



**BERKSHIRE HATHAWAY**  
HomeServices  
Fox & Roach, REALTORS®

**Jim Boyle Sr.**  
**Realtor Associate**  
Email: landmanpro@aol.com  
Mobile: 609-226-1252  
**LAND DEVELOPMENT GROUP**

### **PROPERTY INFORMATION**

#### **PROPERTY**

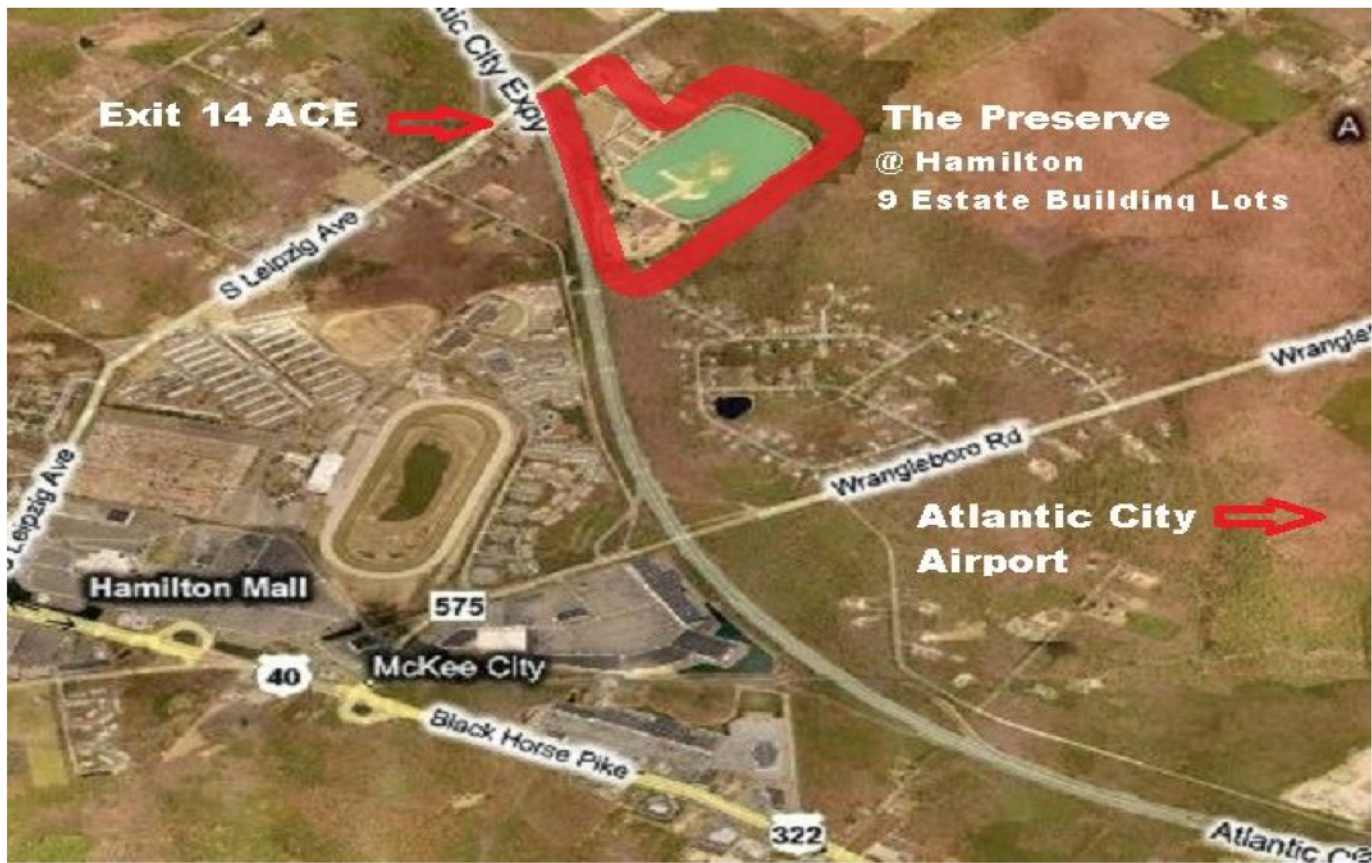
The Preserve@Hamilton  
2804 Leipzig Avenue  
Hamilton Township, Atlantic County, NJ 08330  
Block 1144 Lots 2, 2.01-2.08

#### **PROPERTY LOCATION**

The property is located in the Cologne section of Hamilton Township. It's access is from Leipzig Avenue, immediately north of the Atlantic City Expressway overpass at Exit 14. It is one mile to the Hamilton Mall and Consumer Square Mall.

#### **PROPERTY DESCRIPTION**

Bank Owned. This property is vacant land originally comprised of 72.96 acres. Land has been subdivided into 9 residential building lots ranging in size from approximately 5 to 15 acres on a single cul de sac street known as Crystal Lake Court. Project has received full final approvals, and has been partially improved. Lots back up to an existing man made lake comprising approximately 30 acres in size.



### **LOCATION MAP**



1001 Tilton Road, Northfield, New Jersey 08225  
(Bus) 609-641-0011 • (Fax) 609-677-4477





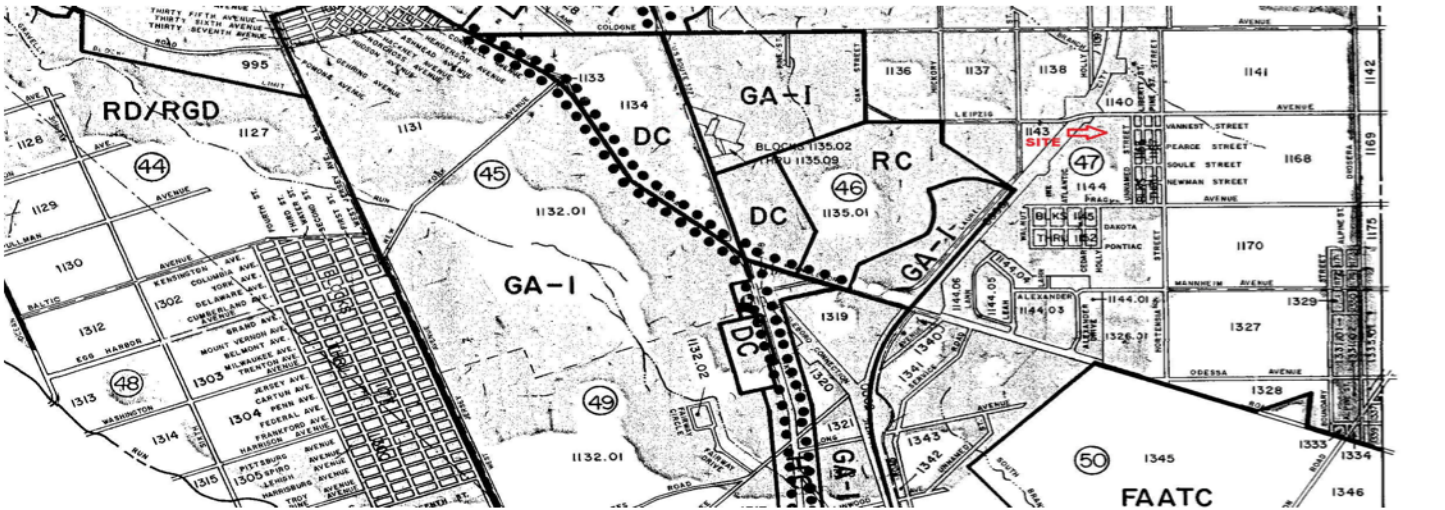
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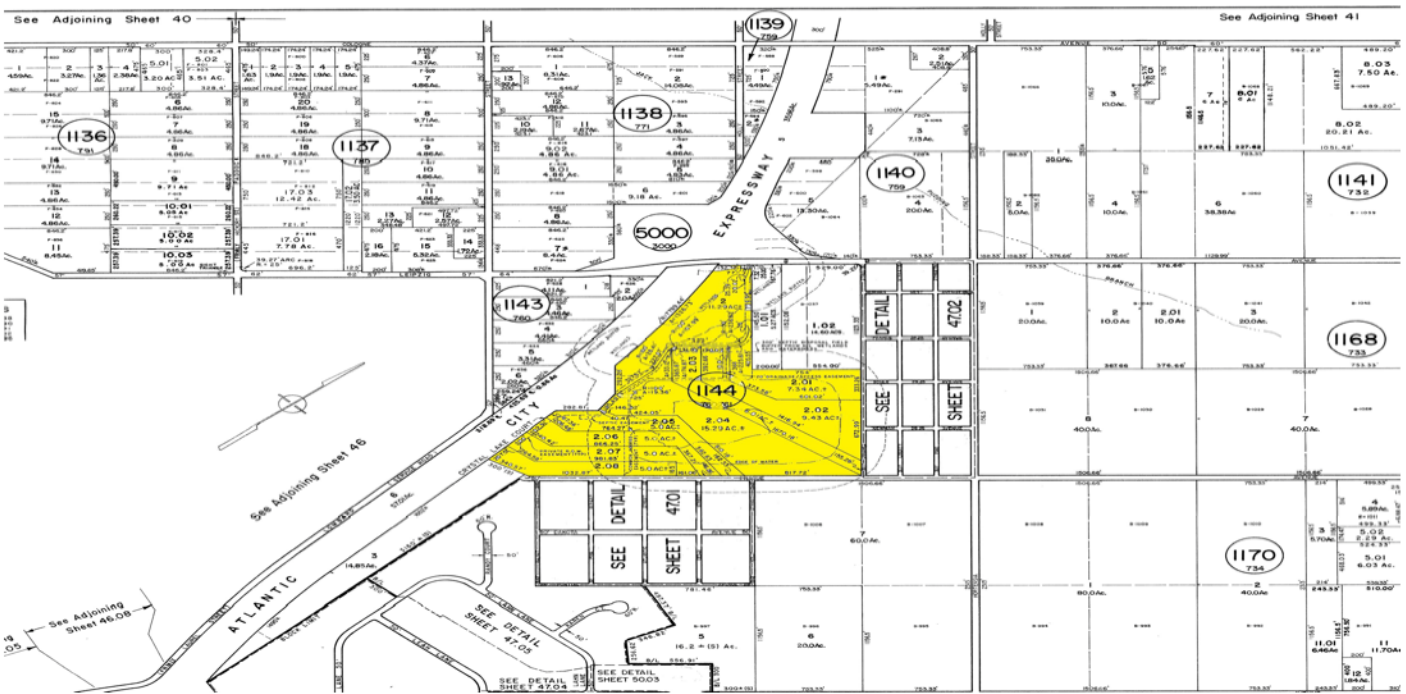
## PROPERTY INFORMATION

### ZONING

**RD-5 (Rural Development).** Minimum lot size is 5 acres, with 200' lot frontage. Maximum lot coverage is 2.5%. Parcel is located within the jurisdiction of the Pinelands Commission.



**ZONING MAP**



**MUNICIPAL TAX MAP**



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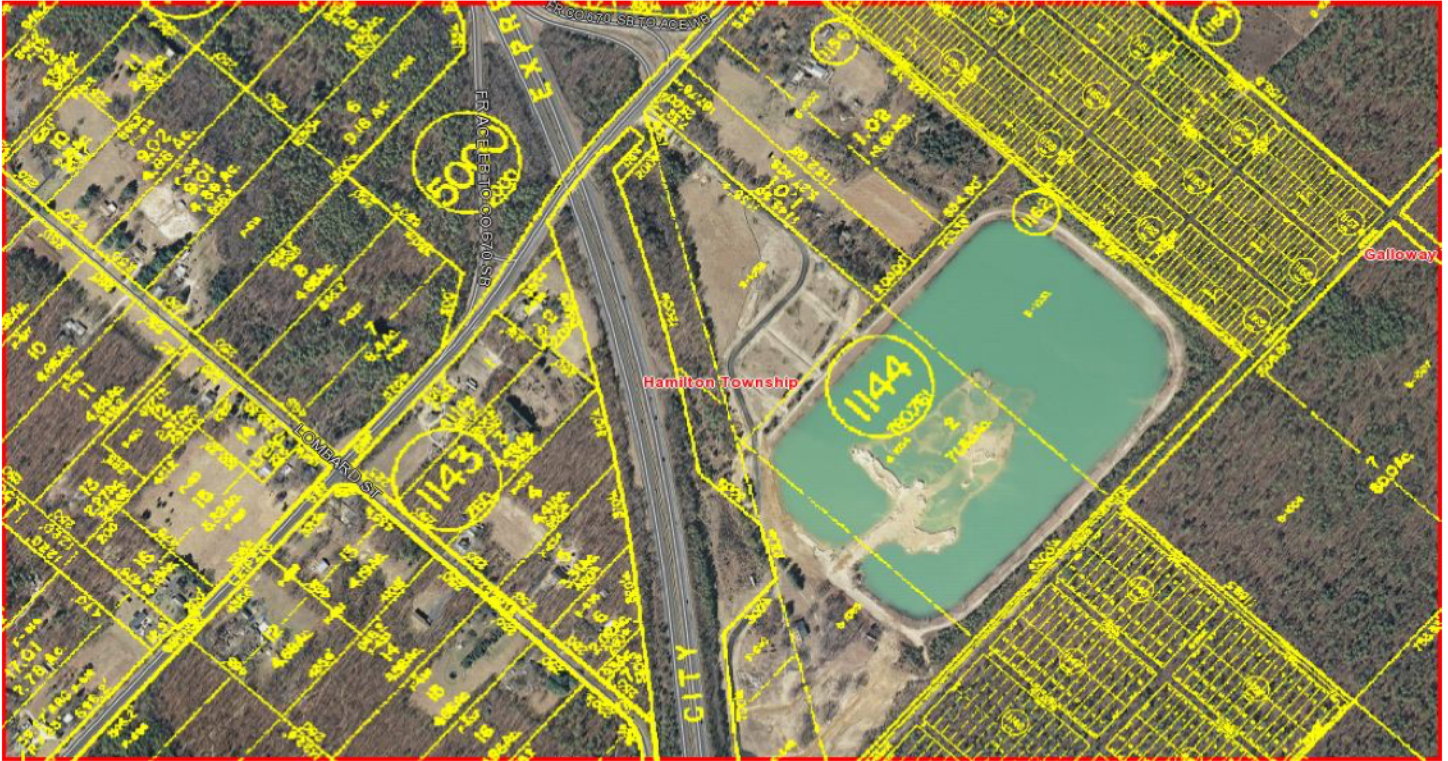
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## PROPERTY INFORMATION

### Soils

This parcel is comprised of some wetland soils which have been delineated, and approved buffers have been assigned for the project.



### GIS MAP

### Utilities

This area is not serviced by a public sanitary sewer system or public water. Residences will be serviced by well and septic systems.

### ASKING PRICE: \$699,000

BRING ALL OFFERS.....

**DISCLAIMER:** All information is from sources deemed to be reliable, however, the property Owner and Prudential Fox & Roach, Realtors (it's principals, employees or agents) make no warranty as to the accuracy of the information contained herein. This information is submitted subject to errors or omissions which may be changed without liability upon discovery, and changes of availability and terms without prior notice. There are many factors that affect property value and development capability; such as zoning/planning issues, construction codes, and environmental concerns. The prospective Tenant or Buyer agrees to take full responsibility for adequately investigating any potential conditions that may affect their usage of the property. Furthermore, they are advised to retain competent Legal, Financial, Construction, Architectural, Engineering, or similar expertise and assistance.



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