

Croydon

413

Mount Holly NJ Parcel - 4.3 Acres

501 Woodlane Rd., Mount Holly, NJ 08060-3808

Burlington County, New Jersey

130

**For Additional Information Or Questions, Please Contact
Steven Sooby:**

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Charleston

Steven Sooby - Agent

License #: RS368118

HomeSmart Realty Advisors - Philadelphia

Willingboro

stevesooby@gmail.com

(732) 439 - 0011

Westampton
Township

Westampton
Sports Complex

Brian Brockman - Broker

License #: 2078547

Bang Realty - New Jersey Inc.

bor@bangrealty.com

(513) 898 - 1551

Rancocas
State Park

WOODLANE

Hainesport

MASONVILLE

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Hartford

**OFFERING
MEMORANDUM**



HOME SMART

Croydon

Disclaimer:

This Offering Memorandum has been prepared to provide an overview of the subject property or properties (the Property) to prospective buyers and brokers. HomeSmart Realty Advisors (HSA) has prepared the following information from sources believed to be reliable; however, HSA makes no representation to the accuracy of this information. Financial figures may include estimates. All potential buyers and brokers must independently verify all information presented by HSA and conduct their own due diligence. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return of this investment. Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective buyer is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein. Sources of information contained within this Investment Memorandum include, but are not limited to: CoStar, Google, Bright MLS, County Tax Records, and the US Census Bureau. By accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature, excluding information that is publicly available, and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of HSA and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

Hartford

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The Funplex

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UNION-MILLS

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Township

Croydon

EXECUTIVE SUMMARY

We are pleased to offer for sale 501 Woodlane Rd., a prime commercial property located in Mount Holly, New Jersey. This strategically situated asset presents a unique opportunity for investors seeking the potential of a high-quality, income-producing development site in a thriving, well-connected commercial corridor. With easy access to major highways and a thriving local economy, the property is ideal for a variety of development uses.

Situated in the heart of Burlington County, the property offers excellent access to key regional highways and is less than 25 miles from Philadelphia as well as other major metropolitan markets.

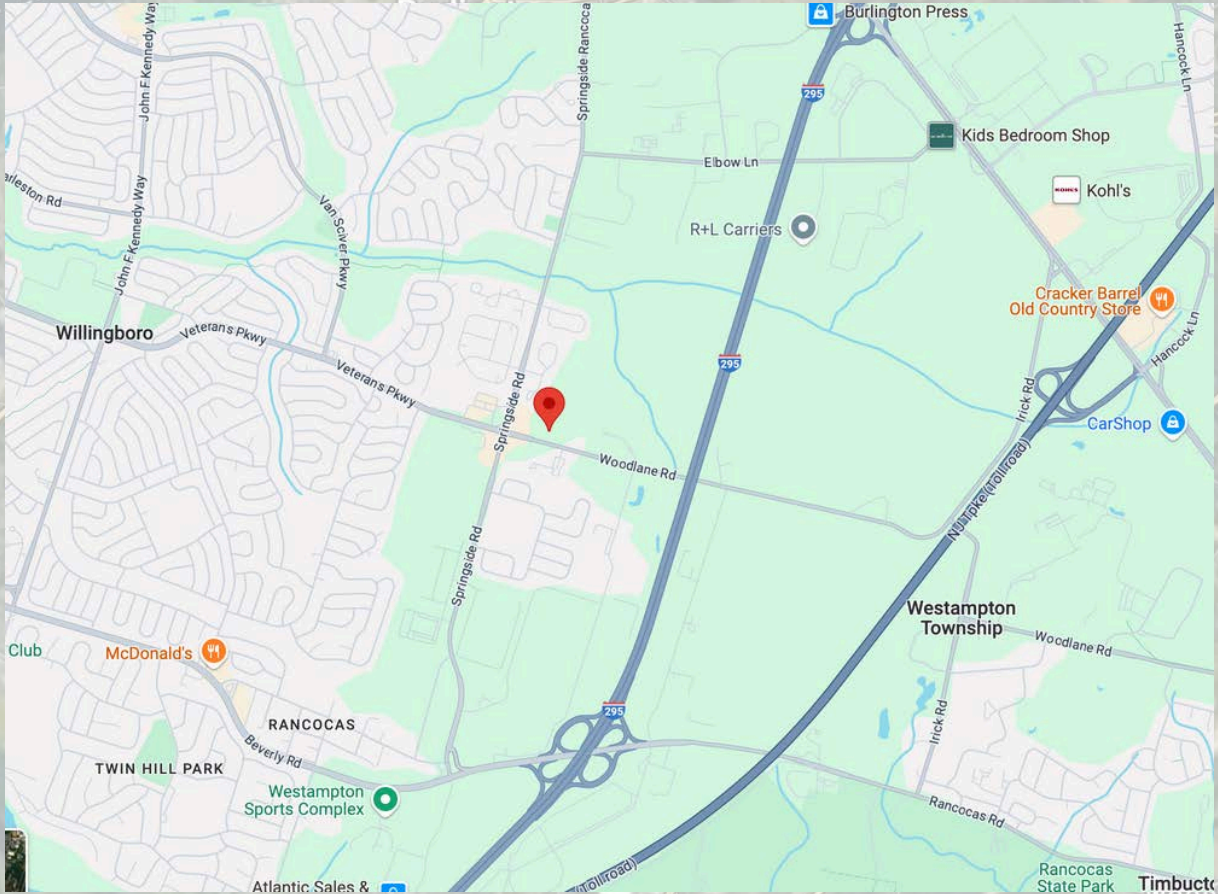
The property features 4.3 acres of vacant land, which can be adapted to various commercial, or mixed-use purposes.

The Mount Holly and Burlington County markets are experiencing continued growth and demand for commercial and mixed-use properties, driven by expanding commercial activity, favorable demographics, and excellent transportation access.



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LOCATION OVERVIEW



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PROPERTY INFORMATION

Property Address:

501 Woodlane Rd,
Mount Holly, NJ 08060-3808

Offering Price: \$595,000

Offering Price/Acre: \$138,372.09

County: Burlington

Municipality: Westampton Township

School District: Rancocas Valley Regional High School District /
Westampton Township Elementary School District

Tax ID: 37-00401-00003

Block: 00401

Lot: 00003

Tax Map: 4

Census Code: 7027.002

501 Woodlane Rd is a 4.3-acre commercial parcel of land located in Westampton Township, Burlington County, New Jersey, with a total land area of 187,308 square feet. The property is zoned B-1 (Business/Commercial), which may offer potential for future residential or mixed-use development, subject to local zoning approvals. The site is well-positioned with easy access to major highways, providing excellent connectivity to regional markets. The property is within the Rancocas Valley Regional High School District and Westampton Township Elementary School District. For the 2024 tax year, annual property taxes totaled \$6,320. The site offers a prime opportunity for redevelopment or for an owner-user looking to capitalize on its location and size in a growing industrial area.

Current Use Description: The parcel consists of vacant land and shrubbery. There are no structures, driveways, or attachments associated with the property.

Croydon

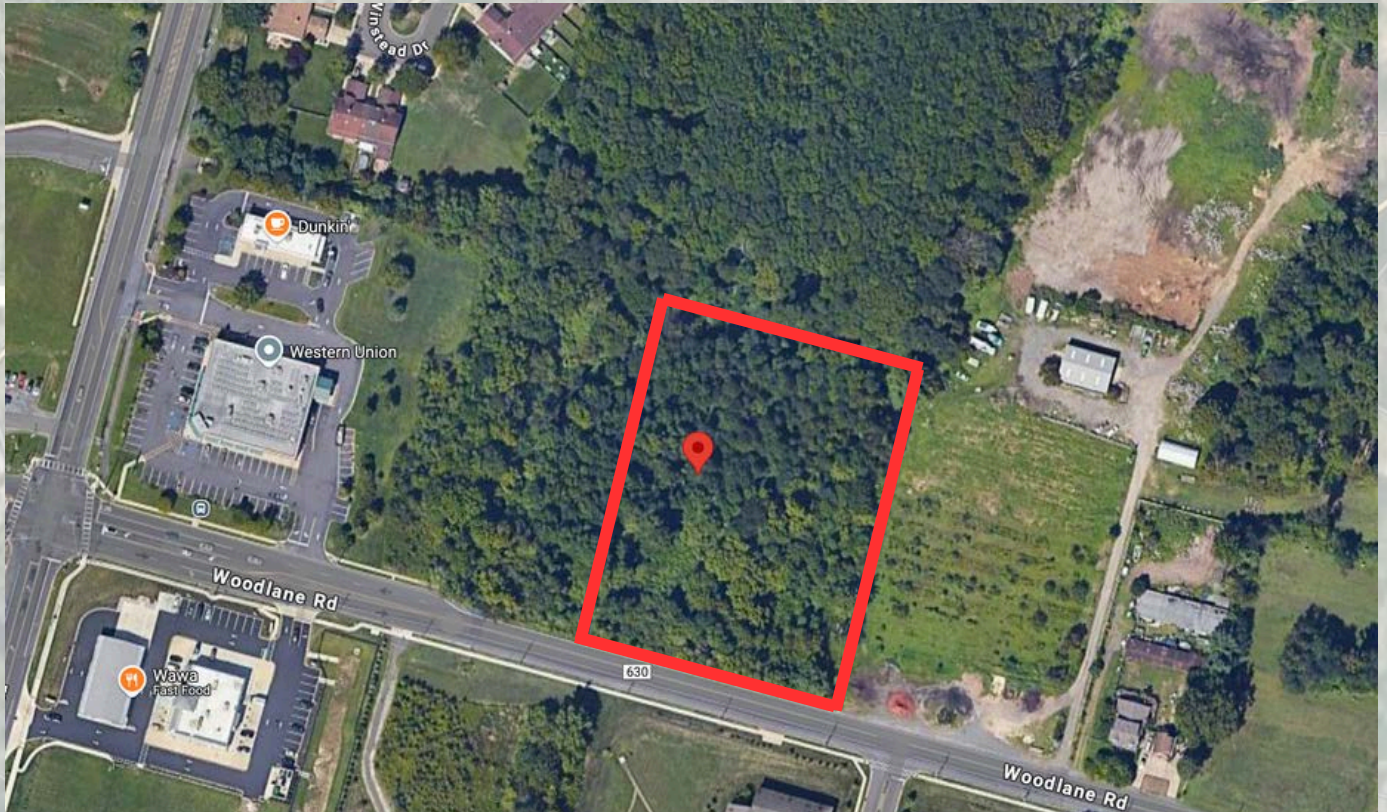
AERIAL VIEW

413

Delaware River

Burlington

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Westampton Sports Complex

Rancocas State Park

295

RANCOCAS WOODS

Hainesport

MASONVILLE

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413

Delaware River

STREET VIEW



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The Funplex

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STREET VIEW (CONTD.)

413

130

Burlington

Delaware River



Westampton Sports Complex

Westampton Township

WOODLANE

Rancocas State Park

RANCOCAS WOODS

Hainesport

Hartford

MASONVILLE

The Funplex

UNION-MILLS

Lumberton Township

Google