

VACANT LAND

FOR SALE

±0.25 AC VACANT LAND

63 Northwestern Way, Hopatcong, NJ 07843

For More Information, Contact the Exclusive Broker

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. 6.4 Miles to Route 206

Approx. 8.2 Miles to I-80

OFFERING SUMMARY

Sale Price:	\$10,000
Package Deal:	\$15,000 if purchased with 5 Rollins Trail, Hopatcong
Lot Size:	0.25 Acres

PROPERTY HIGHLIGHTS

- Lot Size at ±0.25 Acres
- Block 30809, Lot 58
- 100' x 108' Dimensions
- Zoned R-1
- Taxes at \$469.91 (2022)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	867	2,690
Total Population	648	1,980	5,853
Average HH Income	\$89,412	\$84,120	\$84,558

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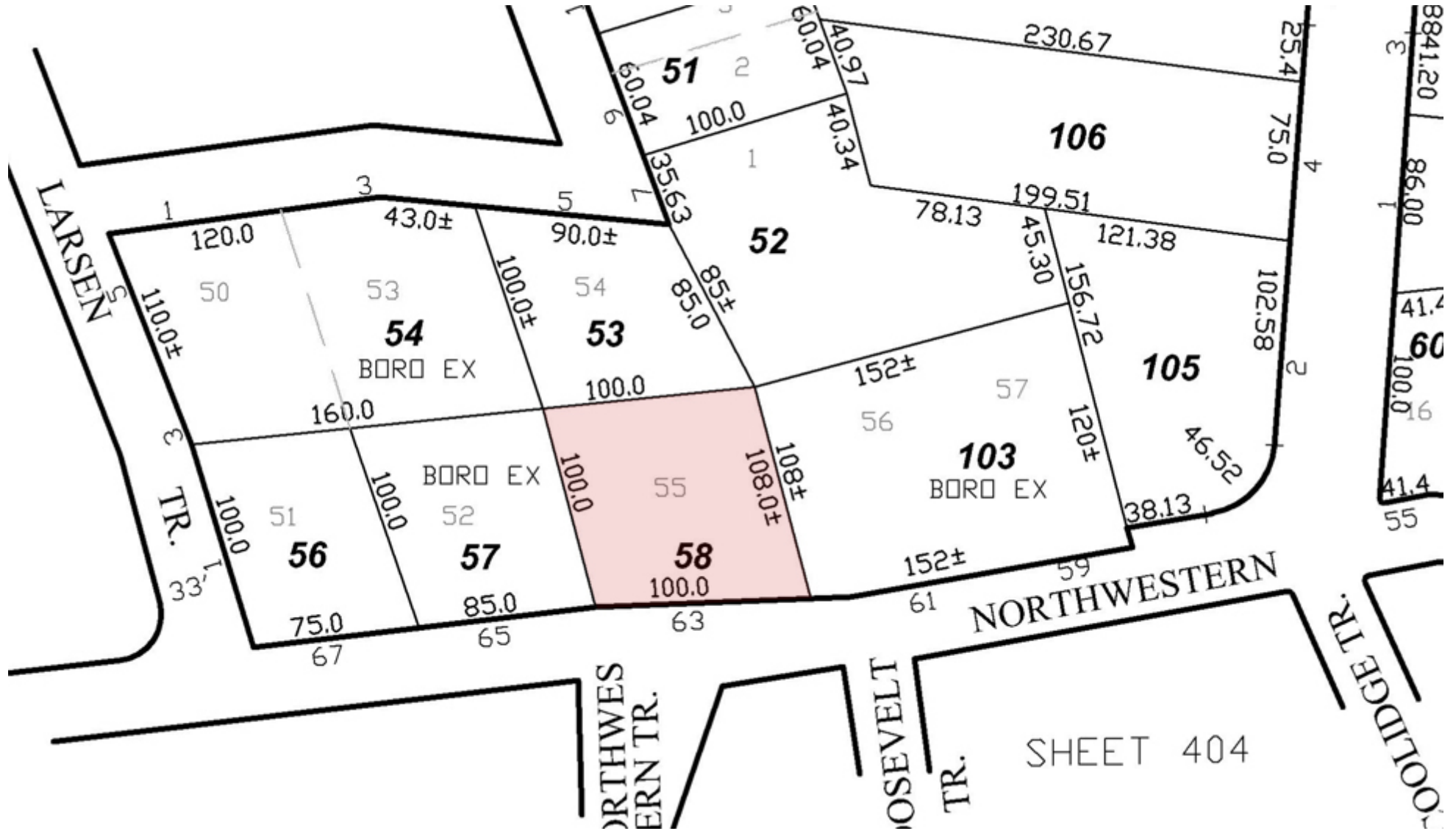
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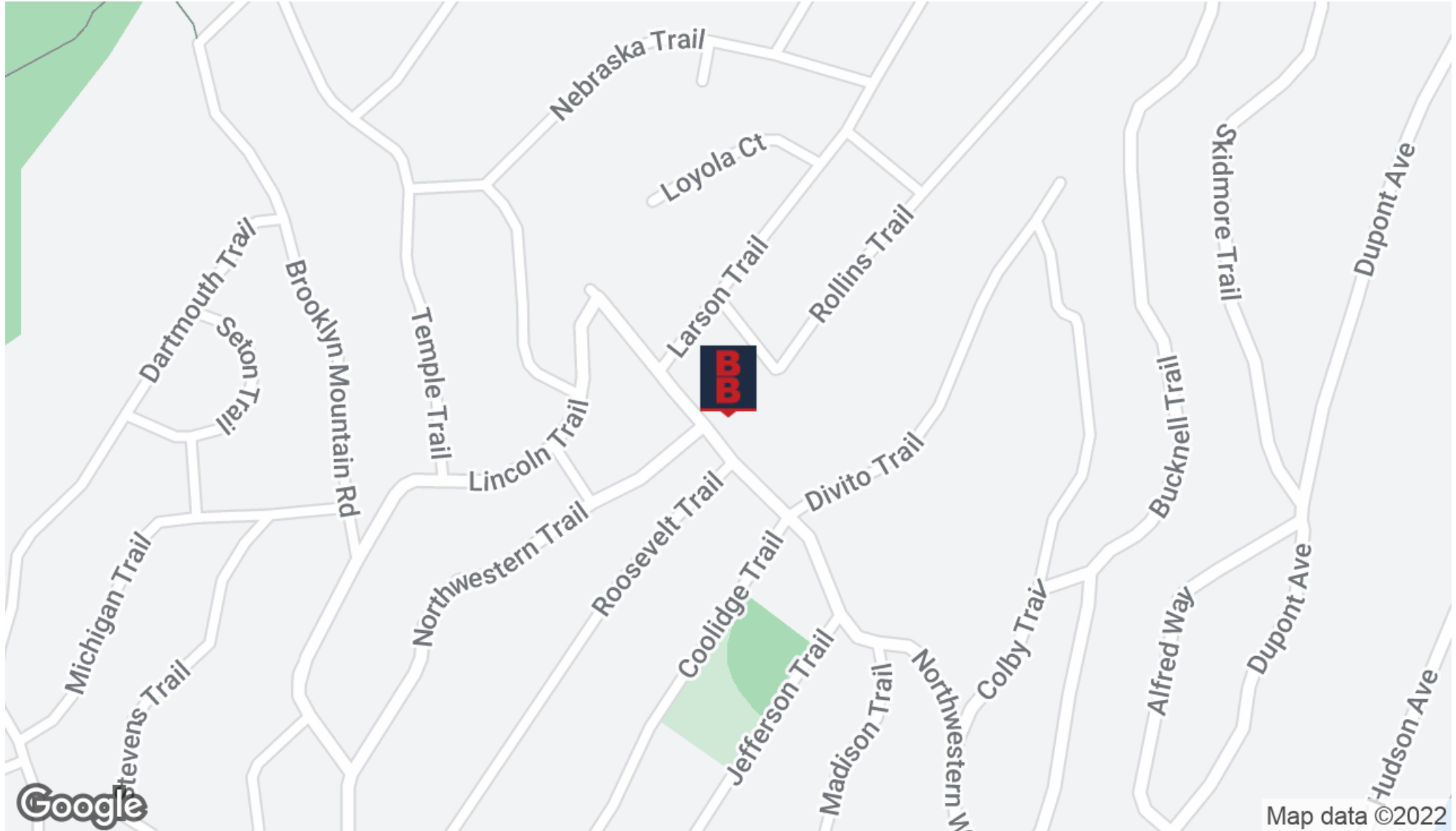
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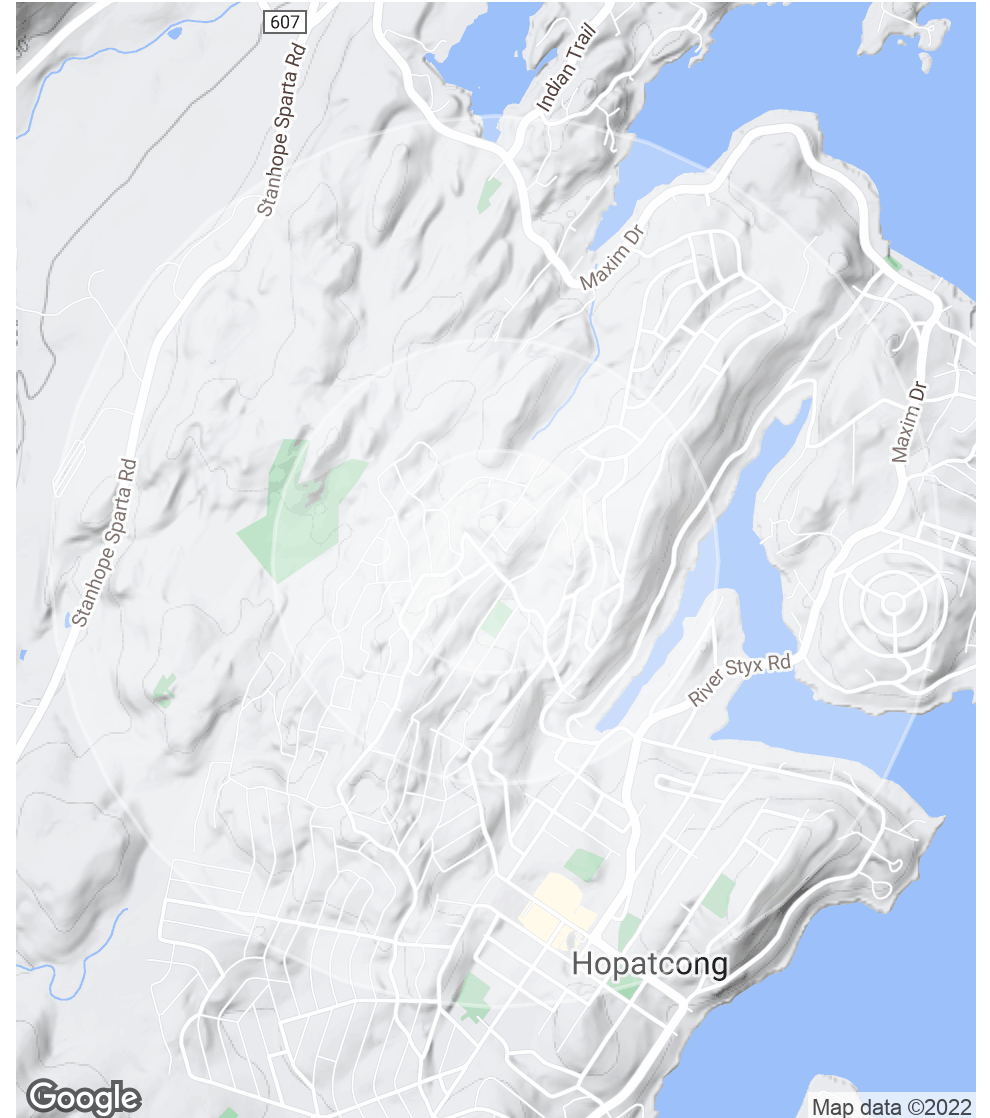
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	648	1,980	5,853
Average Age	36.5	38.2	41.0
Average Age (Male)	34.2	34.9	38.4
Average Age (Female)	40.1	41.3	42.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	867	2,690
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$89,412	\$84,120	\$84,558
Average House Value	\$204,535	\$206,743	\$228,863

* Demographic data derived from 2020 ACS - US Census



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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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