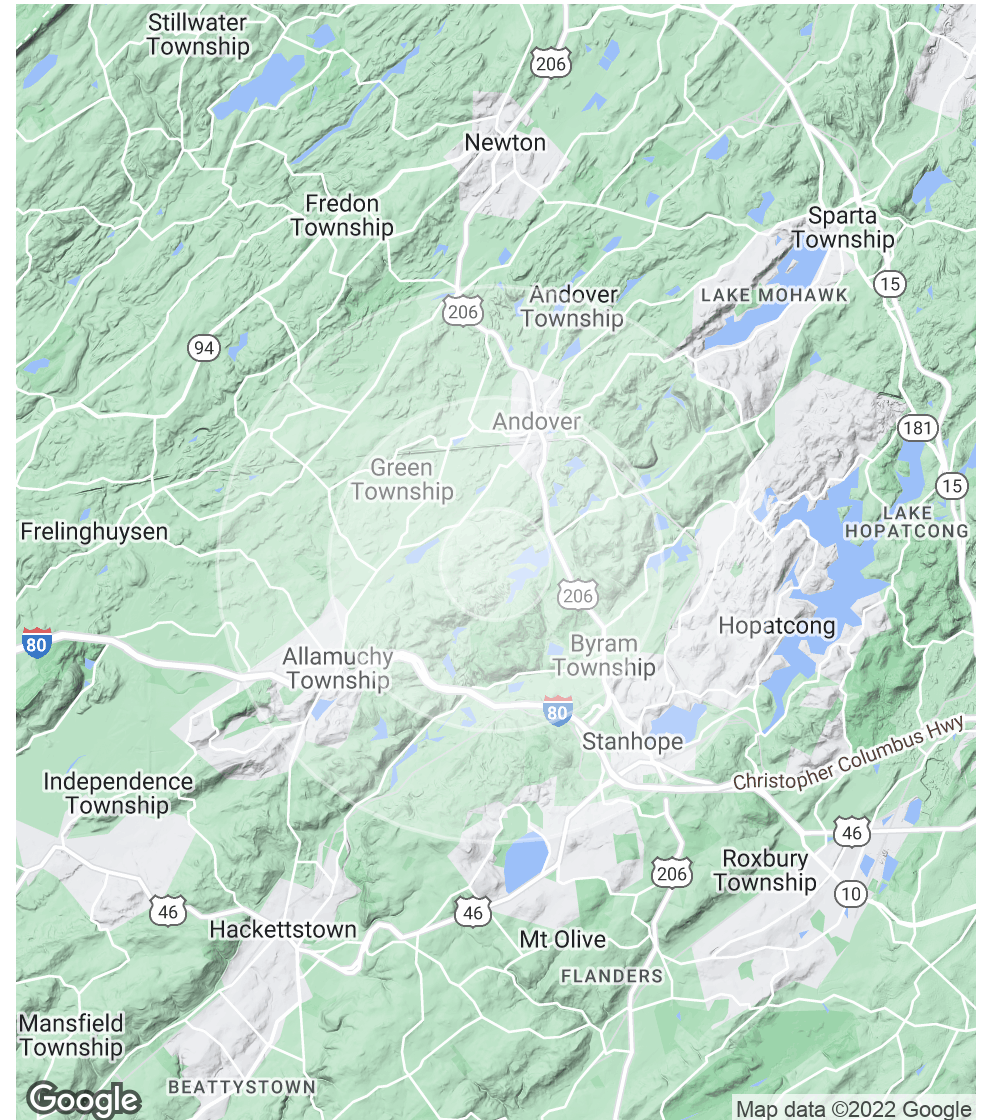
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	549	8,819	37,593
Average Age	44.4	44.6	43.3
Average Age (Male)	36.4	42.9	41.5
Average Age (Female)	45.2	43.8	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	288	3,642	16,068
# of Persons per HH	1.9	2.4	2.3
Average HH Income	\$87,330	\$113,238	\$109,924
Average House Value	\$245,781	\$303,149	\$272,590

* Demographic data derived from 2020 ACS - US Census



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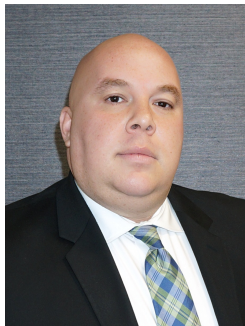
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PROFESSIONAL BACKGROUND

Ryan Martinez joined The Blau & Berg Company in 2022. He is a licensed New Jersey Salesperson who handles transactions for both buyers and sellers. Ryan has also been the Mayor of Butler, New Jersey since November 2020. Ryan is also a licensed attorney in New Jersey, New York, and Pennsylvania. He has handled countless commercial and residential transactions in New Jersey since 2006. Ryan also represents landlords of multi-family properties, single-family homes, and commercial properties. With his experience in multiple aspects of real estate, he brings unique expertise to the table for his clients.

EDUCATION

Ryan is a graduate of Ithaca College where he obtained a BA in Political Science and a minor in Legal Studies. He then went on to George Mason University Law School where he obtained a J.D. in law. Ryan recently finished his first year of graduate school where he is taking courses in accounting in order to become a Certified Public Accountant.

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