

VACANT LAND

FOR SALE

# ±0.87-ACRE VACANT LAND

124 Pond School Road, Sussex, NJ 07461

*For More Information, Contact the Exclusive Brokers*

**RYAN MARTINEZ**

*Sales Associate*

rmartinez@blauberg.com  
973.379.6644 x228



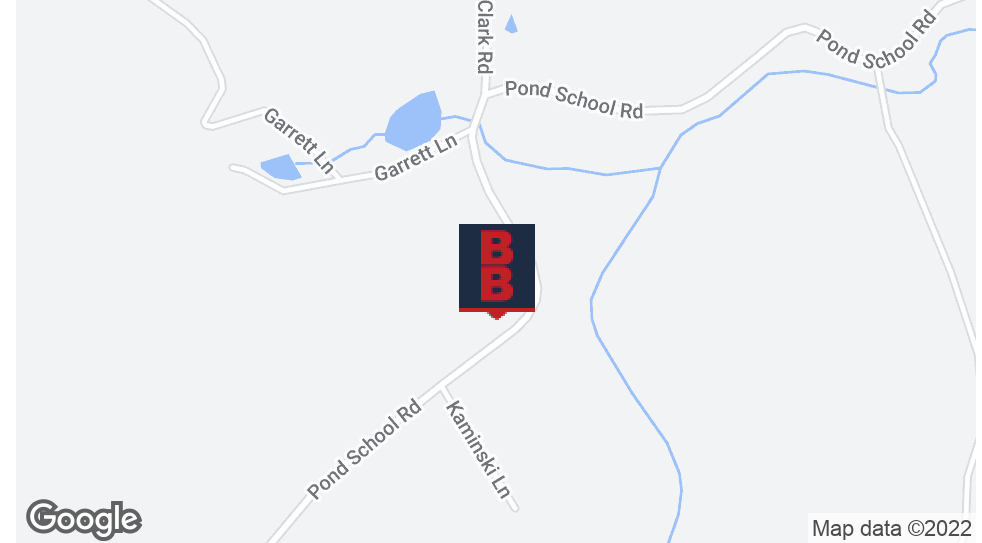
**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Approx. 3.4 Miles to Route 23  
 Approx. 17.1 Miles to I-84  
 Approx. 28.6 Miles to I-80

## OFFERING SUMMARY

Sale Price:	\$40,000
Lot Size:	0.87 Acres

## PROPERTY HIGHLIGHTS

- Lot Size at ±0.87 Acres
- Block 12.01, Lot 5
- Zoned R-5
- Taxes at \$989.69 (2022)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	150	5,433	12,526
Total Population	282	11,859	27,767
Average HH Income	\$103,456	\$88,883	\$89,150

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SHEET 6



2.01

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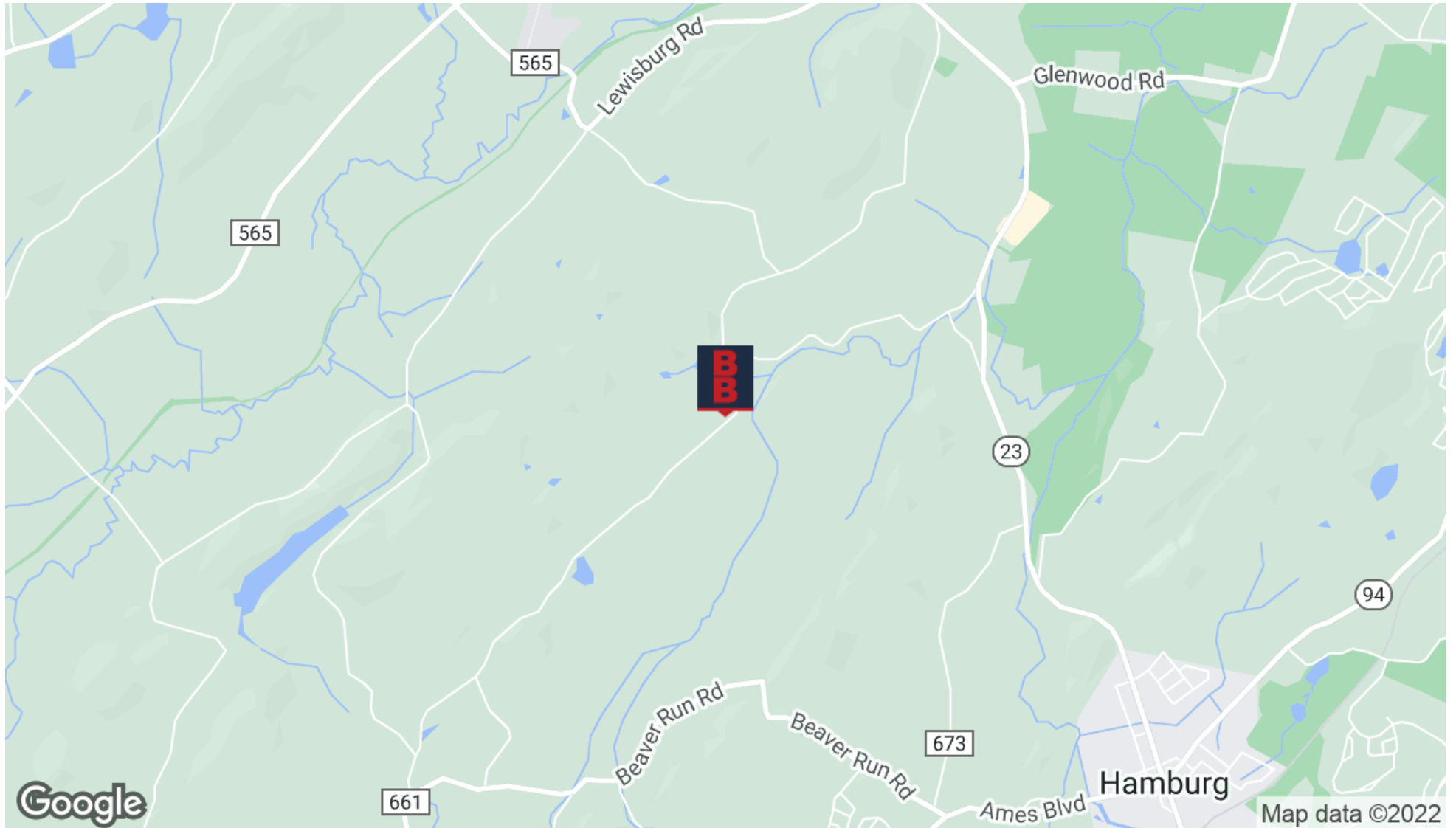
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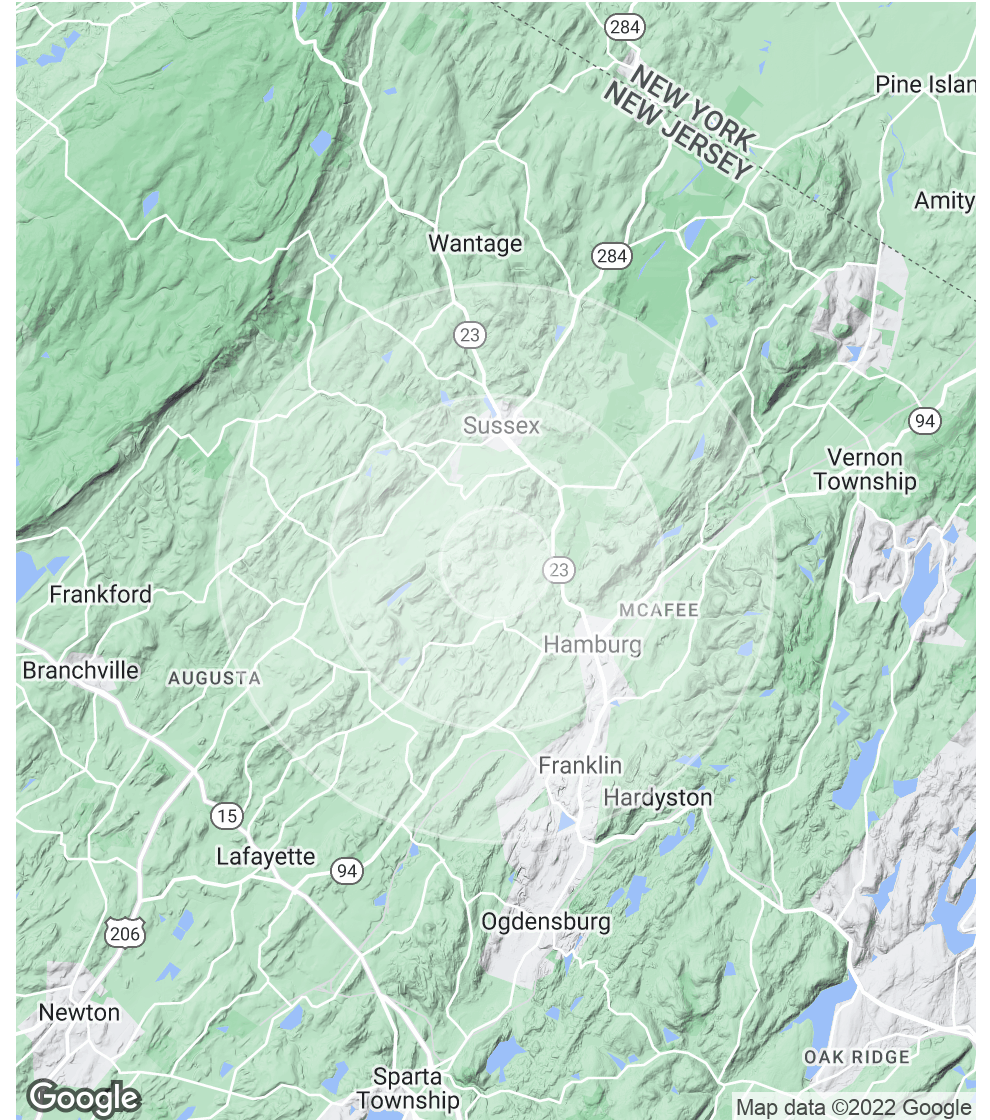
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	282	11,859	27,767
Average Age	52.1	43.7	45.2
Average Age (Male)	45.8	40.5	42.4
Average Age (Female)	56.6	46.4	46.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	150	5,433	12,526
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$103,456	\$88,883	\$89,150
Average House Value	\$327,057	\$262,188	\$267,710

\* Demographic data derived from 2020 ACS - US Census



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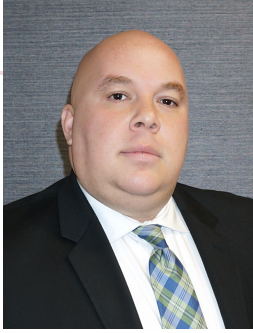
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## RYAN MARTINEZ

Sales Associate

[rmartinez@blauberg.com](mailto:rmartinez@blauberg.com)

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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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