

PROPERTY INFORMATION PACKAGE

MALAGA ROAD SUBDIVISION

102 Single Family Lots

Monroe Township

Gloucester County, NJ



FOX & ROACH, REALTORS

Exclusively presented by:

JIM BOYLE SR & ED RITTI
LAND DEVELOPMENT

Berkshire Hathaway Fox & Roach, Realtors

1001 Tilton Road, Suite 101
Northfield, NJ 08225

(609) 641-0011 Office
(609) 677-4477 Facsimile

PROPERTY INFORMATION PACKAGE

TABLE OF CONTENTS

- I. Executive Summary**
 - II. Property Details**
 - III. Maps and Aerials**
-

Confidentiality Agreement & Disclaimer

This will serve as notice regarding the use of certain material, data and information contained herein (“Evaluation Material”) 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 Evaluation Material 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, officer, 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 Evaluation Material 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 Evaluation Material 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 Evaluation Material 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 Evaluation Material 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 Evaluation Material to us immediately.

PROPERTY INFORMATION PACKAGE

I. EXECUTIVE SUMMARY

This Executive Summary is for an approved, unimproved residential subdivision in Monroe Township, Gloucester County NJ. This parcel totals approximately 80.34 acres. It is located at the signalized corner of Malaga and Winslow Roads, just east of the Black Horse Pike (Route 322).

The project totals 105 lots. The lot breakdown is for 102 single family lots, in 4 phases, being a minimum of 10,000 sf with a minimum 80' frontage, 1-on-site pump station lot, and 3- stormwater management basins. There also is approximately 34 acres of dedicated open space within the project. There are two points of egress to the project.

The project has achieved conditional final approval for a 105 lot residential subdivision, currently with municipal approvals good until February 2020. The application has attained Pinelands Commission conditional approvals. Public utilities were available thru the original NJDEP TWA permits for sanitary sewer, and Monroe Township MUA holds a master permit for public water allocation. These permits and approvals may be subject to updating or recertification as required by the individual agency.

Seller will be responsible to bring any required approvals or permits to a current status. Fees, including, but not limited to COAH, recreation, Pinelands Credits and waivers contained in the resolution will be the responsibility of the buyer, along with all bonding and escrows.

For full details please visit our website: www.wedodirt.com, and follow the tabs for New Jersey / Gloucester County/ Malaga Road Tract.

Project being offered at: \$2,400,000.

PROPERTY INFORMATION PACKAGE

II. PROPERTY DETAILS

Address: Malaga & Winslow Roads
Monroe Township, Gloucester County, NJ

Location: The subject property is situated on the northeast side of the intersection of Malaga and Winslow Roads. The site has street frontages on Malaga, Winslow and Morgan Roads.

Access: The project will have proposed access from both Malaga and Winslow Roads.

Land Size: 80.34 +- Acres

Proposed lots within the subdivision are a minimum of 10,000 sf with 80' fronts. There are larger lots, 12,000 - 17,000 sf situated on corners and in the cul de sacs.

Zoning: RG-MR / Regional Growth-Moderate Residential. Permitted density of 1.25 DU/AC on clustered 10,000 sf lots. Pinelands Commission is the state level review agency.

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

Improvements: It appears there are several structures on the site, all of which will be demolished as part of the subdivision approvals. And, existing septic and well systems will be removed or capped.

Utilities: It is stated that sanitary sewer and public water are available to the site. A NJ DEP TWA permit dated 12/2014 is in hand. The project will have a gravity based system flow into an onsite pump station. That pump station will direct affluent via a 4" force main off the project and down Winslow Road to tie into an existing pump station located off of Winslow Road.

Public water is available thru the Township's Master Permit allocation.

Electricity - Atlantic City Electric
Gas- South Jersey Gas

Parcel ID #: Block 2702 Lots 11,15,17,40, 41

Legal Descriptions: To be provided

Engineering & Surveying: Consulting Engineers Service

Ownership: N/A

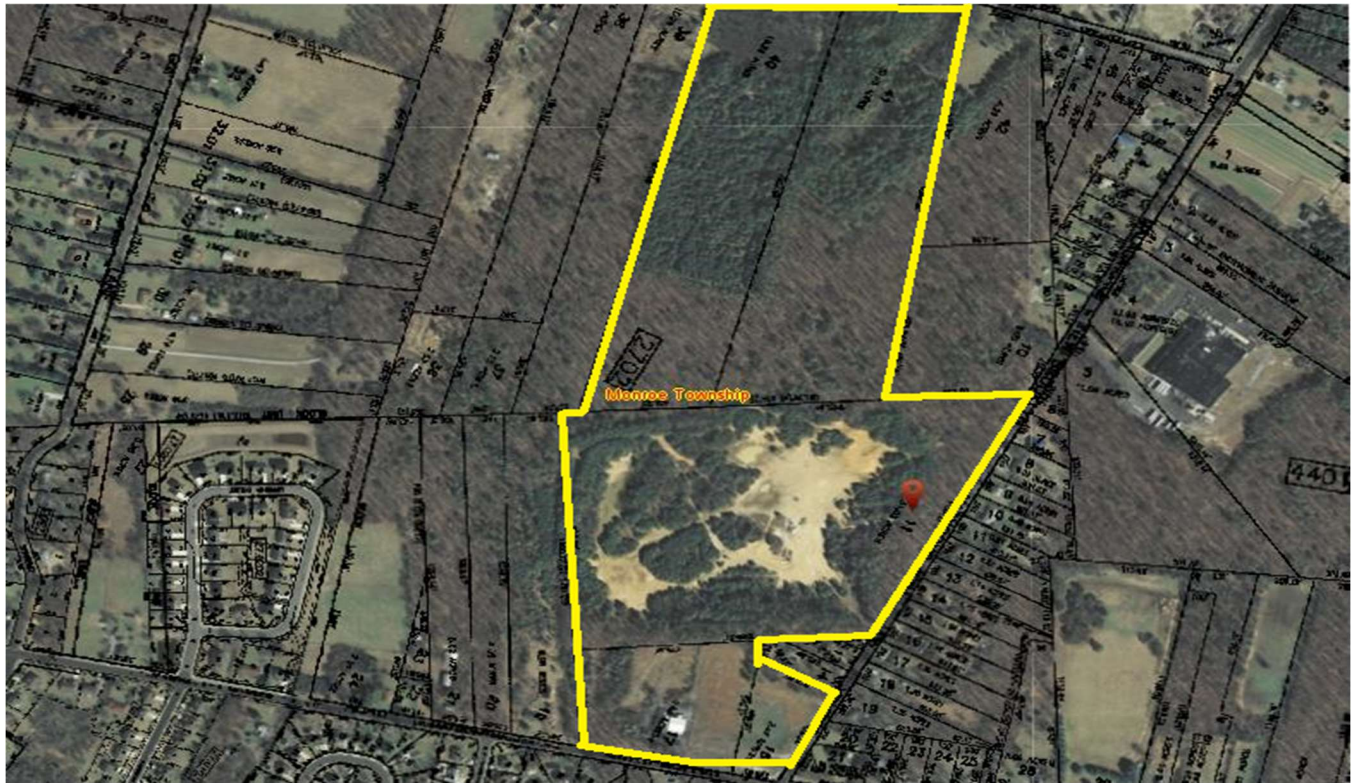
Contact: **Jim Boyle Sr / Ed RITTI**
Berkshire Hathaway Fox & Roach, Realtors
1001 Tilton Road Suite 100
Northfield, NJ 08225

(609) 226-1252 - Mobile
(609) 829-2475 - Fax

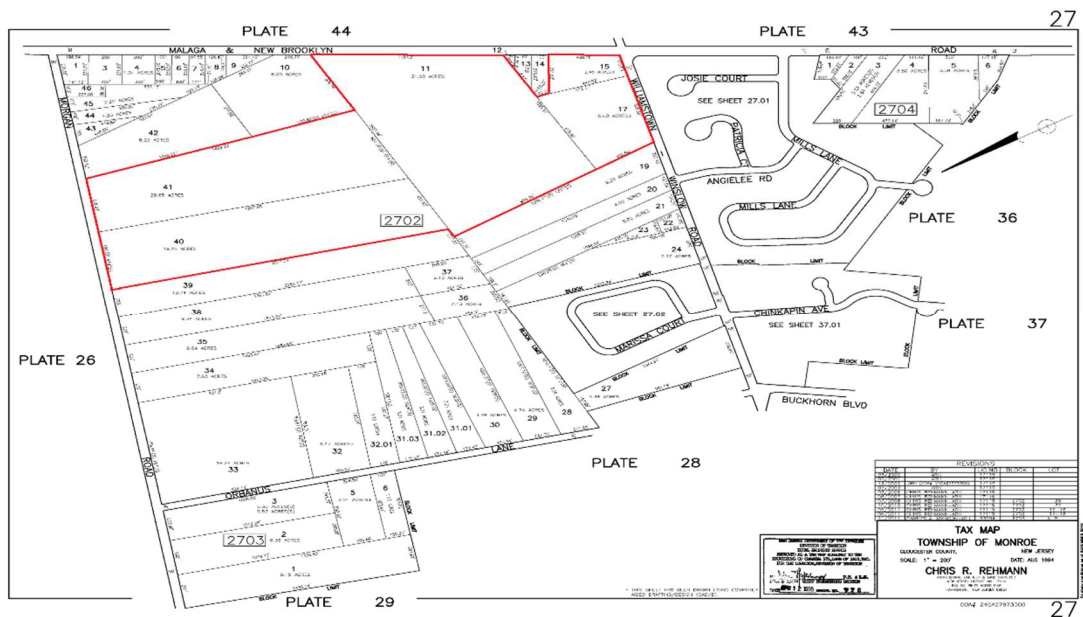
PROPERTY INFORMATION PACKAGE

III. MAPS

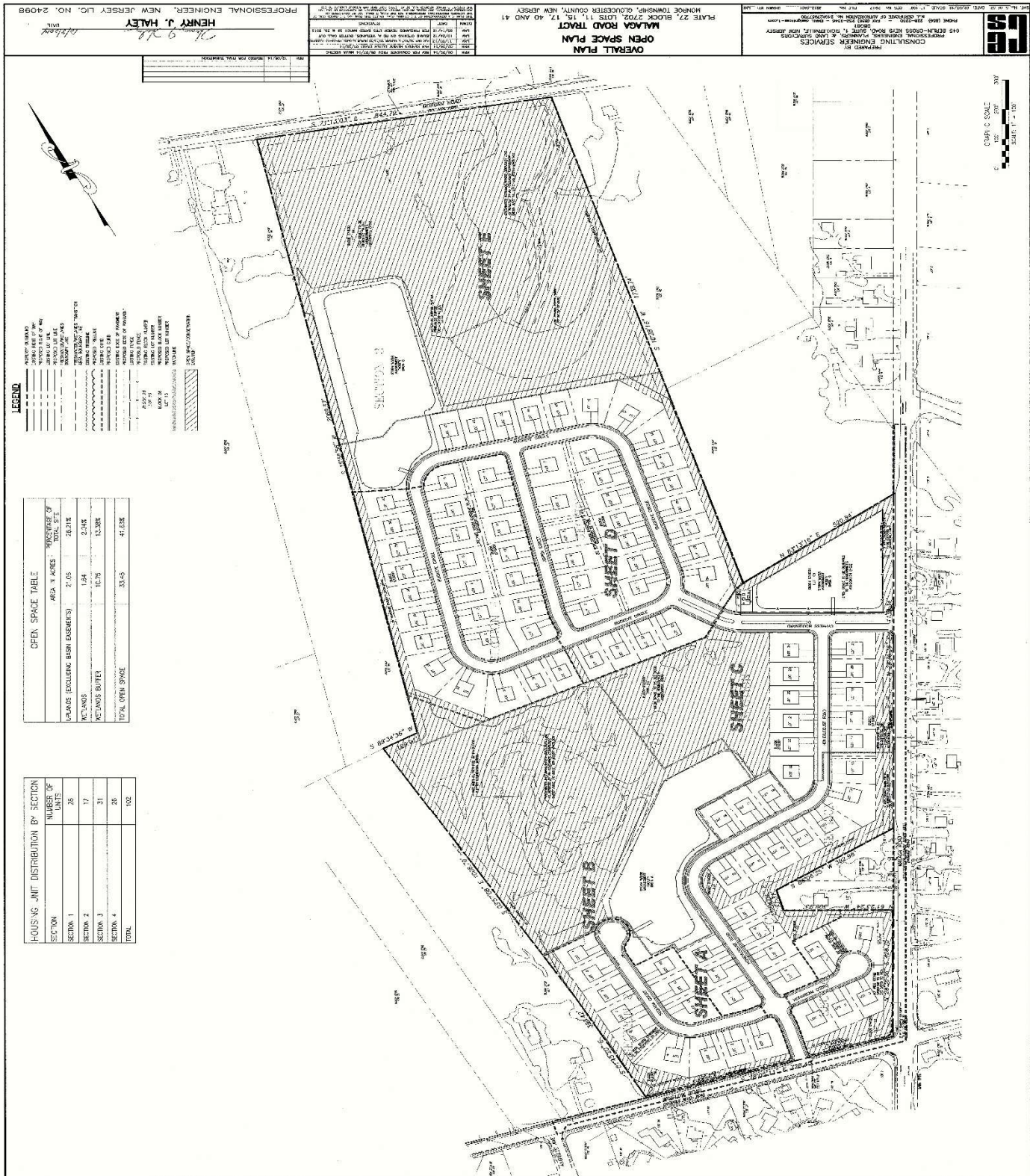
GIS AERIAL VIEW



MUNICIPAL TAX MAP



SITE PLAN



PROPERTY INFORMATION PACKAGE

LOCATION MAP

