



**LAND FOR SALE**

**AVALON  
PRINCETON CIRCLE  
(220 UNITS RECENTLY  
COMPLETED)**

**PRINCETON  
CHARTER SCHOOL**

**GOVERNOR'S LANE  
(65 UNITS)**

**THE ALICE  
(125 UNITS UNDER  
CONSTRUCTION)**

**PRINCETON  
SHOPPING CENTER**

 **JLL** SEE A BRIGHTER WAY

# Princeton Land Site - For Sale

Potential Residential Development

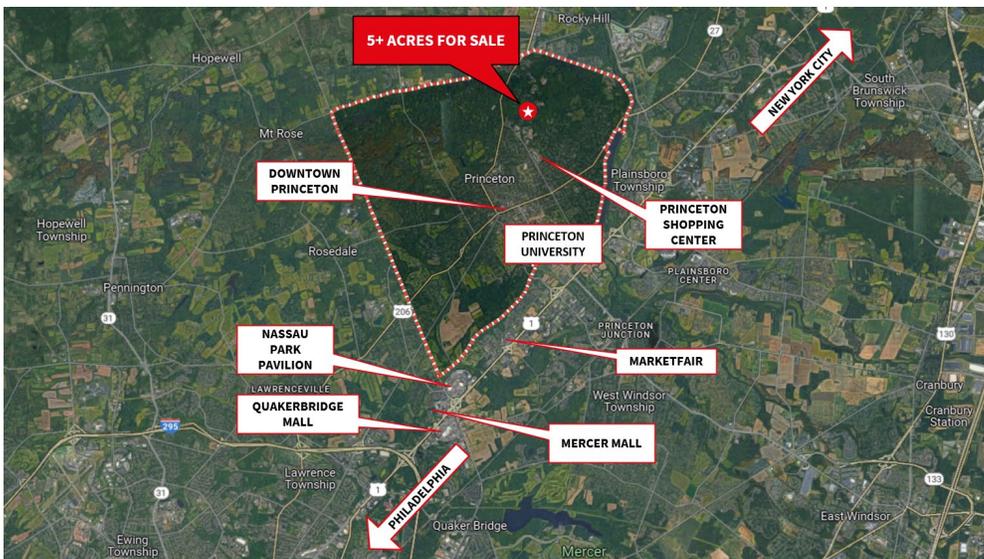
5+ Acres near Downtown Princeton

# The Opportunity

- Current site of the Princeton Italian American Club
- Land Area: 5.08 acres
- Tax Identification: Block 5601, Lot 1
- Zoning: OR-2 (Office Research Residence District #2)
- Frontage & Vehicular Access: Located on Founders Lane with direct access from Terhune Road
- View/Visibility: Secluded, not visible from Terhune Road
- Utilities: All public utilities available
- Proximity to Downtown Princeton, Princeton Shopping Center, and amenities on Route 1
- Midway between New York City and Philadelphia



An exceptional development opportunity awaits at this 5.08-acre parcel of land. Minutes away from countless dining and shopping options within downtown Princeton, NJ and on Route 1, this property presents a prime canvas for residential or commercial expansion. This land offers a serene setting while still retaining quick access to key roadways, including Route 1, Route 206, I-295, and the NJ Turnpike. The property's most recent sale resulted in its current 5.08-acre lot configuration. The sold off portion was used to build Governor's Lane, a townhouse and single-family residential development with an approximate density of 20 units per acre. Additionally, the site is adjacent to the recently-built 220-unit 'Avalon Princeton Circle' and 125-unit 'The Alice,' which is currently under construction.



For more information:

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