

LAND FOR SALE

Vacant Land For Sale

Avenel Street, Avenel, Woodbridge Township, NJ 07001

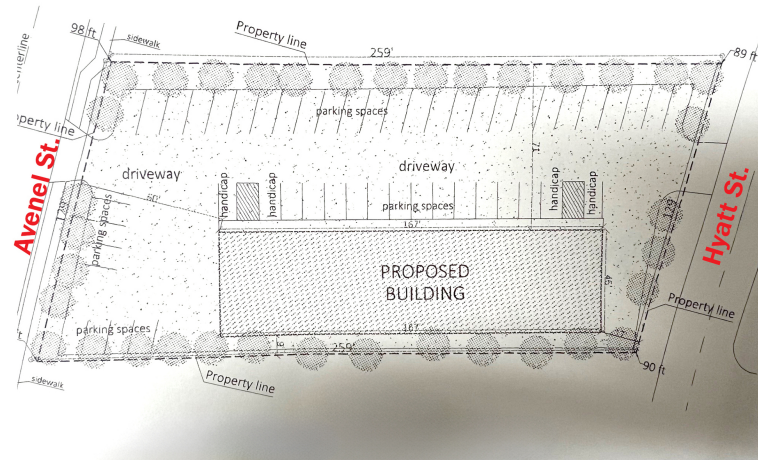


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PROPERTY SUMMARY



Sample Site Plan



PROPERTY DESCRIPTION

.69 Acres of Vacant Land

PROPERTY HIGHLIGHTS

- Proposed ±7,000-8,000 SF strip plaza
- Buyer currently seeking all approvals and reports
- Offer can be accepted contingent upon approvals
- B-3 zoning includes general retail sales, bakery, barber, office, restaurant, liquor store, auto supply, grocery store, medical and others
- Conditional uses include church, religious uses and cultural centers
- Property taxes \$8,183 (2024)

LOCATION DESCRIPTION

Located directly off Route 35 (St. Georges Avenue) and Avenel Street behind Chase Bank.

OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LOT SIZE:	±0.69 Acres

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ADDITIONAL PHOTOS

The Owner is looking to have fully approved plans to build a ±7,000-8,000 sq. ft. retail center on the property. The Owner is willing to go under contract and continue towards approvals while a Buyer has a contingency on the approvals being fully approved and permitted.

Option A

Purchase now while in the process of getting approvals

\$1,195,000

Option B

Purchase after fully approved

\$1,350,000

The owner has already hired engineer and architect to do all the following work:

Site Plan

Work with the Client and schematic floor plan and site plan.

Civil plan, including below items:

- Existing Condition and Demolition Plan
- Site & Utility Plan (Water & Sanitary Sewer design up to the building tie in point) Building MEP design is not included in this scope.
- Grading & Drainage Plan
- Stormwater Management Plan
- Soil & Erosion Control Plan
- Soil & Erosion Control Notes, and Details Plan
- Constructions Details
- Lighting Plan
- Landscape Plan
- Stormwater Management Design Report
- Note: (3) rounds of plan revisions and (2) meeting with municipalities included.

Construction permit set

Upon site plan approval, prepare necessary construction documents and permit drawing set for construction permit, including:

- Architectural Plans
- Structural Plans
- Mechanical, Electrical, Plumbing, Fire Protection, and Fire Alarm Plans

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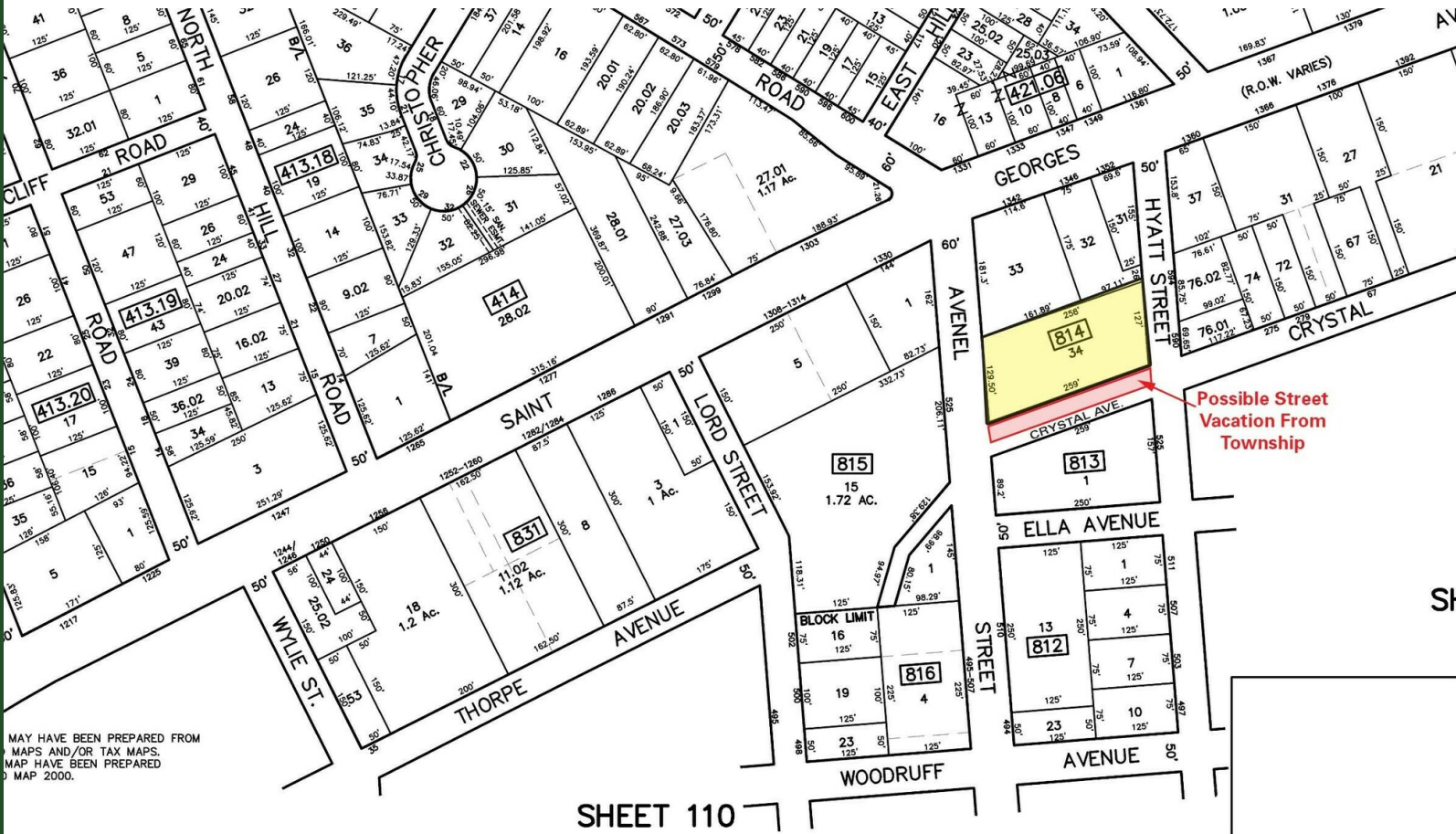
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ADDITIONAL PHOTOS



MAY HAVE BEEN PREPARED FROM
MAPS AND/OR TAX MAPS.
MAP HAVE BEEN PREPARED
MAP 2000.

SHEET 110

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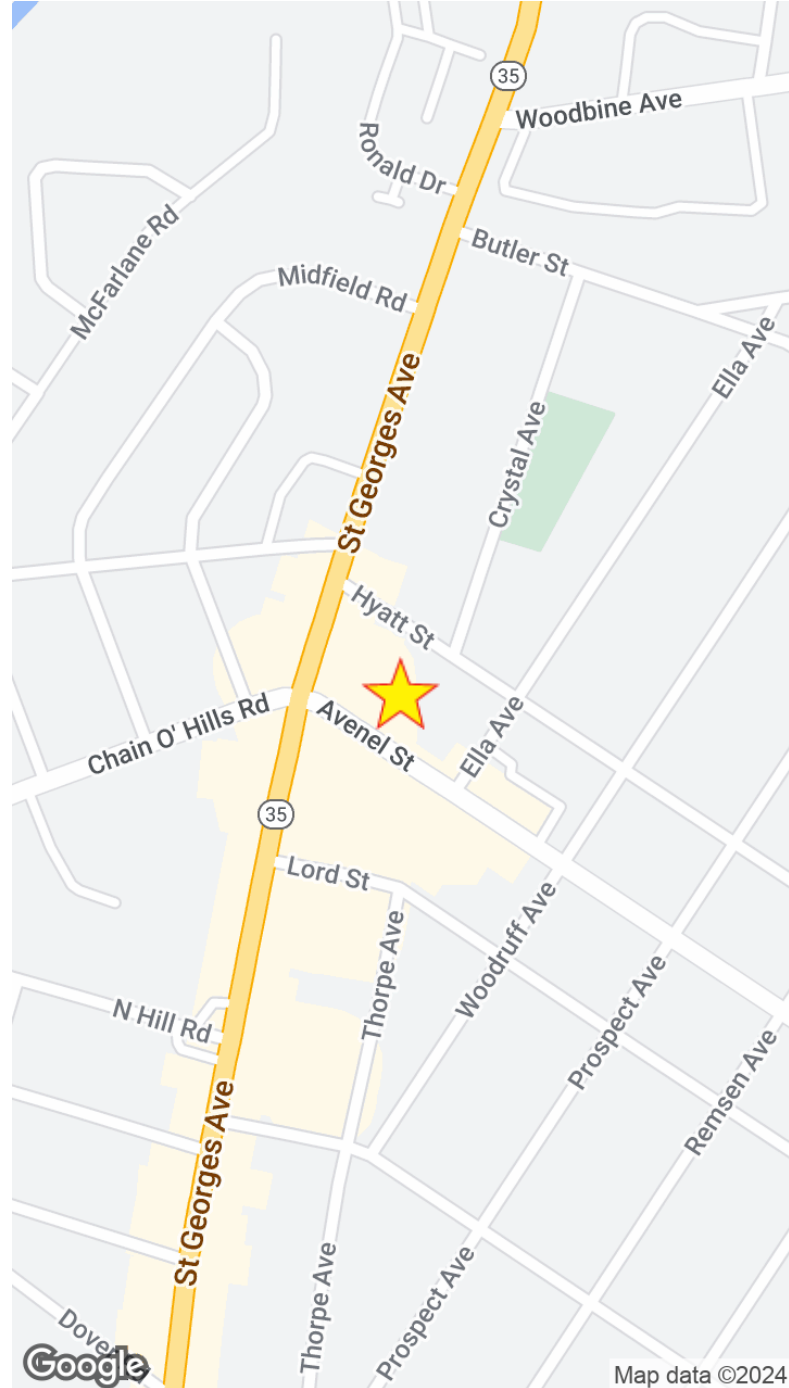
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LOCATION MAP



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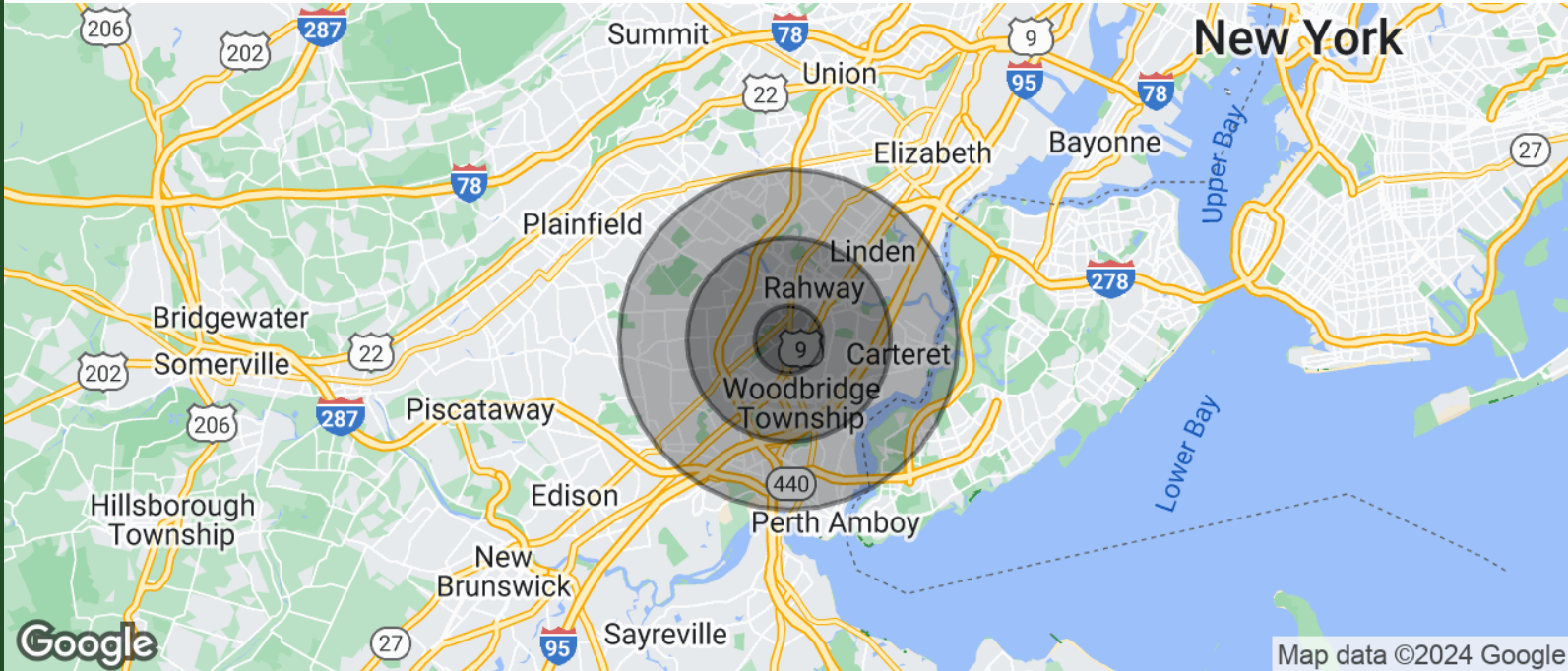
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,318	143,795	336,822
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,384	51,392	119,927
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$126,222	\$138,132	\$139,692
AVERAGE HOUSE VALUE	\$425,994	\$475,518	\$523,670

Demographics data derived from AlphaMap

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OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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