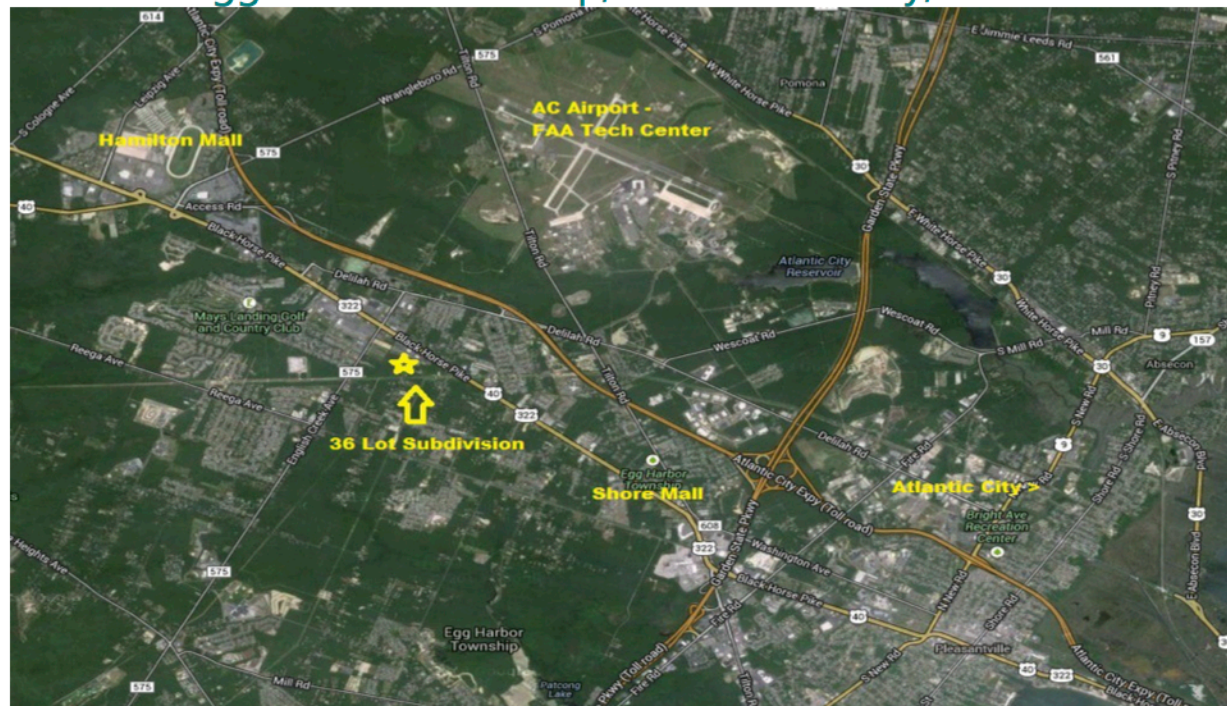


Solutions.

## PRELIMINARY APPROVED 36 LOT SUBDIVISION

Ivins Avenue

Egg Harbor Township, Atlantic County, NJ



## PROPERTY INFORMATION PACKAGE

presented by



**BERKSHIRE  
HATHAWAY**  
HomeServices

Fox & Roach, REALTORS®

### **Land Development Group**

Jim Boyle Sr. & Ed Ritti

(609) 226.1252

[landmanpro@aol.com](mailto:landmanpro@aol.com)

*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*

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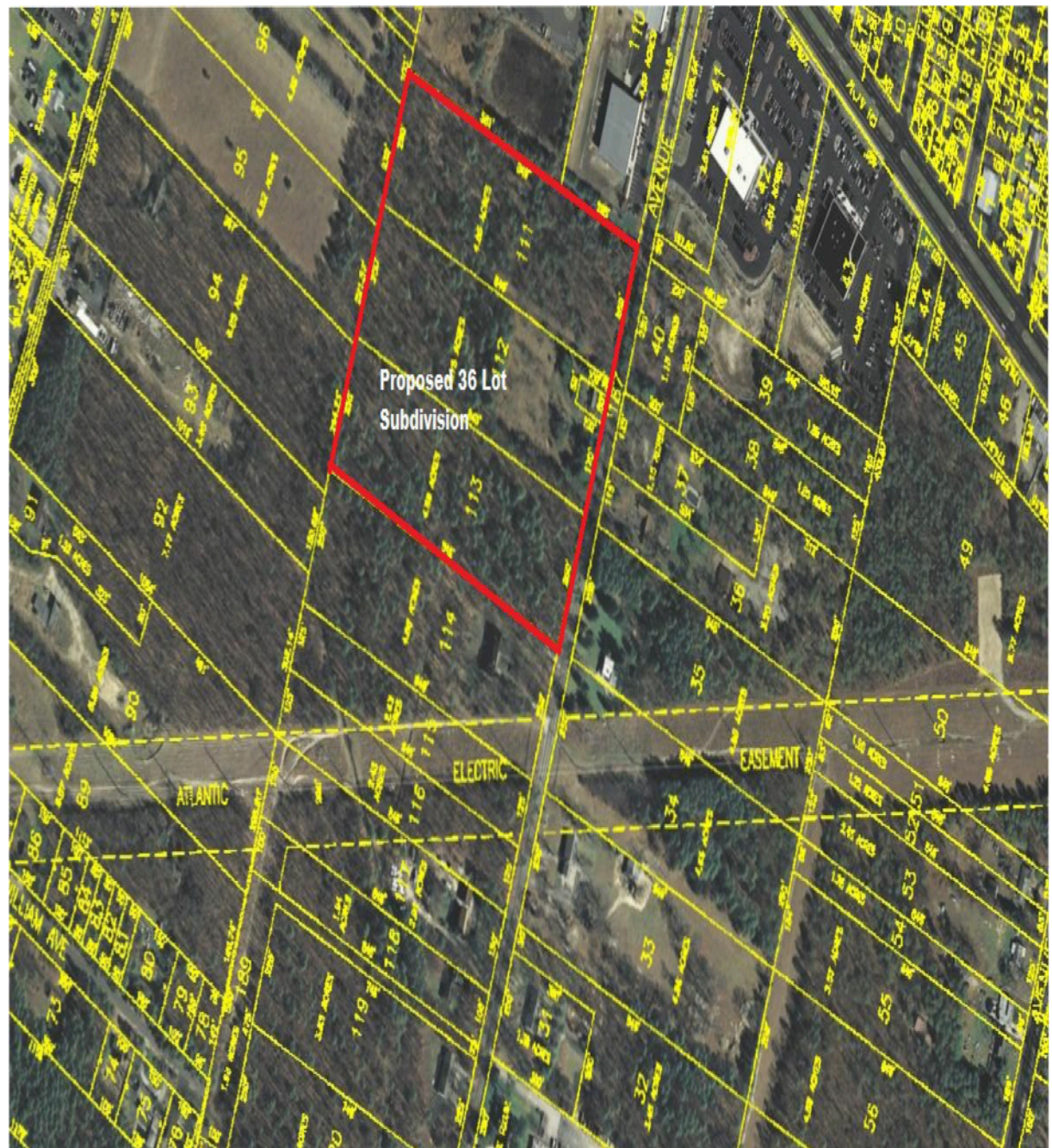
**Property Details**

<b>Address:</b>	3007, 3011, 3013, 3017 Ivins Avenue Block 1702 Lots 111, 112, 113 & 187  Egg Harbor Township, Atlantic County, NJ
<b>Location:</b>	Approximately 400' south of the Black Horse Pike, ½ mile east of English Creek Avenue.
<b>Site Size:</b>	14.59 +- acres
<b>Approvals:</b>	This is a wooded parcel of land, having received preliminary approval for the development of 36 single family lots, and 1 storm water basin on December 22, 2008. Minimum lots sizes are 10,000 sf with 100' fronts. Seven .25 PDC's are required, plus other conditional items.
<b>Utilities:</b>	Parcel would be serviced by public water & sanitary sewer systems. Natural gas is also available.
<b>Zoning:</b>	RG-2. Density 2 /DU per acre, and with Pinelands Credits 3/DU per acre.
<b>Land Use:</b>	Single Family Subdivision.
<b>Asking Price:</b>	<b>\$350,000</b>



## Maps

### AERIAL





**PRELIMINARY MAJOR SUBDIVISION PLAN FOR ADAM CROSS**

**TABLE OF LOT AREAS**

LOT	AREA (SQ. FT.)	AREA (AC.)
LOT 40	10,000	0.23
LOT 41	10,000	0.23
LOT 42	10,000	0.23
LOT 43	10,000	0.23
LOT 44	10,000	0.23
LOT 45	10,000	0.23
LOT 46	10,000	0.23
LOT 47	10,000	0.23
LOT 48	10,000	0.23
LOT 49	10,000	0.23
LOT 50	10,000	0.23
LOT 51	10,000	0.23
LOT 52	10,000	0.23
LOT 53	10,000	0.23
LOT 54	10,000	0.23
LOT 55	10,000	0.23
LOT 56	10,000	0.23
LOT 57	10,000	0.23
LOT 58	10,000	0.23
LOT 59	10,000	0.23
LOT 60	10,000	0.23
LOT 61	10,000	0.23
LOT 62	10,000	0.23
LOT 63	10,000	0.23
LOT 64	10,000	0.23
LOT 65	10,000	0.23
LOT 66	10,000	0.23
LOT 67	10,000	0.23
LOT 68	10,000	0.23
LOT 69	10,000	0.23
LOT 70	10,000	0.23
LOT 71	10,000	0.23
LOT 72	10,000	0.23
LOT 73	10,000	0.23
LOT 74	10,000	0.23
LOT 75	10,000	0.23
LOT 76	10,000	0.23
LOT 77	10,000	0.23
LOT 78	10,000	0.23
LOT 79	10,000	0.23
LOT 80	10,000	0.23
LOT 81	10,000	0.23
LOT 82	10,000	0.23
LOT 83	10,000	0.23
LOT 84	10,000	0.23
LOT 85	10,000	0.23
LOT 86	10,000	0.23
LOT 87	10,000	0.23
LOT 88	10,000	0.23
LOT 89	10,000	0.23
LOT 90	10,000	0.23
LOT 91	10,000	0.23
LOT 92	10,000	0.23
LOT 93	10,000	0.23
LOT 94	10,000	0.23
LOT 95	10,000	0.23
LOT 96	10,000	0.23
LOT 97	10,000	0.23
LOT 98	10,000	0.23
LOT 99	10,000	0.23
LOT 100	10,000	0.23