

**PROPERTY INFORMATION PACKAGE**

**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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### **Confidentiality Agreement & Disclaimer**

This will serve as notice regarding the use of certain material, data and information contained herein ("Evaluation Material") which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

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.

Additionally, you agree and acknowledge that we are not responsible for misstatement of facts, errors or omissions, prior sale or withdrawal of the property from the market without notice. By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event that you are not able to agree to these terms, please return the Evaluation Material to us immediately.

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## ***I. EXECUTIVE SUMMARY***

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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**

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## 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

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2013 Population	1,142	16,203	35,284
Households	300	6,077	12,518
Avg HH Income	\$59,325	\$64,634	\$73,379

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## III. MAPS

### LOCATION MAP



### GIS AERIAL VIEW



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## MUNICIPAL TAX MAP

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