

OFFERING MEMORANDUM

PRIME 3.82 ACRE± DEVELOPMENT OPPORTUNITY

2712 FIRE RD

Egg Harbor Township, NJ 08234

PRESENTED BY:

CHICHI E. AHIA, SIOR

O: 215.757.2500 x2202

chichi.ahia@svn.com

NICOLE ANDEROCCHI

O: 215.757.2500 x2215

nicole.anderocci@svn.com





TABLE OF CONTENTS

4	PROPERTY INFORMATION		14	ZONING INFORMATION	
	Property Summary	5		M1 - Light Industrial	15
	Property Details	6			
	Property Highlights	7			
	Additional Photos	8			
9	LOCATION INFORMATION				
	Regional Map	10			
	Location Map	11			
12	DEMOGRAPHIC PROFILE				
	Demographics Map & Report	13			

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$399,000
LOT SIZE:	3.82 AC±
ZONING:	M-1 - Light Industrial
MARKET:	Philadelphia
SUBMARKET:	Atlantic City/ Hammonton
APN:	08-00913-0000-00007

PROPERTY OVERVIEW

Excellent opportunity to acquire a prime development site located in Egg Harbor Township, Atlantic County adjacent to Atlantic City Expressway. This exceptionally located land site is approximately 3.82 acres± with frontage/access on Fire Road. The property sits close to a newly developed residential complex. This highly accessible location is surrounded by a large Industrial Park and within close proximity to Walmart Supercenter Shopping Plaza. The site is zoned M-1 (Light Industrial), which allows for a multitude of uses permitted by right. Subject to easement for billboard (not included in sale) located on site. Delineation of easement to be determined.

LOCATION OVERVIEW

Corner parcel with great visibility and access. Located adjacent to Atlantic City Expressway near the intersection of Doughty Rd and Fire Rd [Atlantic 651]. The property rests in a densely populated trade area, proximity to a diverse platform of local retailers.

SALE PRICE	\$399,000
------------	-----------

LOCATION INFORMATION

CITY, STATE, ZIP	Egg Harbor Township, NJ 08234
COUNTY	Atlantic
MARKET	Philadelphia
SUB-MARKET	Atlantic City/ Hammonton
CROSS-STREETS	Fire Rd [Atlantic 651] / Doughty Rd
TOWNSHIP	Egg Harbor
NEAREST HIGHWAY	Atlantic City Expressway
NEAREST AIRPORT	Atlantic City International - [4.2 MI]

PROPERTY INFORMATION

PROPERTY TYPE	Land
ZONING	M-1 - Light Industrial
PROPERTY SUBTYPE	Industrial
APN #	08-00913-0000-00007
CORNER PROPERTY	Yes
TRAFFIC COUNT	11,780 VPD
TRAFFIC COUNT STREET	Fire Rd / Doughty Rd SW

UTILITIES & AMENITIES

SEWER	Yes
-------	-----

PROPERTY HIGHLIGHTS

- 3.82 acres± of raw land
- M-1 (Light Industrial District) zoning
- Prime development opportunity
- Commutable proximity to/from Philadelphia, New Jersey and New York City
- Area amenities include Walmart Supercenter Shopping Plaza
- Proposed warehouse development site plan available
- 11,780 VPD Fire Rd / Doughty Rd SW
- 4.2 miles to Atlantic City International Airport
- 7.9 miles to Atlantic City Commuter Rail
- 8.2 miles to Atlantic City via Atlantic City Expressway
- Level topography
- Excellent signage opportunity
- Ideally located for business and consumer access
- Proximity to densely populated residential neighborhoods
- Quality demographic profile
- Highly visible / accessible location

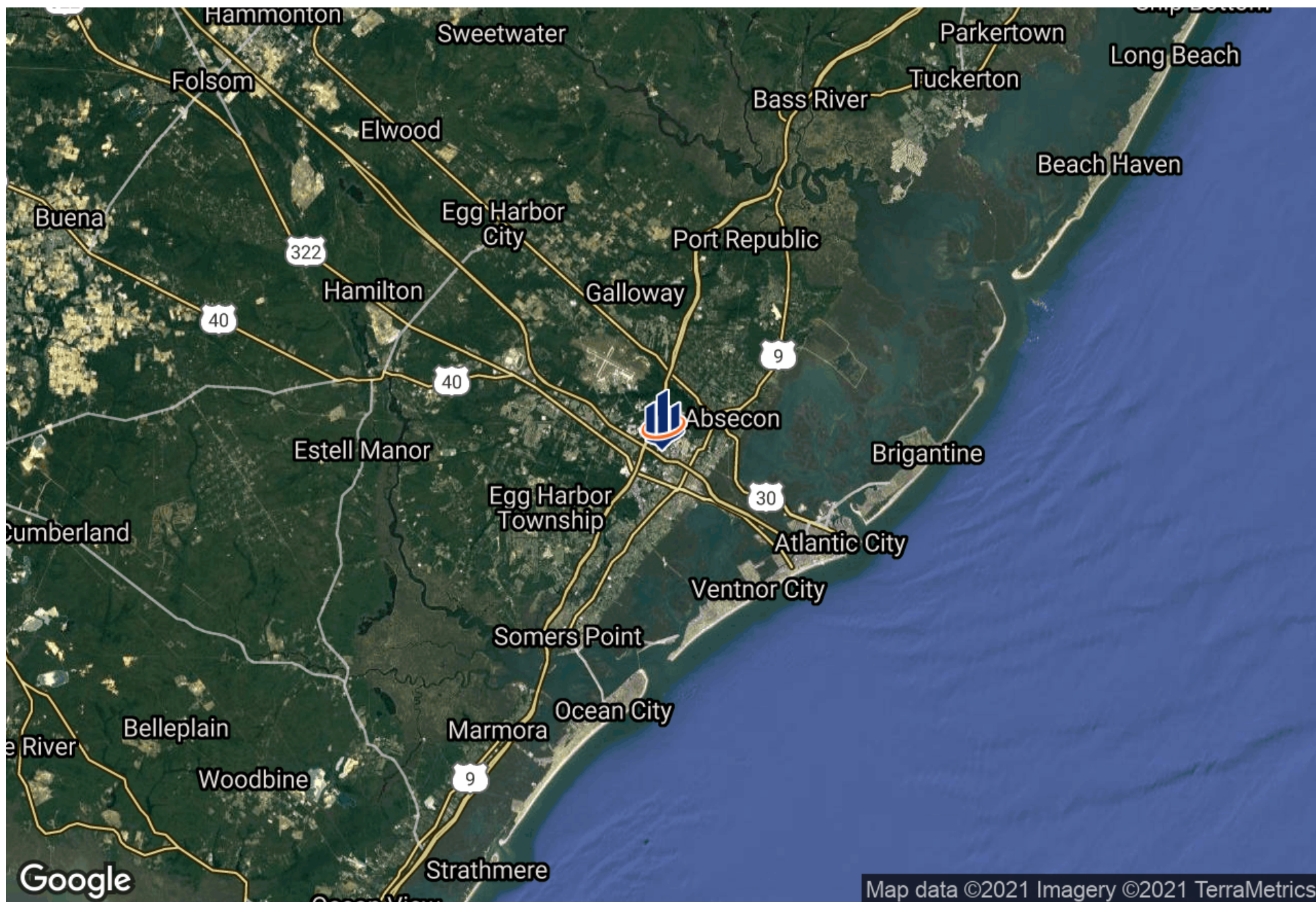


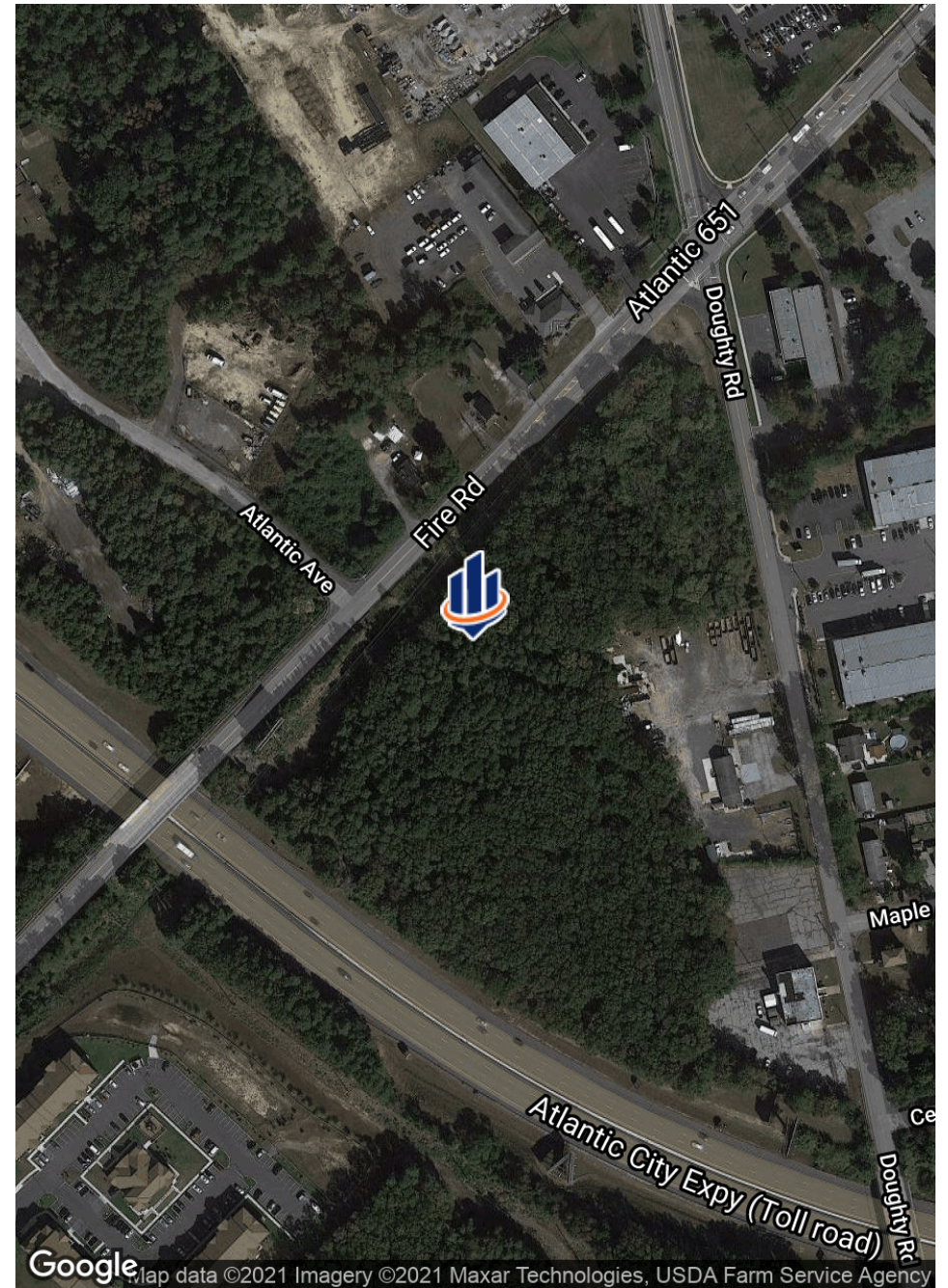
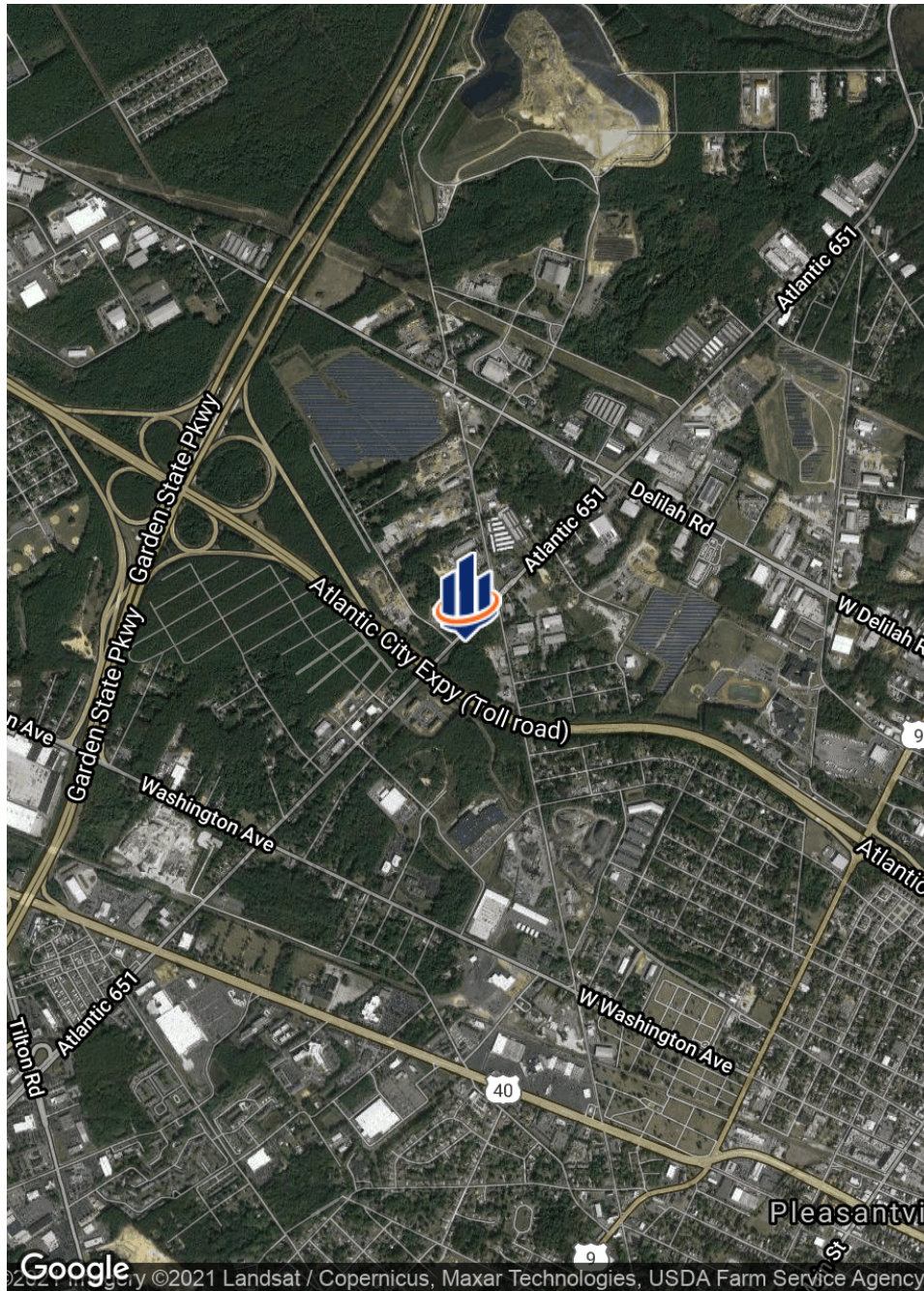


SECTION 2

LOCATION INFORMATION







SECTION 3

DEMOGRAPHIC PROFILE



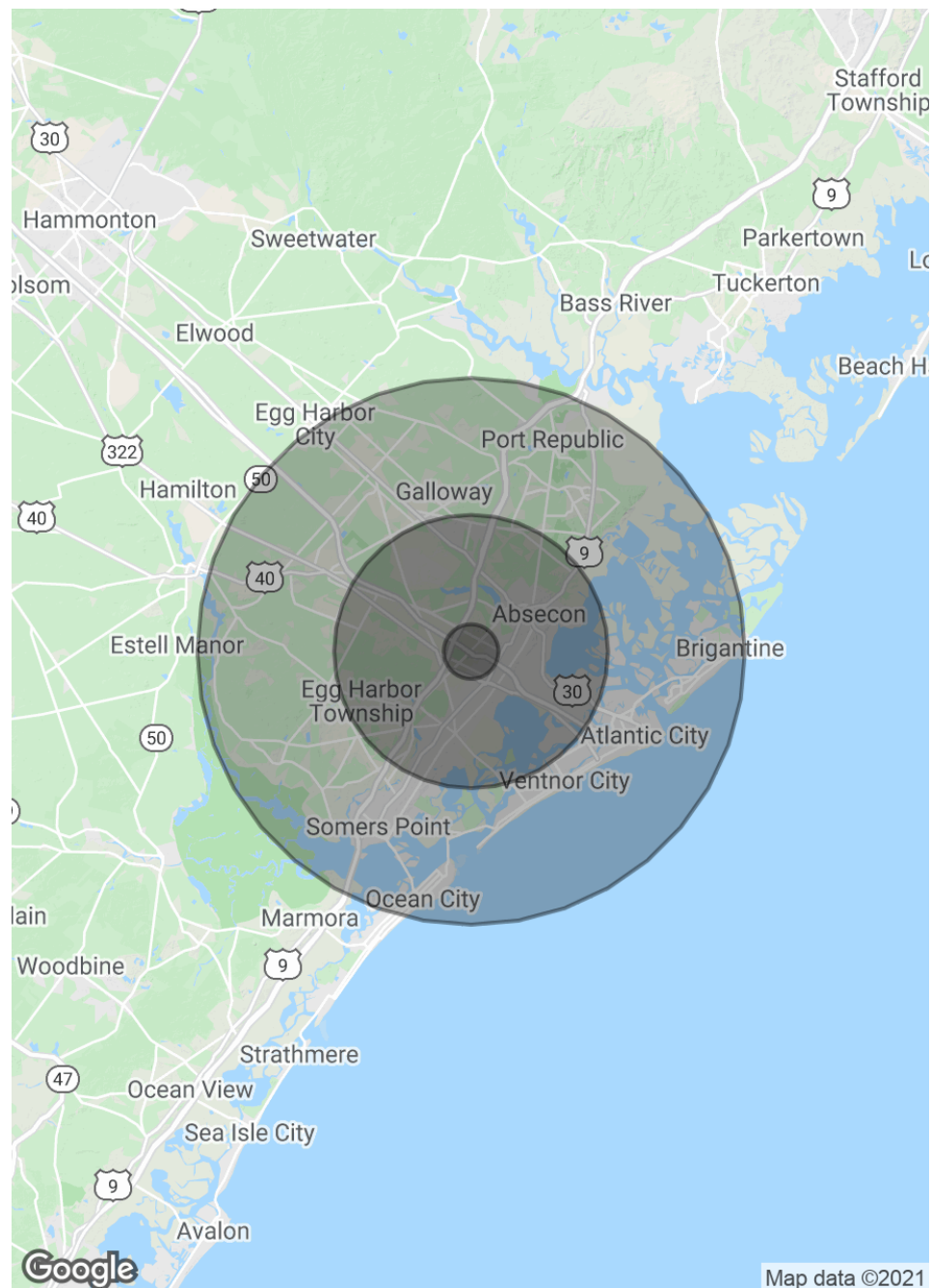
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,716	93,099	252,185
AVERAGE AGE	32.6	38.7	39.0
AVERAGE AGE (MALE)	34.1	37.6	37.6
AVERAGE AGE (FEMALE)	32.8	40.1	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,310	32,553	92,642
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$50,815	\$74,421	\$71,839
AVERAGE HOUSE VALUE	\$181,398	\$265,313	\$301,077

* Demographic data derived from 2010 US Census



SECTION 4

ZONING INFORMATION



§ 225-40. M-1 Light Industrial District and R-I Restricted Industrial District. [Amended 8-12-1981 by Ord. No. 18-1981; 12-8-1982 by Ord. No. 71-1982; 3-11-1987 by Ord. No. 6-1987; 2-24-1993 by Ord. No. 9-1993; 12-23-1996 by Ord. No. 42-1996; 3-14-2001 by Ord. No. 8-2001; 6-12-2002 by Ord. No. 35-2002; 5-28-2008 by Ord. No. 19-2008; 11-25-2008 by Ord. No. 48-2008]

The M-1 and R-I Districts shall be differentiated one from the other by intensity and class of permitted uses as set forth below. The M-1 District shall include all uses enumerated. The R-I District shall permit only those uses set forth in Subsection A(1) through (6), (10 and (19), all accessory and conditional uses.

A. Permitted principal uses shall be:

- (1) Manufacturing of light machinery, such as small machine parts, typewriters, calculators and other office machines.
- (2) Fabrication of metal and wood products, such as baby carriages, bicycles, metal foil, metal furniture, musical instruments, sheet metal products and toys, boxes, cabinets and woodworking and furniture.
- (3) Fabrication of paper products, such as bags, book binding, boxes and packaging materials, office supplies and toys.
- (4) Business offices.
- (5) Research laboratories comprising any of the following: biological, chemical, dental, electronic, pharmaceutical and general.
- (6) The warehousing and storage of goods.
- (7) Other permissible industry, comprising any of the following: brush and broom manufacturing, plastic products, utility company installations, excepting power generating facilities, electronic products, farm machinery, glass products manufacturing, jewelry manufacturing, including gem polishing, leather goods manufacturing (except curing, tanning and finishing of hides), motion-picture exchange, pharmaceutical products manufacturing, photo finishing, pottery and ceramic products manufacturing and thread and yarn manufacturing. **[Amended 6-8-2005 by Ord. No. 25-2005]**

:1

§ 225-40

§ 225-40

- (8) In addition to the above listed uses, any industrial use not inconsistent with the above may be permitted, provided that at no time shall any use permitted in this section cause or result in:
 - (a) Dissemination of dust, smoke, smog, observable gas, fumes or odors or other atmospheric pollution, noise, glare or vibration beyond the boundaries of the lot on which the creator of the condition is located.
 - (b) Hazard of fire or explosion or other physical hazard to any adjacent building or to any plant growth on any land adjacent to the site of the use.
- (9) Farms, as defined by this chapter, including one single dwelling unit as detailed.
- (10) Retail services, retail and wholesale sales.
- (11) Commercial recreation.
- (12) Hotels and conference centers.
- (13) Education facilities, including commercial, private and public schools.
- (14) Bulk laundry processing.
- (15) Auction houses.
- (16) Branch banks, including drive-in banking facilities. **[Amended 3-10-2004 by Ord. No. 11-2004]**
- (17) Casino gaming equipment assembly, manufacturing, sales and service.
- (18) Mail, cargo and freight delivery and distribution facilities.
- (19) Personal wireless telecommunications facility not to exceed 120 feet in height. **[Added 5-14-2003 by Ord. No. 20-2003]**

B. Permitted accessory uses shall be:

- (1) Uses and buildings customary and incidental to the principal use or building.
- (2) Private garages.
- (3) Cafeterias.

:2

- (4) Customary and conventional farm accessory uses not otherwise prohibited in this chapter.
 - (5) Day care when established as an integral component of a principal use permitted in this district.
 - (6) Personal wireless telecommunications equipment facility not to exceed 15 feet in height. **[Added 5-14-2003 by Ord. No. 20-2003]**
- C. Area, yard and building requirements, as specified in § 225-7.
- D. Permitted modifications and conditional uses shall be:
- (1) Industrial and office parks as specified in §§ 225-70 and § 225-70.1.
 - (2) Vehicle repair subject to the special requirements in § 225-37D(3). **[Amended 7-19-2017 by Ord. No. 25-2017]**
 - (3) Used auto sales and service subject to the special requirements in § 225-37D(3). **[Amended 7-19-2017 by Ord. No. 25-2017]**
 - (4) Towing and storage of motor vehicles subject to the special requirements of § 225-71.1.
 - (5) Power generating facilities provided on a lot of 25 acres or more with a lot width of 1,000 feet or more. **[Added 6-8-2005 by Ord. No. 25-2005]**
 - (6) Ground-mounted solar arrays subject to the following special requirements: **[Added 11-6-2019 by Ord. No. 31-2019]**
 - (a) The following area, yard and building requirements shall be met:
 - [1] Minimum lot area: 20 acres;
 - [2] Minimum lot width: 600 feet;
 - [3] Maximum height: 15 feet;
 - [4] Front yard setback: 50 feet;
 - [5] Rear yard setback: 20 feet; and
 - [6] Side yard setback: 20 feet.
 - (b) A minimum fifty-foot landscaped buffer designed in accordance with § 94-22C shall be provided between the

- solar array and any publicly dedicated road or highway and along the common property line of any existing residence, any zone which permits residential uses and any existing low-intensity recreational facility or campground.
- (c) Should the development of new or expansion of existing on-site or off-site infrastructure be necessary to accommodate the solar energy facility, clearing shall be limited to that which is necessary to accommodate the use in accordance with N.J.A.C. 7:50-6.23. New rights-of-way shall be limited to a maximum width of 20 feet, unless additional width is necessary to address specific safety or reliability concerns.
 - (d) Any solar energy facility shall be decommissioned within 12 months of the cessation of its utilization. Decommissioning shall include:
 - [1] Removal of all energy facilities, structures and equipment, including any subsurface wires and footings, from the parcel;
 - [2] Restoration of the parcel in accordance with N.J.A.C. 7:50-6.24, unless restoration is unnecessary because the parcel is to be put into active agricultural use or approved for development in accordance with the certified local ordinance within that twelve-month period; and
 - [3] Any other measures necessary to address ecological and visual impacts associated with the solar energy facility, including the removal of off-site infrastructure and restoration of affected lands.
- E. Other requirements shall be:
- (1) Same as § 225-38E, inclusive.



2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com