

DISTRESSED CONVERSION

MONMOUTH COUNTY · KEYPORT, NJ

KEYPORT WATERFRONT

DISTRESSED CONVERSION OPPORTUNITY

A rare waterfront land opportunity with docks, marina, and approved density in a prime Monmouth County location.

4+ AC
SITE AREA

7 STY
PLANS ON FILE

Docks
+ MARINA



MONMOUTH COUNTY WATERFRONT ·
DISTRESSED CONVERSION

ATTENTION DEVELOPERS ·
BUILDERS · INVESTORS

The value is in the land, existing improvements, waterfront access, and approved density.

Best suited for experienced developers and construction-capable investor groups who understand complex files, zoning transitions, and execution risk.

This is a distress-driven situation with time sensitivity.

SITE & WATERFRONT PROFILE

- › Over 4 acres in a prime Monmouth County waterfront location
- › Docks and marina included with the site
- › Direct waterfront access — Raritan Bay area
- › Recent elevation change in the area — inquire for details
- › Distress-driven situation with time sensitivity

ZONING & APPROVALS

- › Pending zoning change — currently in process
- › Plans on file (not approved) for 7-story apartment building
- › Alternate configurations may replace apartment for townhomes
- › Rental use & alternate configs must be independently verified
- › Significant renovation and capital planning required

DEVELOPMENT PROFILE

- › Large mixed-use redevelopment angle
- › Conversion and repositioning opportunity
- › Ideal for developers, builders & GC-led partnerships

DESIGN RESOURCES AVAILABLE

- › Architectura (Fort Lee, NJ) available to qualified parties
- › Architectural plans and drawings on file
- › Overview presentation shared with vetted buyers

TRANSACTION NOTES

- › Information preliminary — subject to change
- › All parties must perform independent due diligence
- › Buyer representation available for qualified parties

Buyer representation is available for qualified parties seeking to pursue the acquisition and conversion strategy.

An overview presentation and supporting materials may be shared with vetted buyers upon request. Information is preliminary and subject to change. No broker or agent makes any representation or warranty, express or implied, as to the accuracy or completeness of any information provided. Any projections, estimates, or opinions involve subjective judgment and actual results may vary materially. All parties must perform their own independent due diligence.



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