



**Fox & Roach
REALTORS®**

EXECUTIVE SUMMARY:

Land Development
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Zappala Property

Woolwich Township
Gloucester County, New Jersey
9.4+/- Acres Weatherby Commercial Overlay
Block 28.02 – Lots 11 and 11.02

\$1,399,000.00

The Zappala family has selected Prudential Fox and Roach Land Development to help secure a buyer for their property located at 64 Center Square Road, Swedesboro, NJ 08085.

There are two separate parcels totaling approximately 9.4 acres. The property is located in Woolwich Township and is Weatherby Commercial Overlay District (zoning). A Due Diligence report was prepared by Consulting Engineer Services (CES). CES is also the principal engineer for the Weatherby Project, a 3800 unit housing and commercial development. The Zappala property is located next to the new municipal complex. Adjacent uses include the Township Building, an affordable townhouse development, CVS Drug store, Office and Active Adult Community. The conceptual plan also shows how this proposal will fit in with the surrounding planned development.

The Zappala family is looking for a developer to purchase this property and maximize its use. They are willing to wait for development approvals.

To obtain a comprehensive Property Information Package (PIP), please contact James Boyle at Office - 609-646-1900 – Direct -609-226-1252 or landmanpro@aol.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.



Prudential

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List of Primary Contacts

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Woolwich Township

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Phone: 856-467-2666 – Ext 101
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Water – Jim Barbato

Aqua New Jersey Water Co
2875 Erial – New Brooklyn Road
Erial, New Jersey 08081
Phone: 856-784-3822

Jim Sabetta – Construction Official Ext 102
Jeanie Williams – Zoning Board Official
Anthony Zapposodi – Community Development

Water/Sewer – Joe Weber, Director
MUA – Woolwich Township
Phone: 856-

Title Insurance – Jim Pierce
Trident Land Transfer
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