BLACK HORSE PIKE & COLOGNE AVENUE

46,159 SF Project Approved Mixed Use Commercial 8.29 + - Acres

Mays Landing, Hamilton Township, Atlantic County, NJ



Exclusively presented by:

JIM BOYLE SR & ED RITTI LAND DEVELOPMENT

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The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Fox & Roach Realtors LP, Broker (a member of the franchise system of BHH Affiliates, LLC) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to Fox & Roach Realtors LP(a member of the franchise system of BHH Affiliates, LLC) prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

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I. EXECUTIVE SUMMARY

This is a vacant, wooded corner land parcel in Hamilton Township, Atlantic County, NJ. This parcel totals approximately 8.29 acres in size. It is located at the signalized corner of Black Horse Pike (Route 322) and Cologne Avenue.

The Zoning is GA-I (Growth Area- Intensive), and located in Township Planned Commercial Development Overlay District. The owner has stated that Planning Board approvals are still current for a mixed use commercial project comprising a total of 46,159 SF with 229 parking spaces. The parcel is located in a sanitary sewer service area and has public water available.

The existing plan is allocated as follows:

Drug Store /Retail: 12,500 SF Retail / Bank w/drive thru: 3,520 SF Retail strip stores 30,139 SF

Property is located within the Growth Area of Mays Landing, and is situated adjacent to a wide variety of commercial malls, middle & high school facilities and the Atlantic County Community College campus. Additionally a wide range of apartment, townhouse and single family developments are nearby.

OFFERED AT: \$1,199,000

II. PROPERTY DETAILS

Address: Black Horse Pike & Cologne Avenue

Hamilton Township, Atlantic County, NJ

Location: The subject property is situated on the southwest corner of the Black Horse Pike

(NJ Route 322) and Cologne Avenue. And also has frontage on Oak Crest Avenue.

Access: The property has proposed access from Cologne Avenue and Oak Crest Drive.

Land Size: 8.29 +- Acres

The site is generally uniform in shape having approximately 650' frontage along the Black Horse

Pike and 490' in depth along Cologne Avenue.

Zoning: GA-I (Growth Area Intensive) within the planned commercial overlay district.

Land Use: This Land Use category is for commercial development.

Improvements: It appears there are no improvements on the parcel.

Utilities: Water - Public

Sewer - Public

Electricity - ACE

Gas- SJI

Parcel ID #: Block 1028.02 Lots 3.03 & 6

Legal

Descriptions: To be provided

Engineering &

Surveying: Robert Bruce & Associates, Consulting Engineers

Demographics:

1 Mile3 Miles5 Miles2013 Population1,14216,20335,284Households3006,07712,518Avg HH Income\$59,325\$64,634\$73,379

Contact: JIM BOYLE SR

Berkshire Hathaway Fox & Roach, Realtors

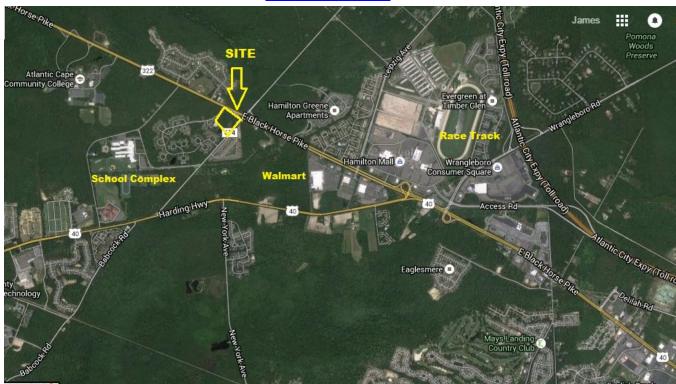
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III. MAPS

LOCATION MAP



GIS AERIAL VIEW



MUNICIPAL TAX MAP



Site Plan-Previously Approved (cropped)

