

PROPERTY INFORMATION PACKAGE

SPRUCE AVENUE LAND

71 +/- Acres
(MULTIPLE PARCELS)

Egg Harbor Township
Atlantic County, NJ



FOX & ROACH, REALTORS

Exclusively presented by:

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LAND DEVELOPMENT

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This will serve as notice regarding the use of certain material, data and information contained herein (“Property Information Package”) which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Property Information Package furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Fox & Roach Realtors LP, Broker (a member of the franchise system of BHH Affiliates, LLC) make any representation or warranty as to the accuracy or completeness of the Property Information Package except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Property Information Package except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to Fox & Roach Realtors LP(a member of the franchise system of BHH Affiliates, LLC) prior to the receipt of the property Information Package and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

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

There are effectively two assemblages totaling approximately 71 acres in size for this offering. One will be referred to as 5050 Spruce comprising approximately 27.45 acres in 2 lots, and the other as 5075 Spruce comprising approximately 43.62 acres in 6 lots. They are generally located opposite each other with frontages along Spruce Avenue, in Egg Harbor Township, Atlantic County, NJ. The land is currently being actively farmed.

Zoning has been identified as RG-2, Regional Growth 2, within the Pinelands Commission jurisdiction. Permitted uses are single family residential, with a base density of 2 DU per acre on 100' wide lots. Pineland Development Credits (PDCs) will allow the development of 3 DU per acre on 75' lots. All the referenced densities require public sanitary sewer and public water availability.

An initial review indicates public sewer and water mains are located south of the properties along Spruce Avenue. Capacity and capability of tie in for new home projects is subject to formal engineering design and approval.

A preliminary review of the Atlantic County Soil Maps indicates the possible existence of Wetland series soils near or along the subject properties, subject to a formal wetland delineation and study.

Properties are located in a suburban area of the township, with several newer (10 years) residential subdivisions developed nearby. Schools and shopping are within 5 miles, and full access to the Garden State Parkway and other major corridor roads are within 3 miles.

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II. PROPERTY DETAILS

Address: 5050 Spruce Avenue
5075 Spruce Avenue
Egg Harbor Township, Atlantic County, NJ

Location: The subject properties are situated on the east and west side of Spruce Avenue, north of Mill Road.

Access: Any project will have proposed access from Spruce Avenue.

Land Size: 43.62 +- Acres (5075 Spruce)
27.45 +- Acres (5050 Spruce)

Zoning: RG-2 / Regional Growth-2. Permitted density is 2.0 DU/AC with 100' fronts, and if Pineland Development Credits are utilized then density would be 3.0 DU/AC with 75' fronts.

Land Use: This Land Use category is for residential development.

Improvements: It appears there are structures on the site.

Soils: A preliminary review of GIS mapping systems indicates both parcels may be impacted by wetland soils and/or application of wetland buffers, subject to a formal wetland delineation.

Utilities: A preliminary review indicates that sanitary sewer and public water are located in Spruce Avenue, north of Mill. The system capacity and availability for new project tie in is subject to a formal study, design and MUA approvals.

Electricity - Atlantic City Electric

Gas- South Jersey Gas

Parcel ID #: (5075 Spruce) Block 3801 Lots 28, 54, 55,56, 57,58
(5050 Spruce) Block 3803 Lots 4, 5

Legal Descriptions: To be provided

Engineering & Surveying: N/A

Ownership: N/A

Contact: **JIM BOYLE SR**
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III. MAPS

GIS AERIAL VIEW (5075 Spruce)



(5050 Spruce)

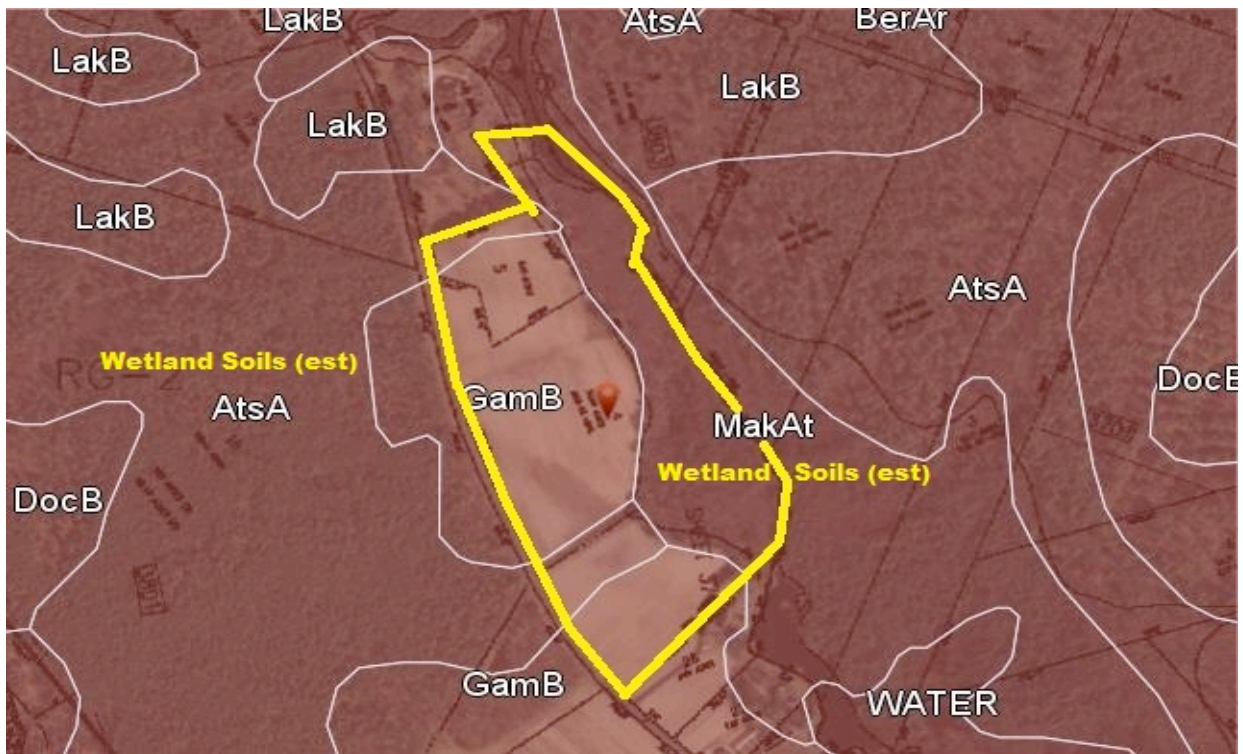
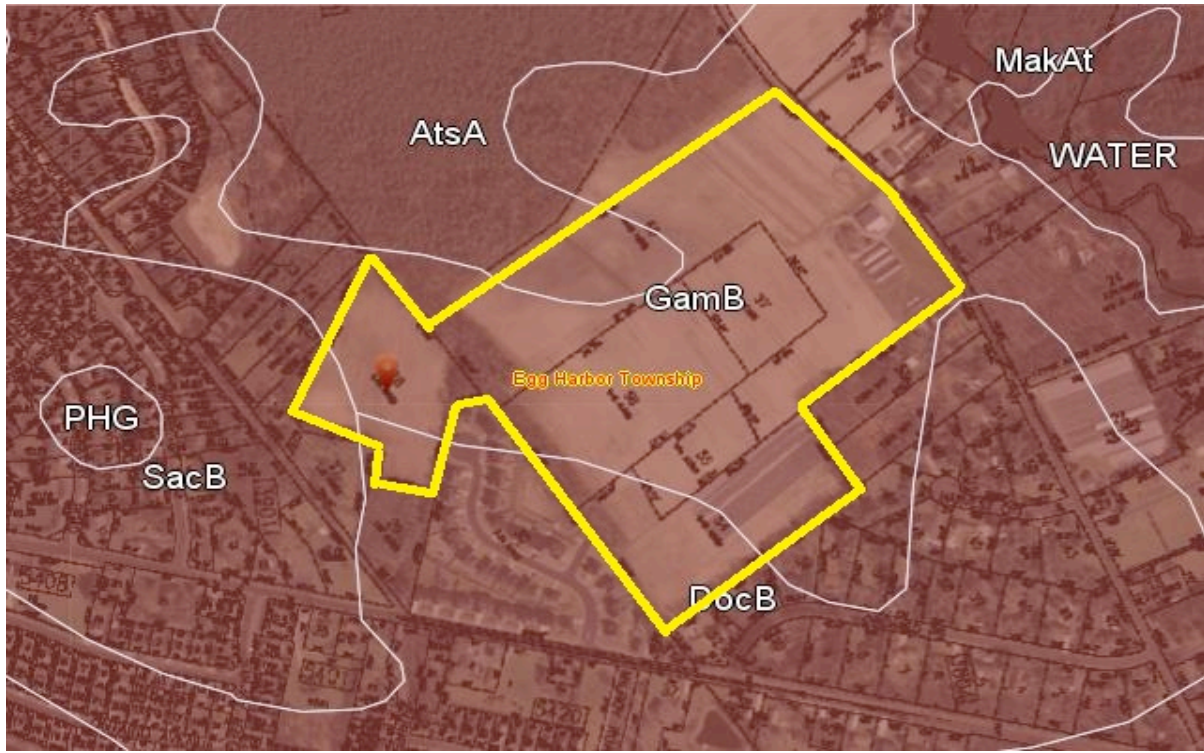


MUNICIPAL TAX MAP



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GIS SOILS MAPS



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LOCATION MAP

