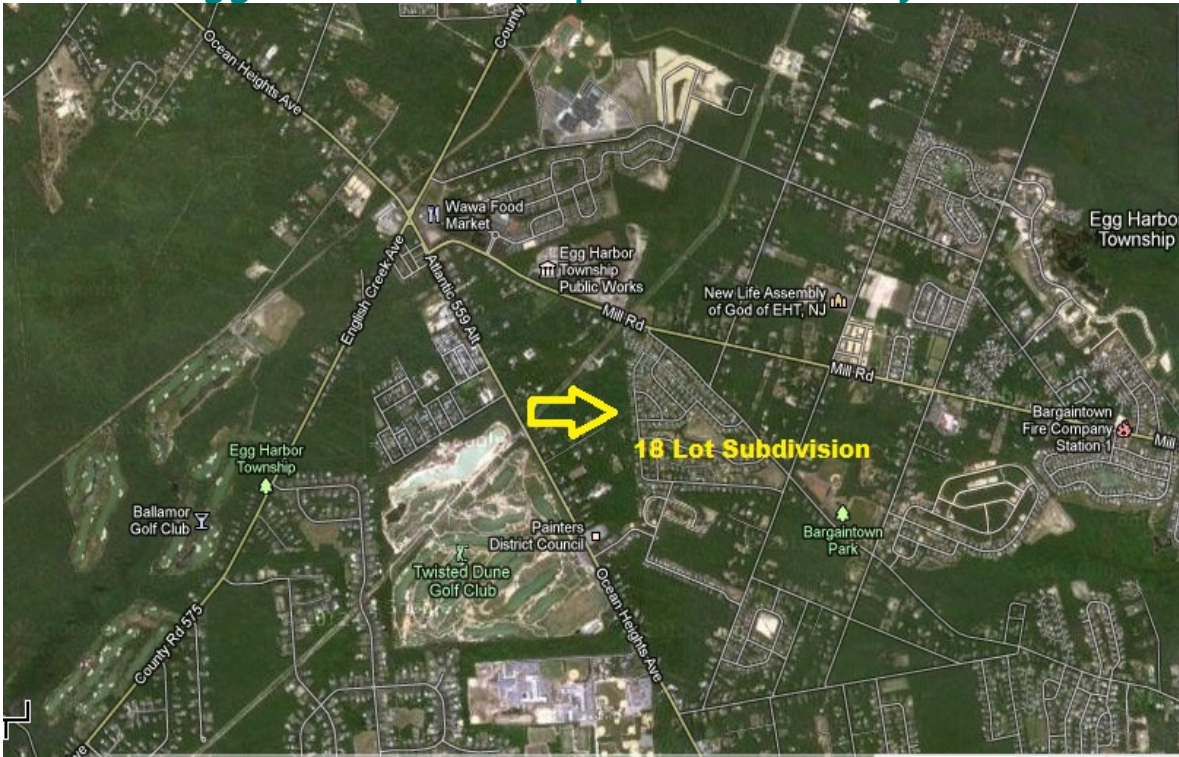


APPROVED 18 LOT SUBDIVISION

Chelsea Avenue

Egg Harbor Township, Atlantic County, NJ



PROPERTY INFORMATION PACKAGE

presented by



Fox & Roach, Realtors

Land Development

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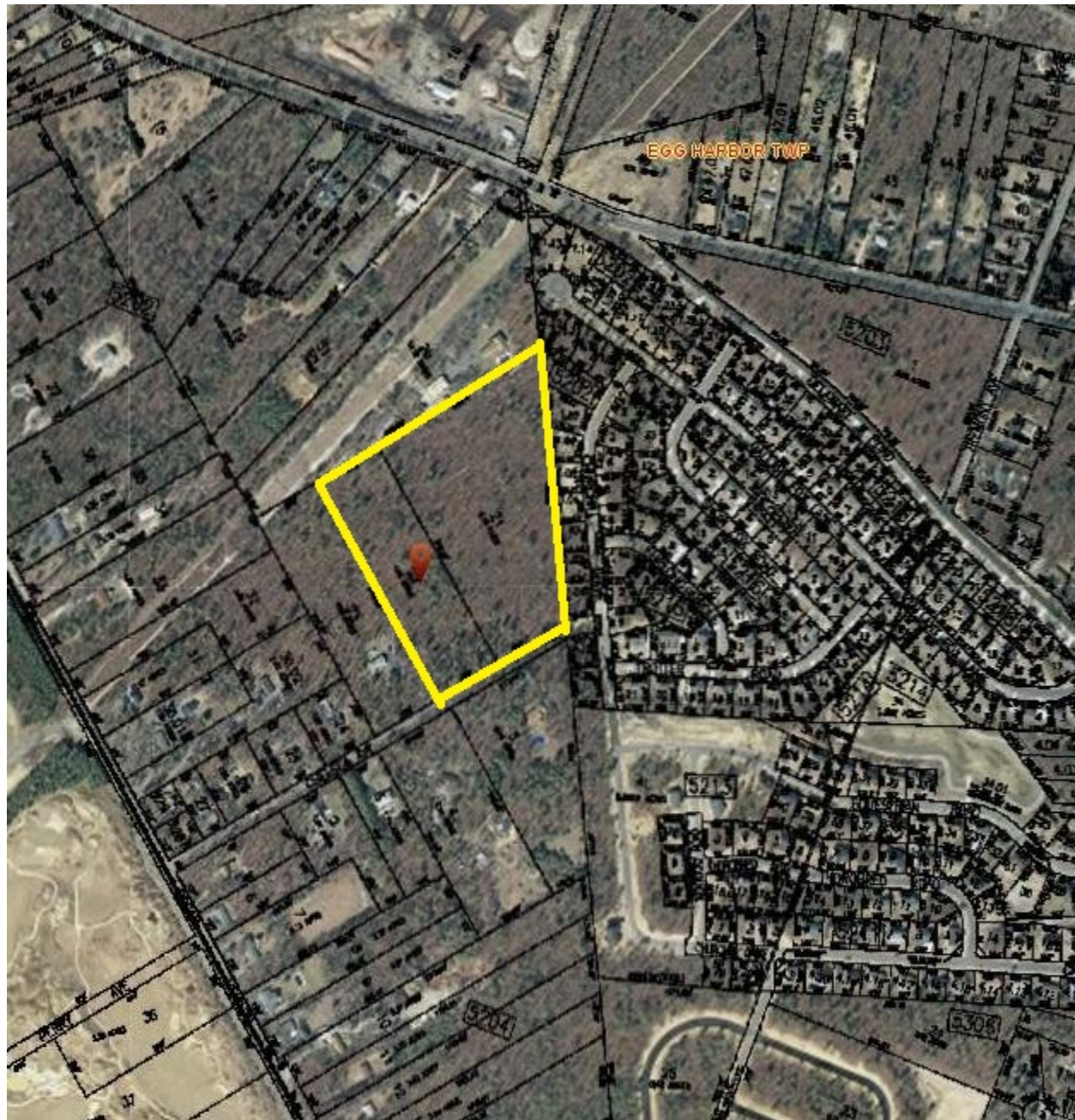
This information is believed to be accurate. But, we are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from the market without notice

Property Details

Address:	Chelsea Avenue Block 5202 Lots 21 & 22 Egg Harbor Township, Atlantic County, NJ
Location:	Approximately 400' west of Churchill Drive in the Equestrian Estates subdivision, and 1,000' east of Ocean Heights Avenue.
Site Size:	14.51 acres + -
Approvals:	This is a wooded, vacant parcel of land, having received conditional final approval for the development of 18 single family lots, and 1 stormwater basin on June 18, 2012. Minimum required lots sizes are 17,200 sf with 75' fronts, actual lot sizes range from 17,200 sf to 34,896 sf. Four .25 PDC's are required. <u>Currently the project's municipal approvals are protected by a State Permit Extension in regard to the Covid pandemic. 7/1/20</u>
Utilities:	Parcel would be serviced by public water & sanitary sewer systems. Natural gas and electric are also available.
Zoning:	RG-1. Density 1 /DU per acre, and with Pinelands Credits 1.5/DU per acre.
Land Use:	Single Family Subdivision.
Asking Price:	\$499,000 Further details can be reviewed on our website www.wedodirt.com

Maps

AERIAL



Solutions.

SUBDIVISION PLAN

