



LAND

FOR SALE

±1.5-ACRE DEVELOPMENT PROJECT

28-42 Ryle Avenue and 21-29 Geering Lane, Paterson, NJ 07522

For More Information, Contact the Exclusive Broker

JUAN DISLA

Director

jd@blauberg.com

973.379.6644 x226



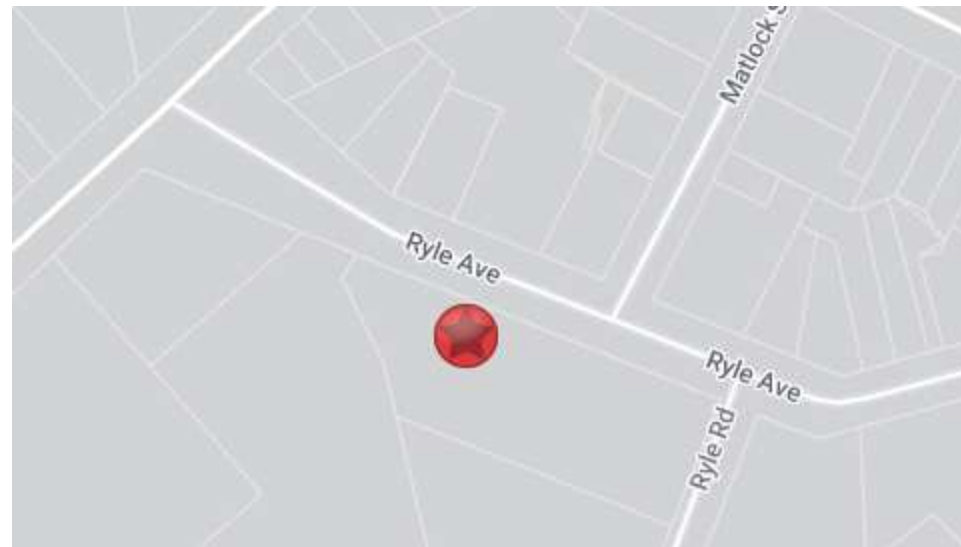
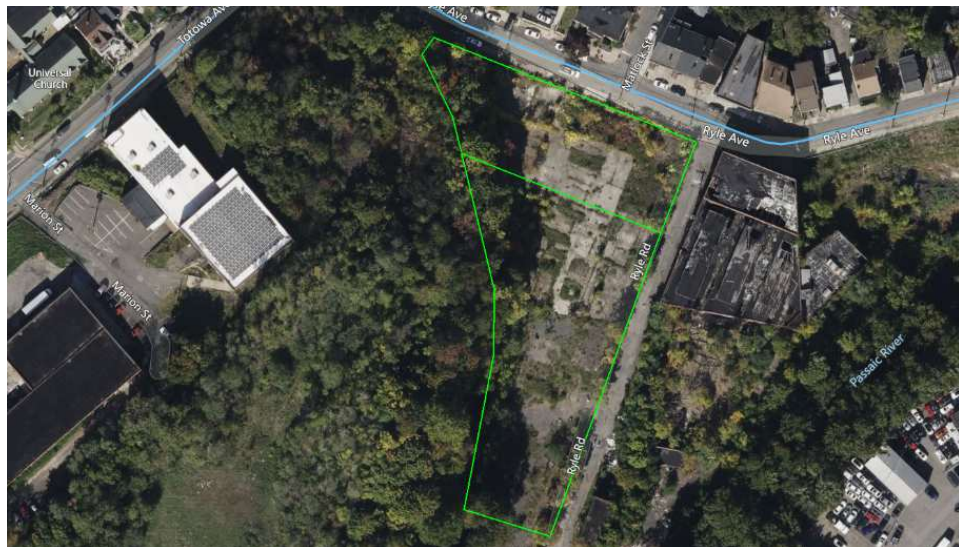
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1 Mile to I-80

Approx. 2.9 Miles to Garden State Parkway

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	1.5 Acres

PROPERTY HIGHLIGHTS

- Previously Approved for 90+ Residential Units
- Lot Size at ±1.56 Acres (Block 801, Lots 14 and 15)
- Taxes at \$31,194.24 (2022)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,462	5,885	19,648
Total Population	4,045	18,144	58,518
Average HH Income	\$40,442	\$46,204	\$51,112

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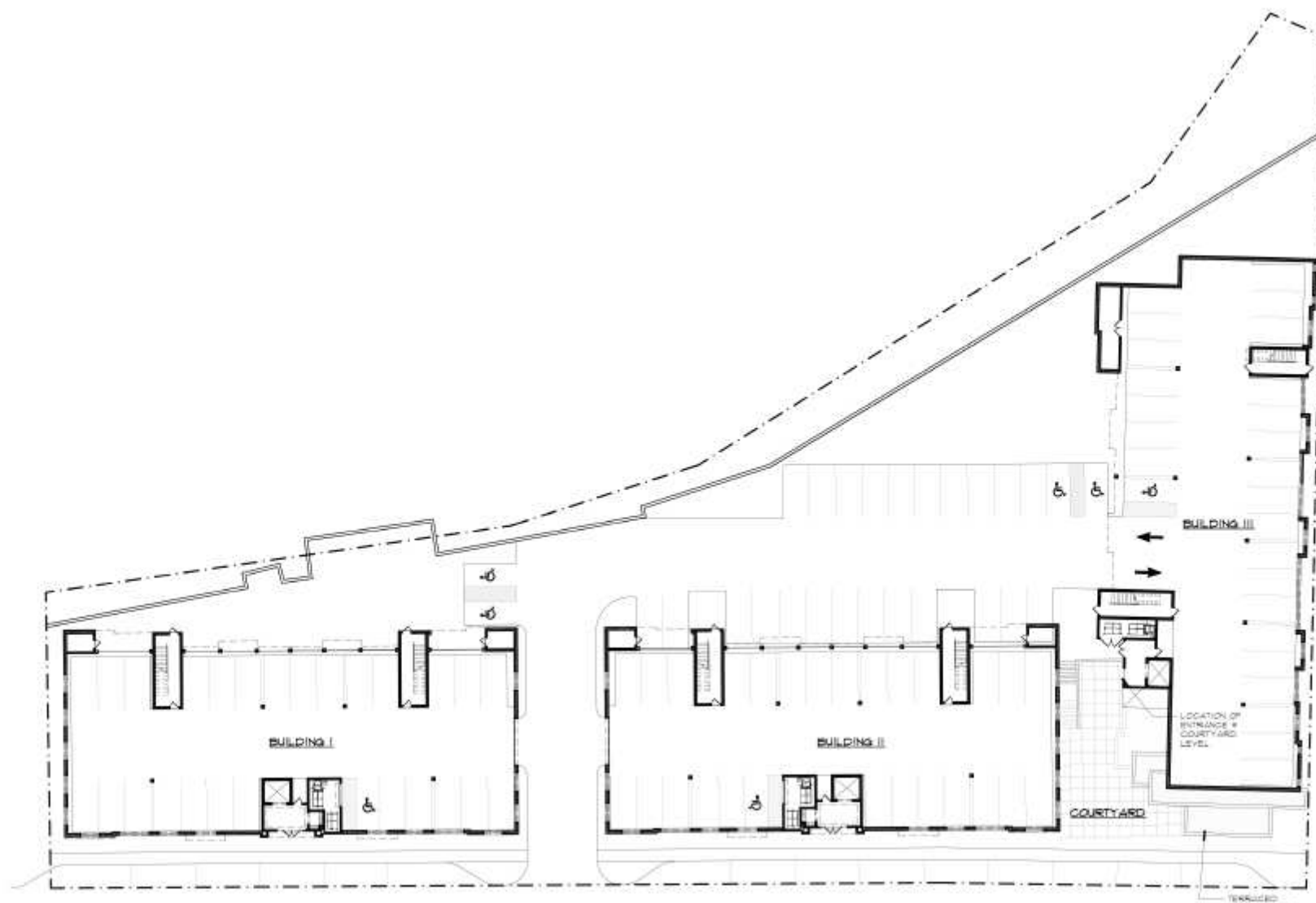
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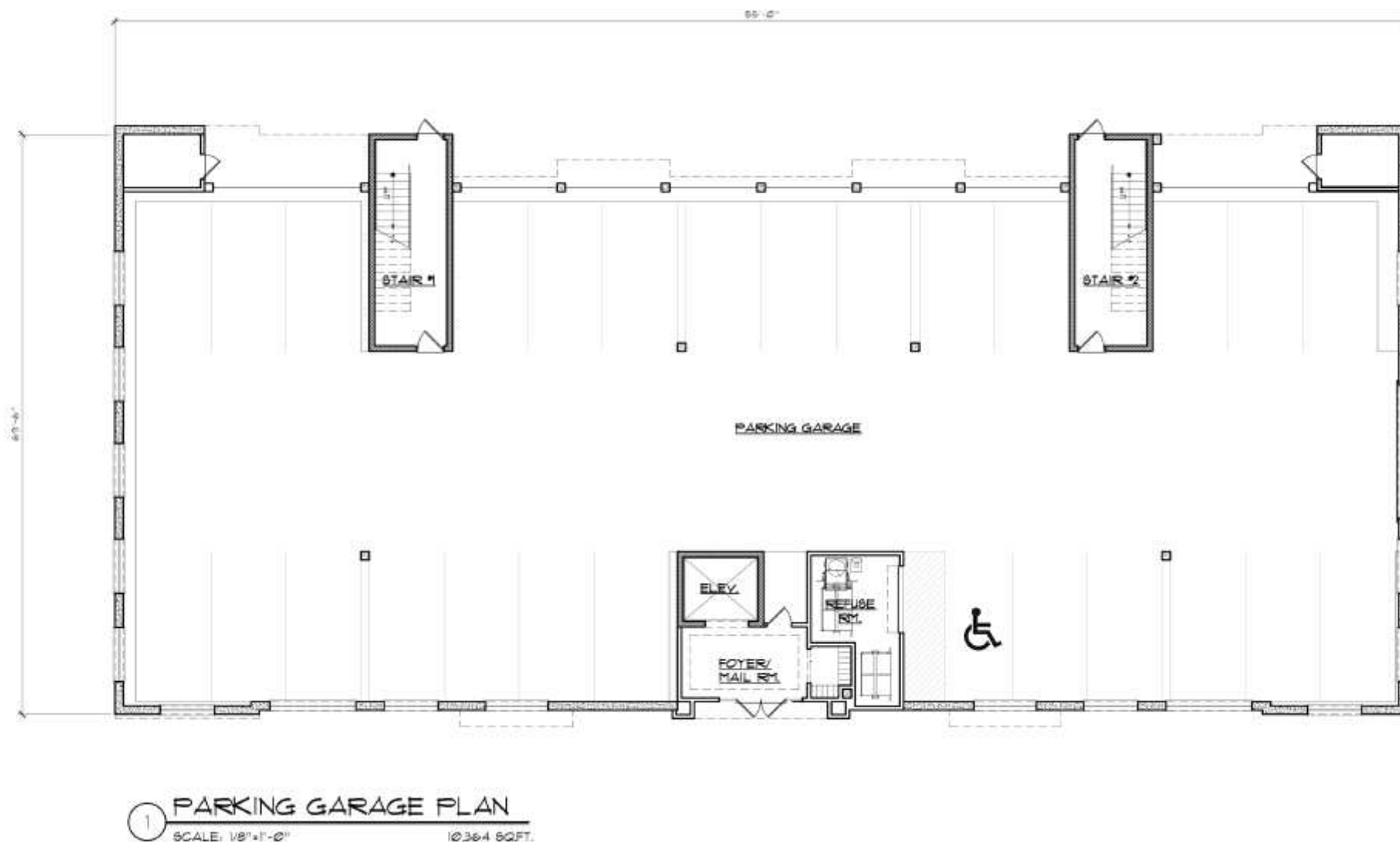


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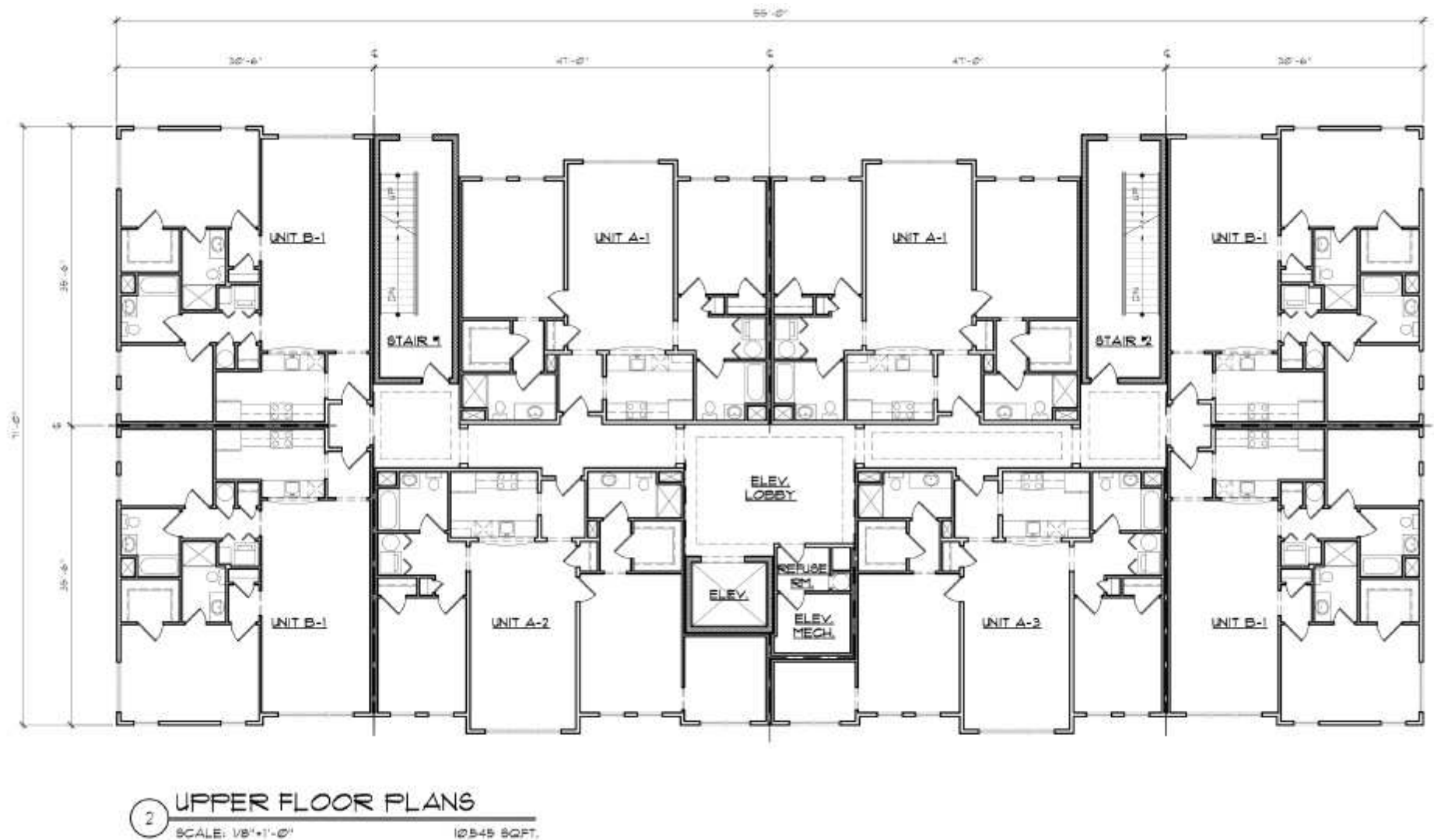
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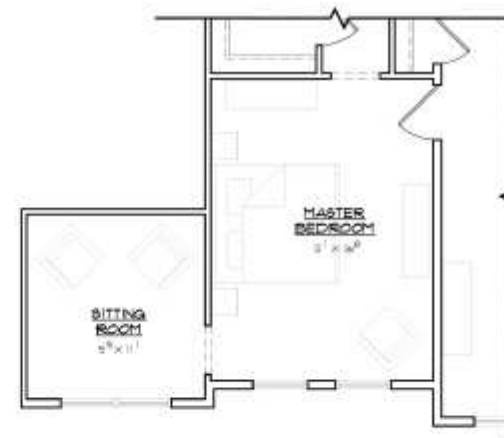
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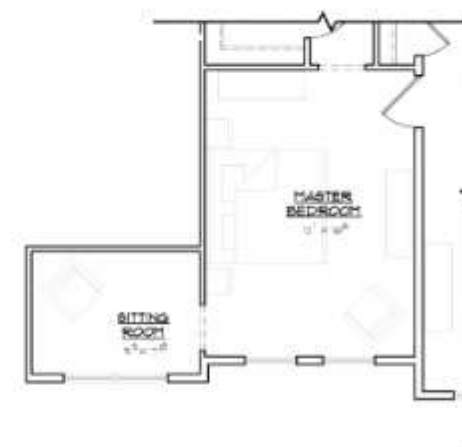
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1 UNIT A FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,021 SQ.FT.



2 UNIT A-2 ALT. MASTER BEDROOM
SCALE: 1/4" = 1'-0"
1,224 SQ.FT.



3 UNIT A-3 ALT. MASTER BEDROOM
SCALE: 1/4" = 1'-0"
1,254 SQ.FT.

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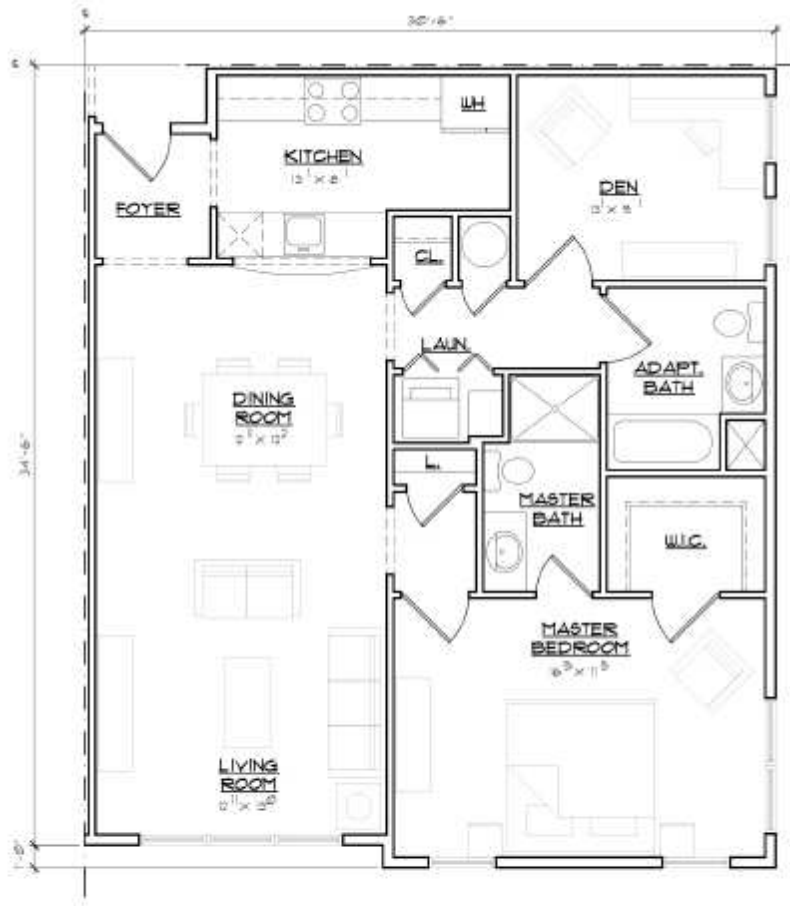
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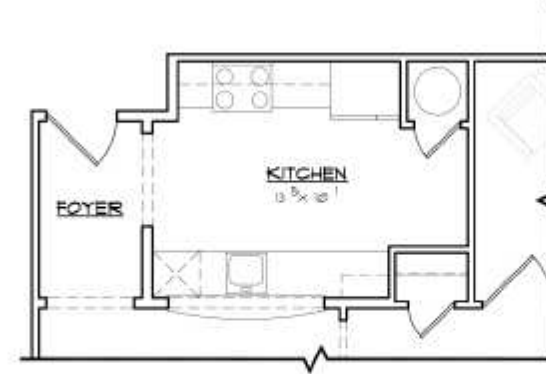
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4 UNIT B FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,056 SQFT.



5 UNIT B-2 ALT. KITCHEN
SCALE: 1/4" = 1'-0"
1,115 SQ.



6 UNIT B-3 ALT. FOYER
SCALE: 1/4" = 1'-0"
1,116 SQFT.

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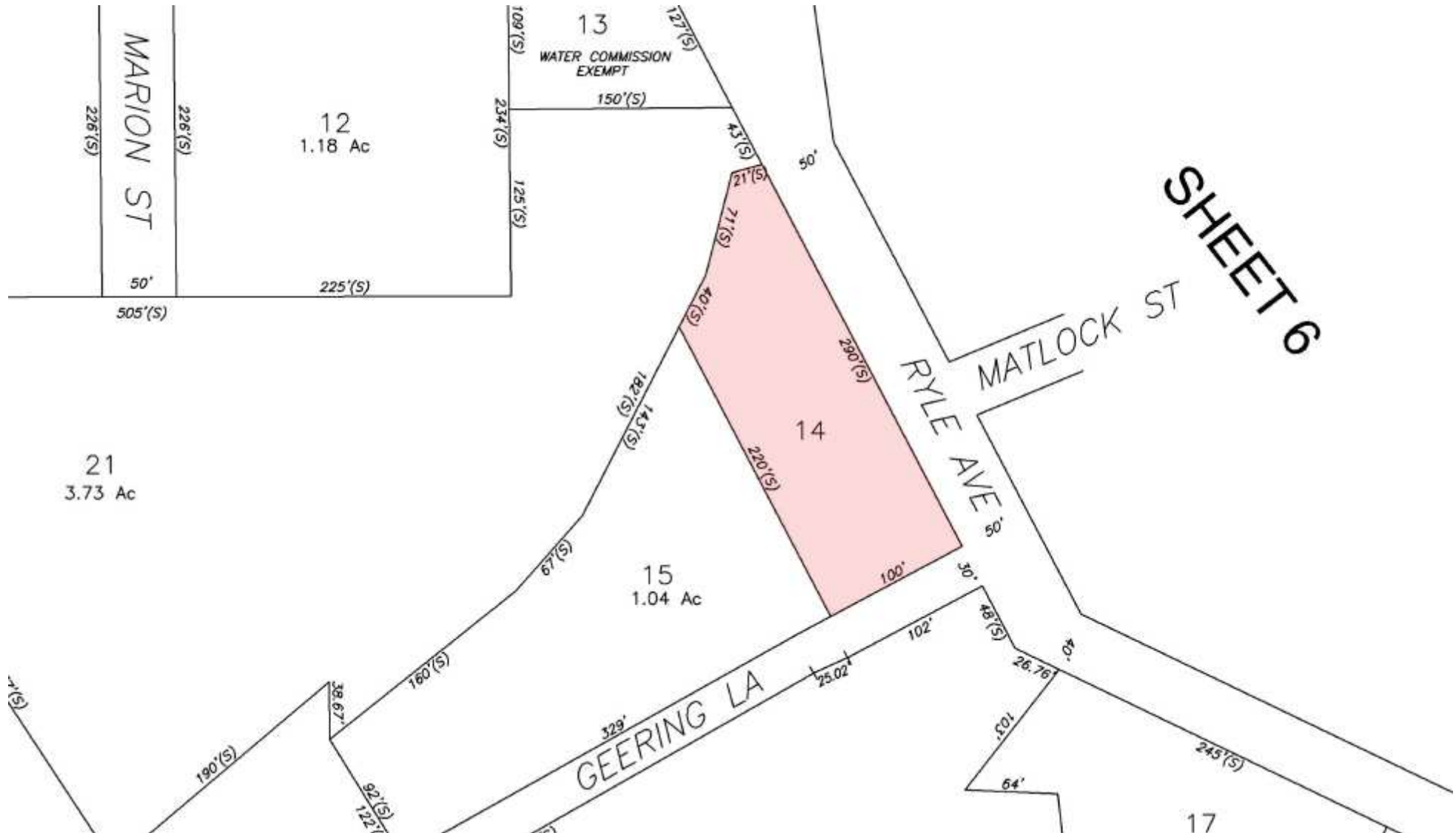
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SHEET 6

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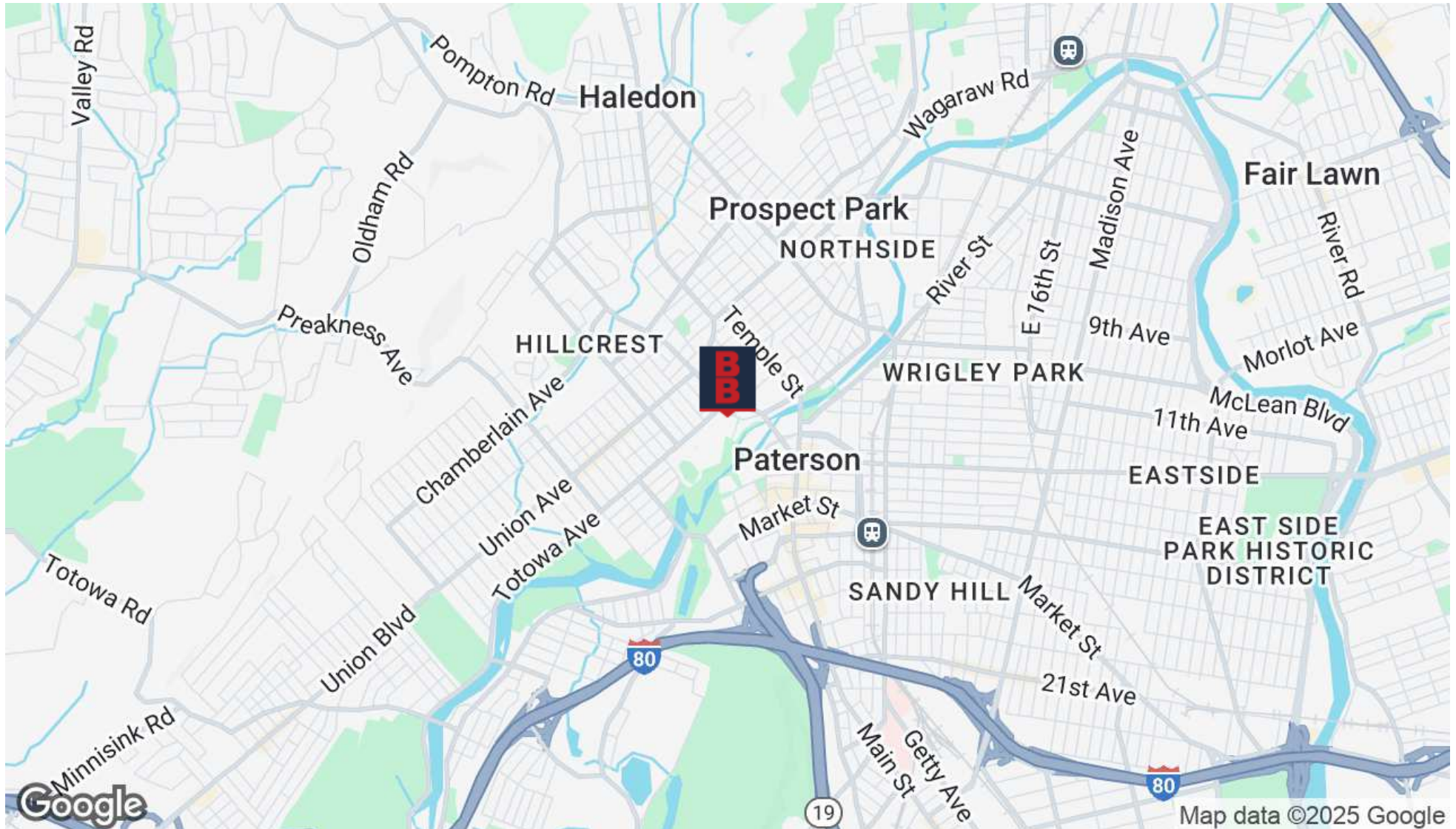
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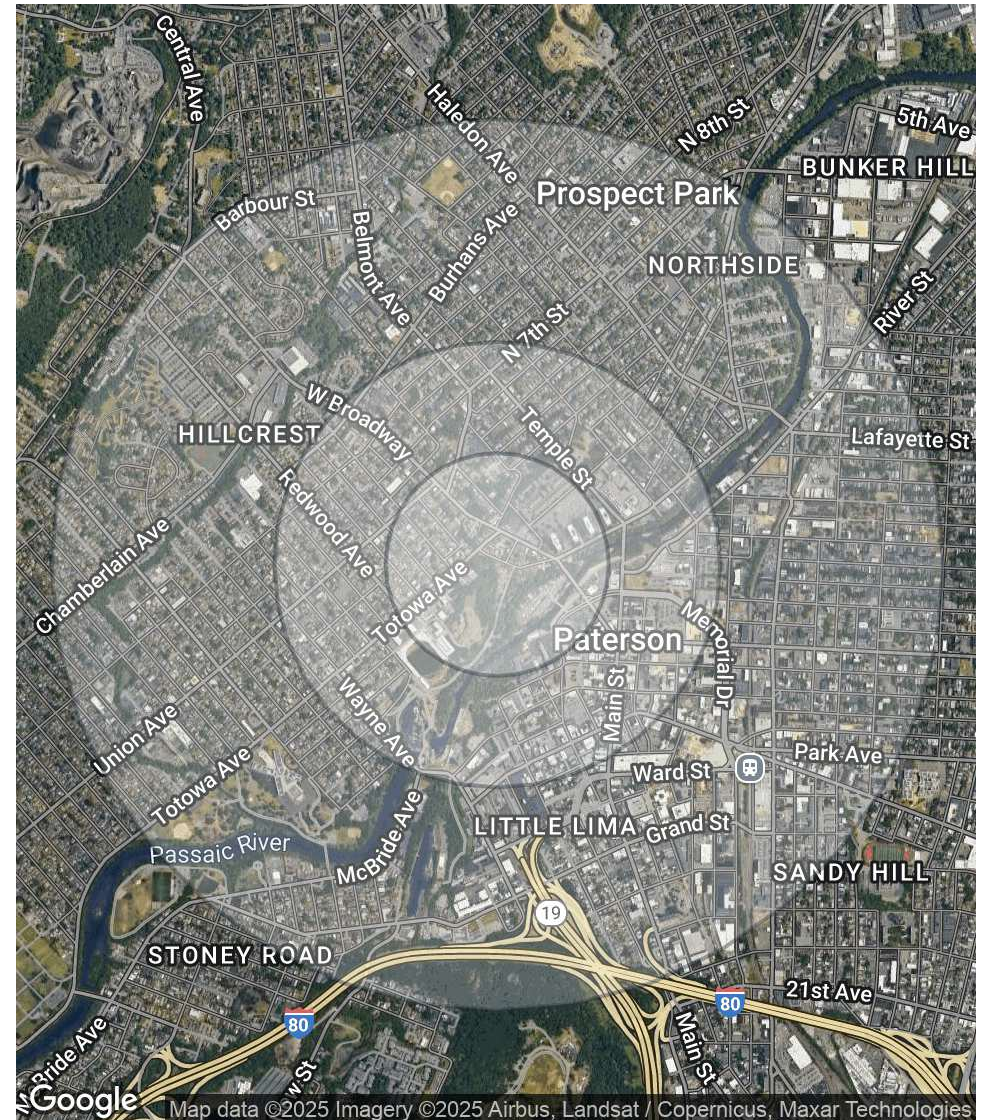
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,045	18,144	58,518
Average Age	33.2	31.3	33.2
Average Age (Male)	26.4	26.1	30.6
Average Age (Female)	37.5	34.2	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,462	5,885	19,648
# of Persons per HH	2.8	3.1	3.0
Average HH Income	\$40,442	\$46,204	\$51,112
Average House Value	\$13,239	\$64,411	\$141,637

2020 American Community Survey (ACS)



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