

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

FOR SALE

±9.4-ACRE FARM LAND

250 & 252 Old Turnpike Road, Califon, NJ 07830

For More Information, Contact the Exclusive Broker

RICK VANDERBECK, SIOR

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±9.4 Acres Vacant Farm Land

LOCATION DESCRIPTION

Approx. 5.6 Miles to I-78

Approx. 8.4 Miles to I-287

PROPERTY HIGHLIGHTS

Block 7, Lots 4.05 and 4.06

Possible Residential Redevelopment Opportunity

Zoned HL

Taxes at \$9,987.57 (2023)

OFFERING

Sale Price at \$495,000

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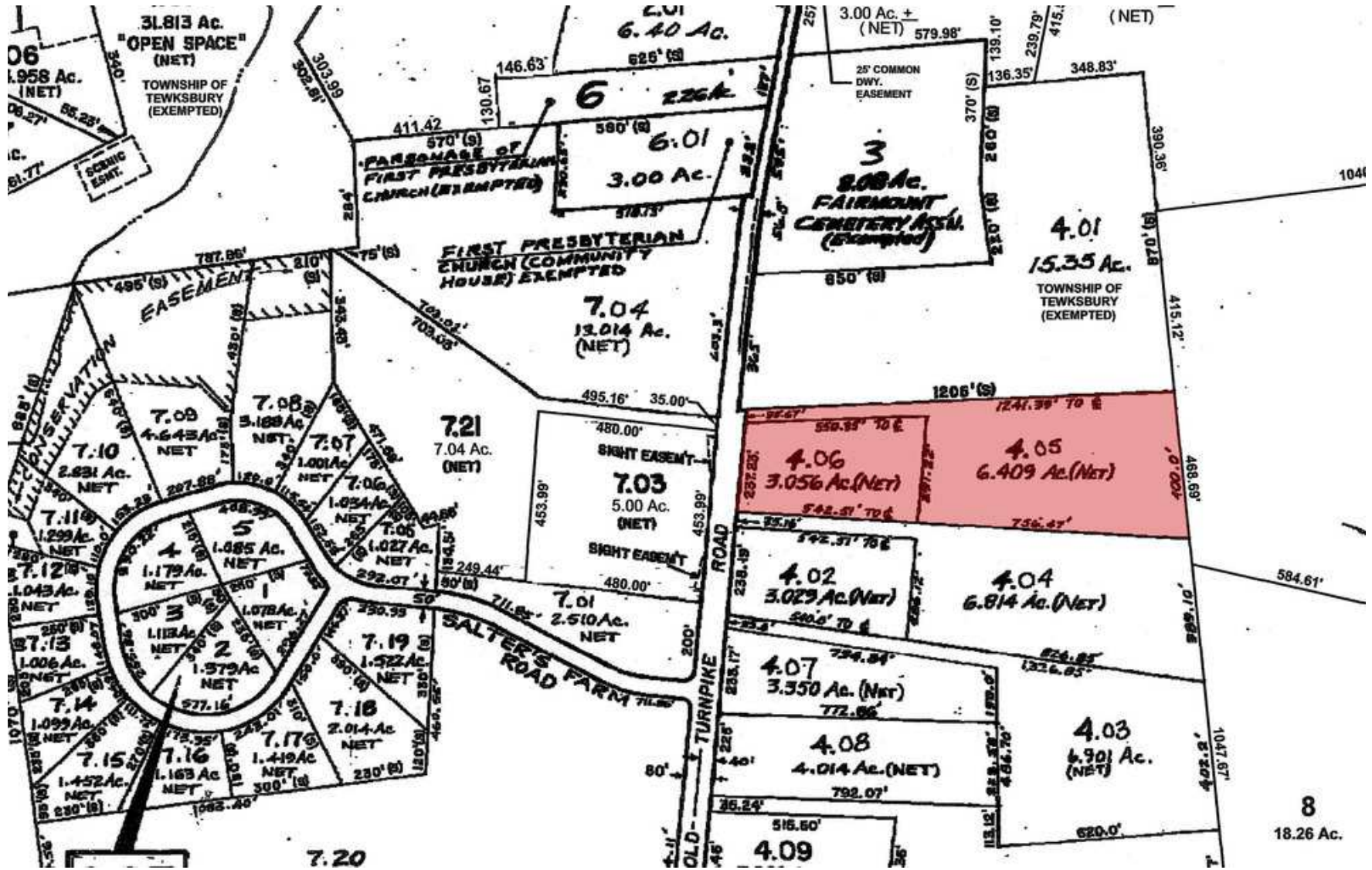
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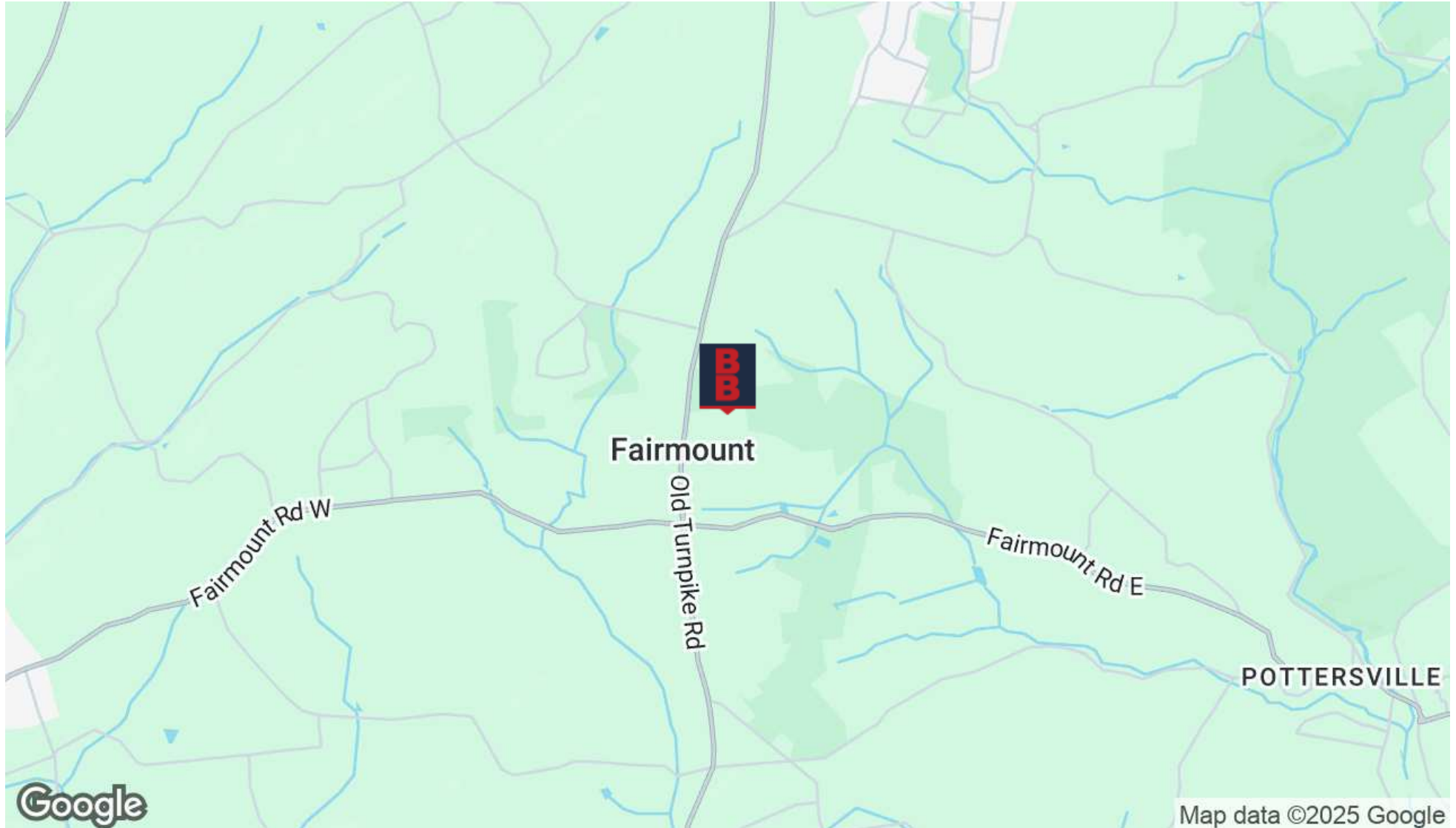
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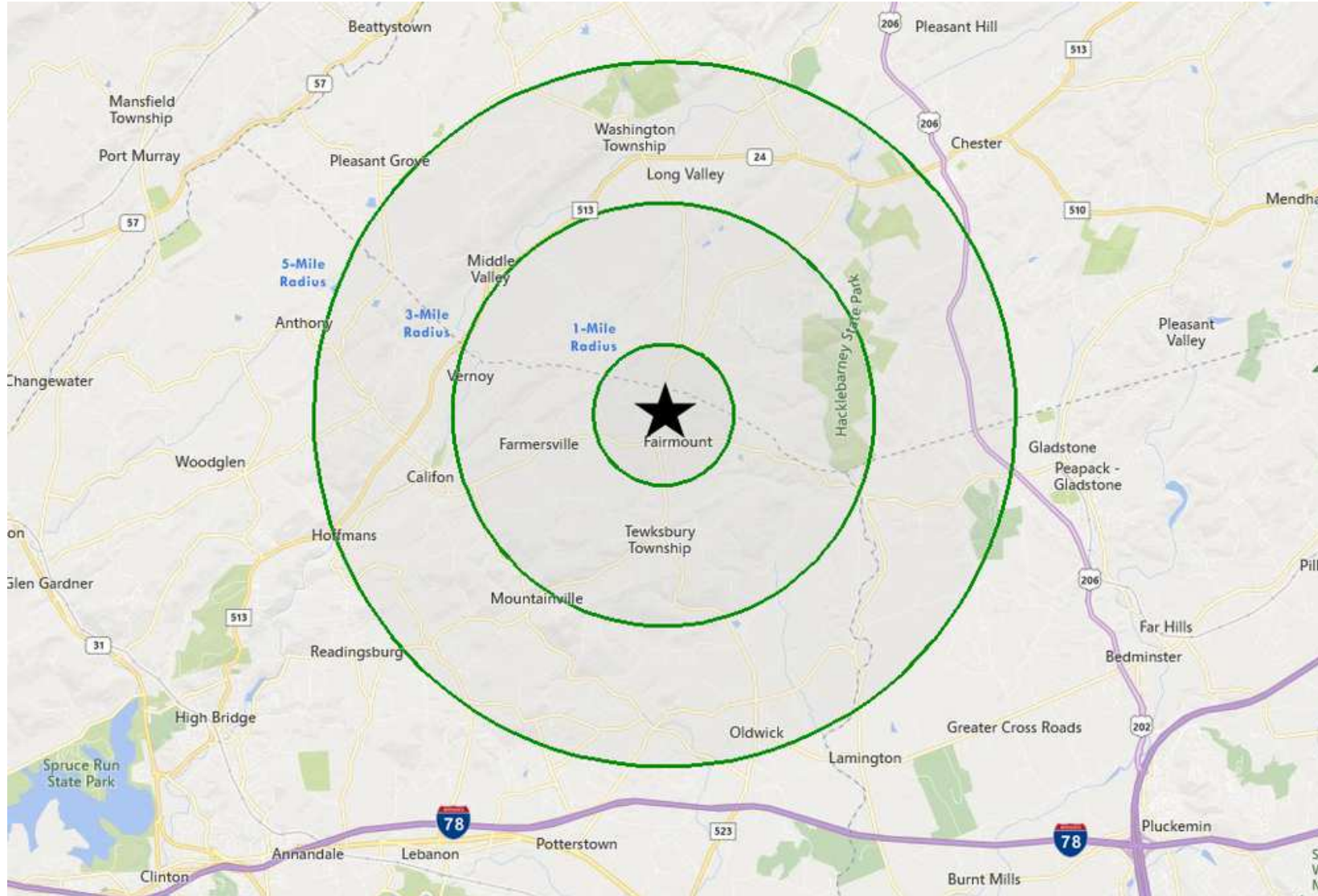
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	734	5,558	18,373
2019 Estimate	749	5,693	18,325
2010 Census	824	6,396	18,068
Growth 2019-2024	(2.00%)	(2.37%)	0.26%
Growth 2010-2019	(9.10%)	(10.99%)	1.42%
2019 Population Hispanic Origin	34	263	947
2019 Population by Race:			
White	695	5,366	17,198
Black	6	51	218
Am. Indian & Alaskan	0	3	13
Asian	29	184	617
Hawaiian & Pacific Island	0	2	12
Other	18	87	267
U.S. Armed Forces:			
	0	0	0
Households:			
2024 Projection	246	1,912	6,524
2019 Estimate	252	1,961	6,507
2010 Census	276	2,203	6,388
Growth 2019 - 2024	(2.38%)	(2.50%)	0.26%
Growth 2010 - 2019	(8.70%)	(10.99%)	1.86%
Owner Occupied	237	1,823	5,858
Renter Occupied	14	137	649
2019 Avg Household Income	\$204,956	\$197,525	\$178,005
2019 Med Household Income	\$192,045	\$180,865	\$156,082
2019 Households by Household Inc:			
<\$25,000	4	54	195
\$25,000 - \$50,000	15	103	505
\$50,000 - \$75,000	25	162	762
\$75,000 - \$100,000	19	163	547
\$100,000 - \$125,000	14	159	668
\$125,000 - \$150,000	12	119	446
\$150,000 - \$200,000	44	358	1,077
\$200,000+	119	844	2,308

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