

PROPERTY INFORMATION PACKAGE

DEVELOPMENT LAND

380 Kings Highway @ Route 322

Woolwich Township

Gloucester County, NJ



FOX & ROACH, REALTORS

Exclusively presented by:

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LAND DEVELOPMENT

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PROPERTY INFORMATION PACKAGE

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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 Property Information Package 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 Property Information Package to us immediately.

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I. EXECUTIVE SUMMARY

The subject parcel is an unimproved corner in Woolwich Township, Gloucester County NJ. The parcel is approximately 25 acres in size, and is vacant and currently being farmed.

It is located at the signalized intersection of Kings Highway and US Route 322, which has become the central focus of the re-examination of zoning and planning for the Woolwich Regional Center, now called Kings Landing at Woolwich. The overall intent of Kings Landing at Woolwich is for a range of "walkable" mixed use commercial and residential development spanning Rt 322 from the Turnpike Exit #2 west towards Route 295. It is comprised of over 1,500 acres of land, with a proposed 3,000 units of diverse housing, schools, retail, office and light industry.

The subject parcel is directly adjacent to the proposed Woolwich Commons, which is Phase 1 of a multi-phase commercial and residential project. The Phase 1 project entails a 545,000 SF retail plaza and pad sites. Construction has been slated to get underway in late 2017.

The parcel is situated in a mixed use commercial / residential zoning category. The parcel has frontages in the CC-Commercial Corridor Zone. The balance of the parcel is in the RR-Residential Receiving area.

The Township will be installing sanitary sewer and public water infrastructure to support the development activity in this area. Logan Township MUA will continue accepting wastewater flow from the new developments based on its current sanitary sewer credit arrangements. And, the entire Rt 322 /Kings Highway intersection will be completely reconstructed and expanded to service the increased traffic flow.

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II. PROPERTY DETAILS

Address: 380 Kings Highway
Woolwich Township, Gloucester County, NJ

Parcel ID #: Block 57 Lot 3 QFarm

Location: The subject property is situated on the southeast corner of the intersection of Kings Highway and US Route 322. The parcel has street frontages on both Kings Highway and Route 322.

Access: Site access to be determined.

Land Size: 25.1 +- Acres

Zoning: The municipal JLUB (Joint Land Use Board) along with various professional consultants have recently (Jul 2016) concluded the process of a Master Plan Re-examination which specifically was studying the Kings Highway /Route 322 Corridor, and the overall project area now known as Kings Landing at Woolwich.

The newly established zoning categories comprising the parcel is as follows;

CC- Corridor Commercial comprises the frontage of the parcel having an estimated depth from the Rt 322 r.o.w. of 500'. This category envisions a wide range of commercial, retail and office uses, with an allowable density of 0.30 FAR.

RR-Receiving Residential is the classification for the balance of the parcel. It envisions a mixed use residential concept of single family, townhouses and twin homes. The range of allowable density is 4.5 - 6.0 DU/acre with the utilization of TDRs. Additional permitted uses are; daycare facilities, public and private schools, civic buildings and utility facilities.

TDRs- Another key aspect of any development opportunities will be the availability and utilization of Transfer of Development Rights where the subject parcels have been designated as receiving areas for the TDRs. Developers may enhance their densities on the subject properties with the purchase of TDRs.

Land Use: This Land Use category is preliminarily identified as mixed use.

Improvements: Vacant Land

Utilities: Sanitary sewer service to the entire Regional Center area has been finalized under the following arrangements. Logan Township will continue to accept flow from these Woolwich projects and is in the process of upgrading its capacity another 500,000 gpd. The purchase of sewer credits will continue similar to the current arrangement.

All of the required infrastructure for the sanitary sewer systems will be funded and installed by Woolwich Township. Plans while not finalized are underway.

Public water is available thru an existing arrangement with franchise holder Aqua New Jersey.

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Electricity - Atlantic City Electric

Gas- South Jersey Gas

Legal

Descriptions: To be provided

Engineering &
Surveying:

N/A

Ownership:

N/A

Contact:

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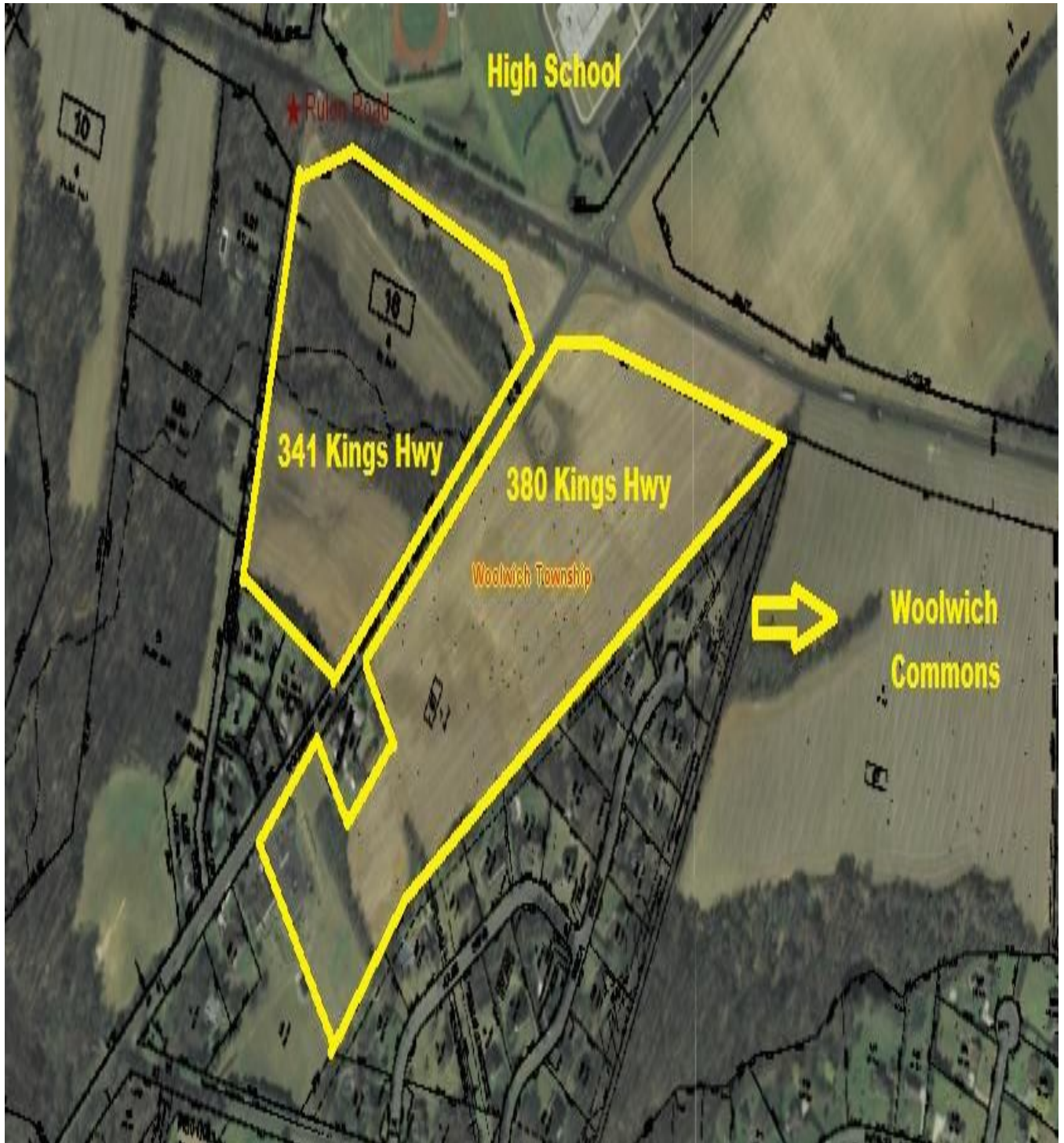
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III. MAPS

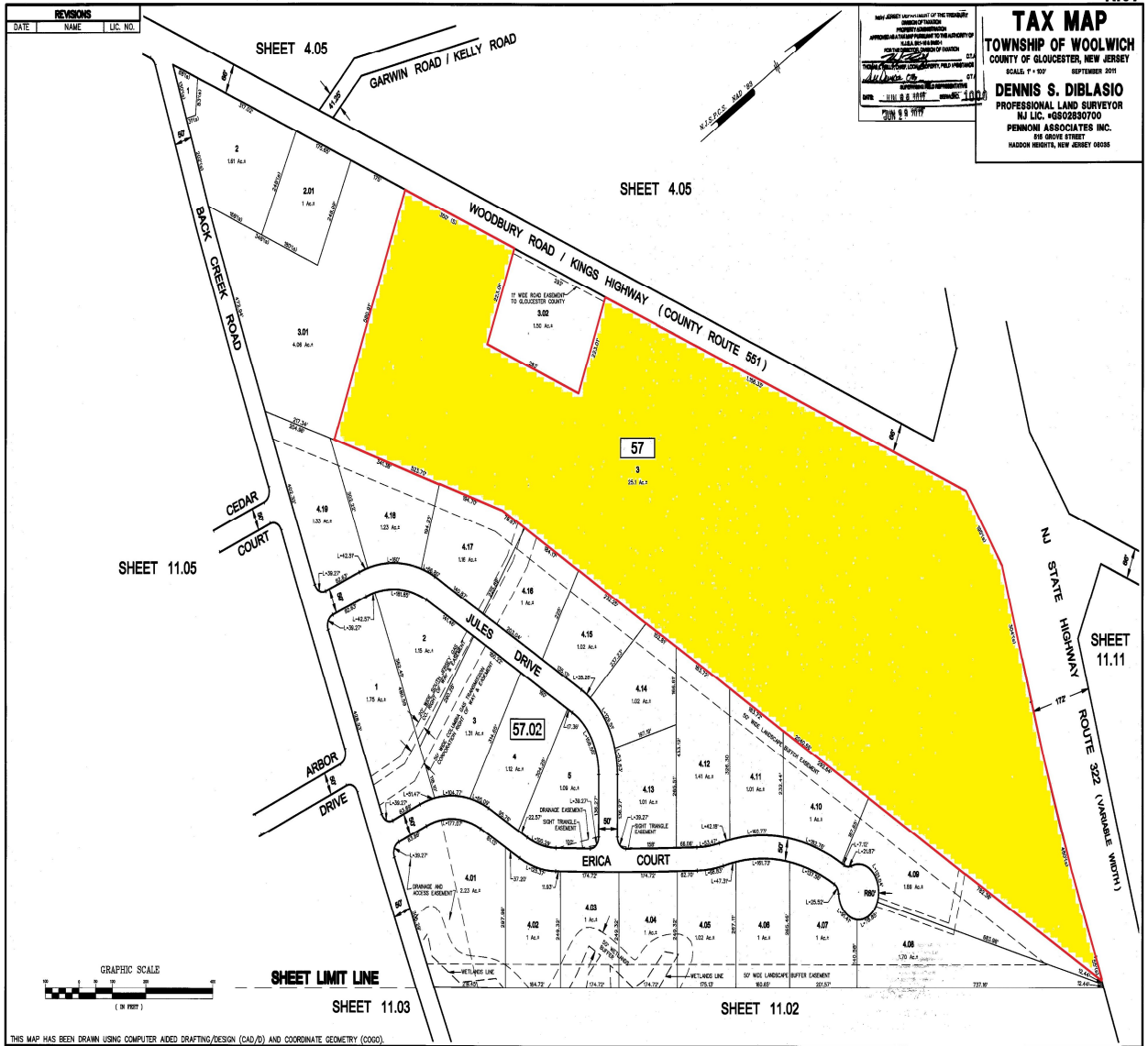
[GIS AERIAL VIEW](#)



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MUNICIPAL TAX MAP

#380 Kings Highway



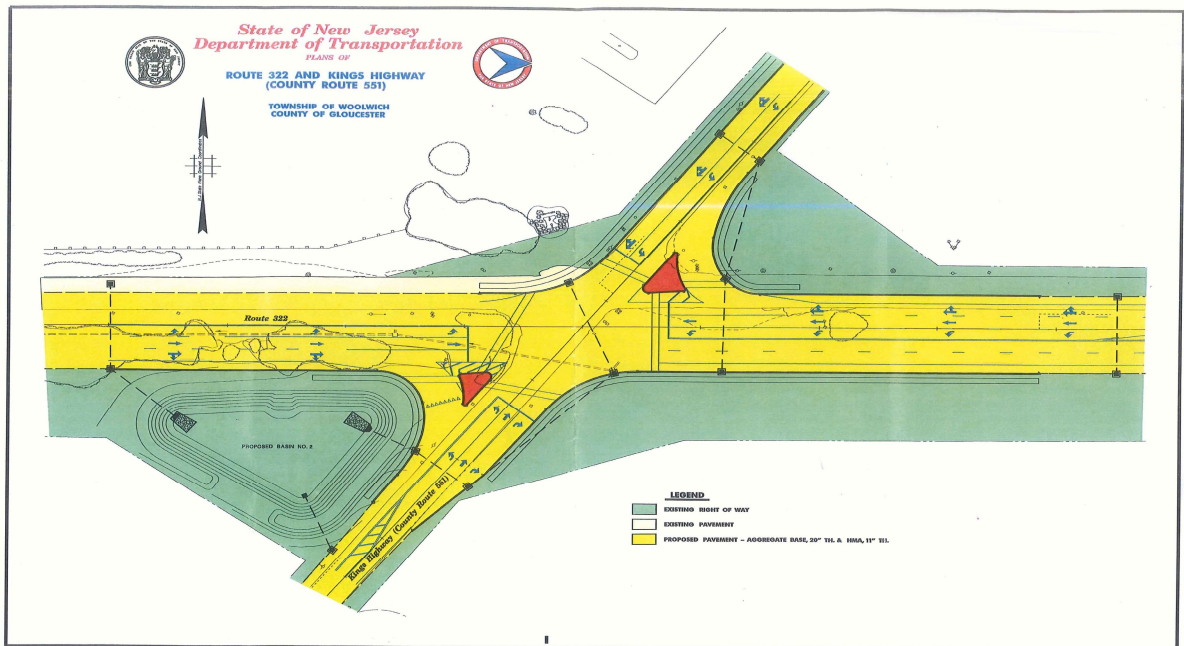
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ROUTE 322 INTERSECTION IMPROVEMENTS

Estimated Area of R.O.W.



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PROPERTY LOCATION

