



# Prudential

**Fox & Roach  
REALTORS®**

Land Development Group  
1001 Tilton Road  
Northfield, NJ 08255  
Jim Boyle Sr.  
Office: 609-641-0011  
Cell: 609-226-1252  
Fax: 609-677-4477  
Email: [landmanpro@aol.com](mailto:landmanpro@aol.com)

## EXECUTIVE SUMMARY:

### **Villages at Silver Lake**

*Brand Avenue & White Horse Pike  
Borough of Clementon  
Camden County, New Jersey  
12 +/- Acres*

Prudential Fox & Roach, Land Development Group has been chosen by the owner to market this property located in the Borough of Clementon, Camden County, NJ. Property has non-accessible frontage on NJ State Highway Route 30 and is accessed from Brand Avenue, approximately 600' off the White Horse Pike. The property is comprised of two lots totaling approximately 12 +/- acres.

The property had received final site plan approval in December 2005 for an age restricted project consisting of 180 units in 10 building. Extensions were granted in December 2008, and thereafter are subject to the Permit Extension Act. The project proposed three story buildings, having 18 units; 3 – 1 Bedroom and 15- 2 Bedroom per building with 9 garages. Our file contains documentation from the owner including; final site plans, and a full range of approval documents, permits, correspondence and architectural plans. Owner procured public water and sewer approvals to service the proposed development.

This is one of two significant developments in Clementon and according to the Borough there are no other sizeable tracts to be developed within the Borough.

This sale will be subject to New Jersey Bankruptcy Court approval.

ASKING PRICE: **\$1,350,000 (or \$7,500 per unit)**

For additional information contained in our Property Information Package (P.I.P), please contact Jim Boyle Sr. at 609-641-0011 or 609—226-1252 or [landmanpro@aol.com](mailto:landmanpro@aol.com)

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