



**3512-3514 Highway 33  
Neptune Township, NJ 07753**

**2 COMMERCIAL LOTS  
PRICE \$675,000 (for both lots)**

**Block: 3102**

**Lot: 5**

**Land Size: .85 Acres**

**Tax Information**

**Land Assessment: \$173,900**

**Improvement Assessment: \$136,400**

**Total Assessment: \$310,300**

**Taxes: \$5163**

**Tax Year: 2023**

**Zoning: C-5 Route 33 West Commercial**

**Remarks:** This listing is for 2 lots located on busy Route 33. Easy access to Hwy 18, 33, Interstate 195, and the Garden State Parkway. There is a vacant building on 3514, which was formerly used as a hair salon, this building currently needs a full rehab or to be demolished. Do not attempt to enter the building.

**Please call Connie King, listing agent of Weichert, Realtors at 732-586-6006 for further details. [king.connie@att.net](mailto:king.connie@att.net)**





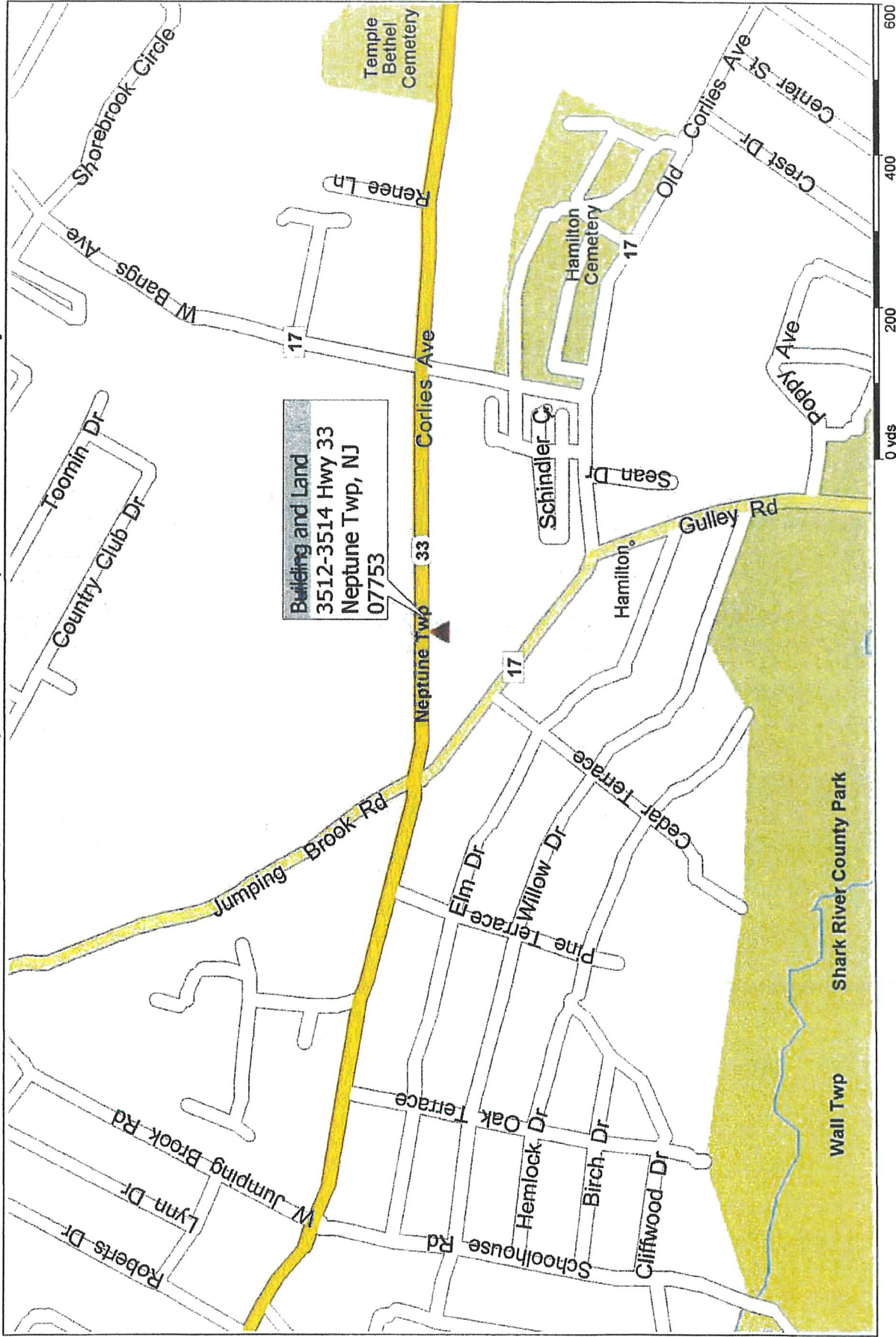


©2023 Monmouth Ocean Regional REALTORS

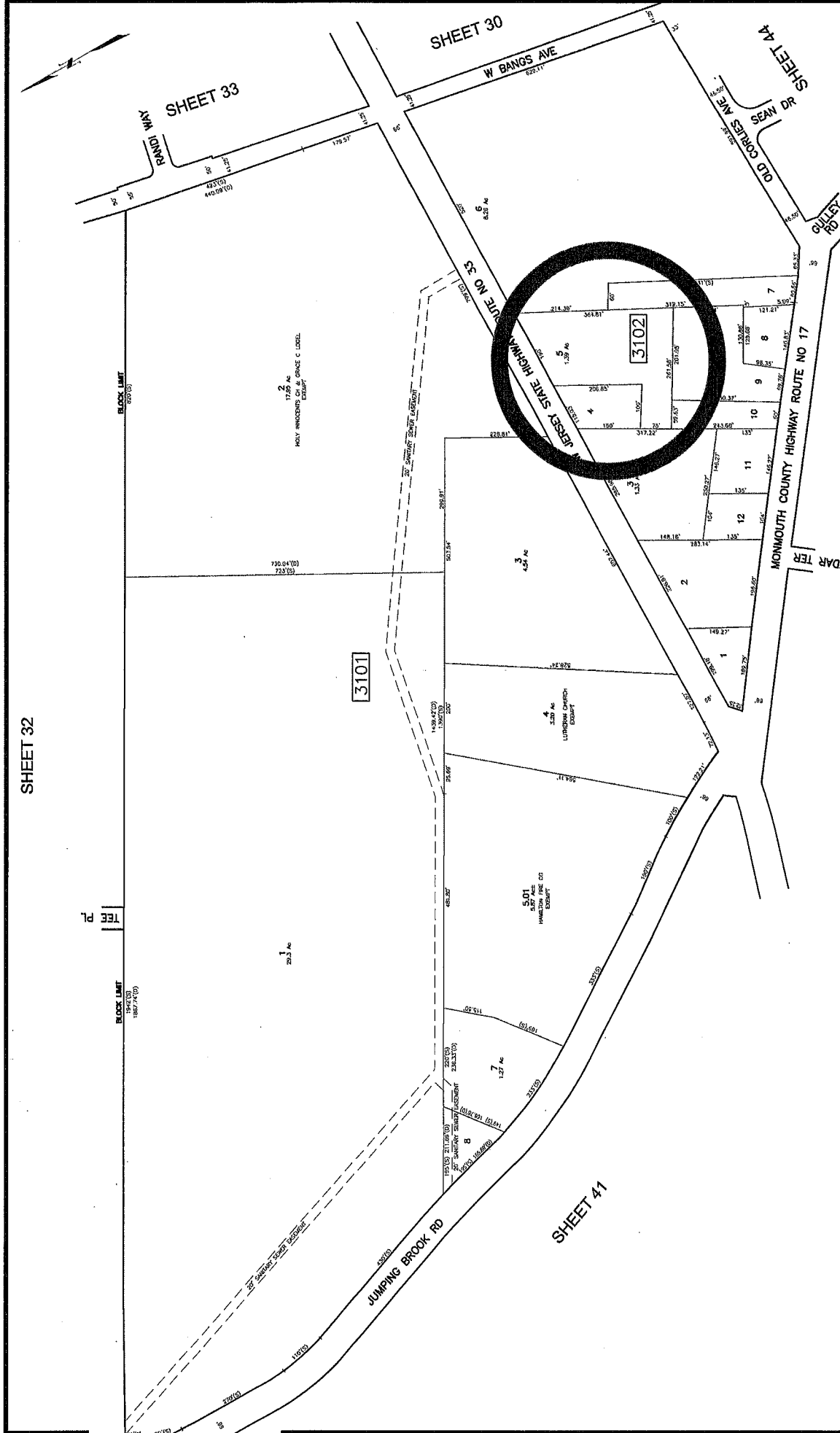


©2024 MOREMILS

3512-3514 Highway 33 ~ Neptune Township ~ Monmouth County ~ NJ



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapcontrol/>  
Canadian mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data or areas of Canada includes information taken with permission from Canadian authorities, including © Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 TeleAtlas North America, Inc. All rights reserved. TeleAtlas and TeleAtlas North America are trademarks of TeleAtlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.



**TAX MAP**  
**TOWNSHIP OF NEPTUNE**  
 MONMOUTH COUNTY  
 SCALE: 1" = 100'

**ROBERT R. HEGGAN**  
 LICENSED LAND SURVEYOR  
 200 S. W. WHITE MANE PK.  
 HANOVER, NJ 07930  
 PHONE: 908-527-8888  
 FAX: 908-527-8889  
 WWW.RRH-SURVEYING.COM

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 APRIL 8, 2014, SIGNED BY  
 SUE DAVIDSON, CTA AND  
 ASSIGNED SERIAL NUMBER 1035

SHEET 32

SHEET 33

SHEET 34

SHEET 40

TEE PL

W JUMPING BROOK RD

JUMPING BROOK RD

JUMPING BROOK RD

W BANGS AVE

SHEET 41

OLD COLES AVE

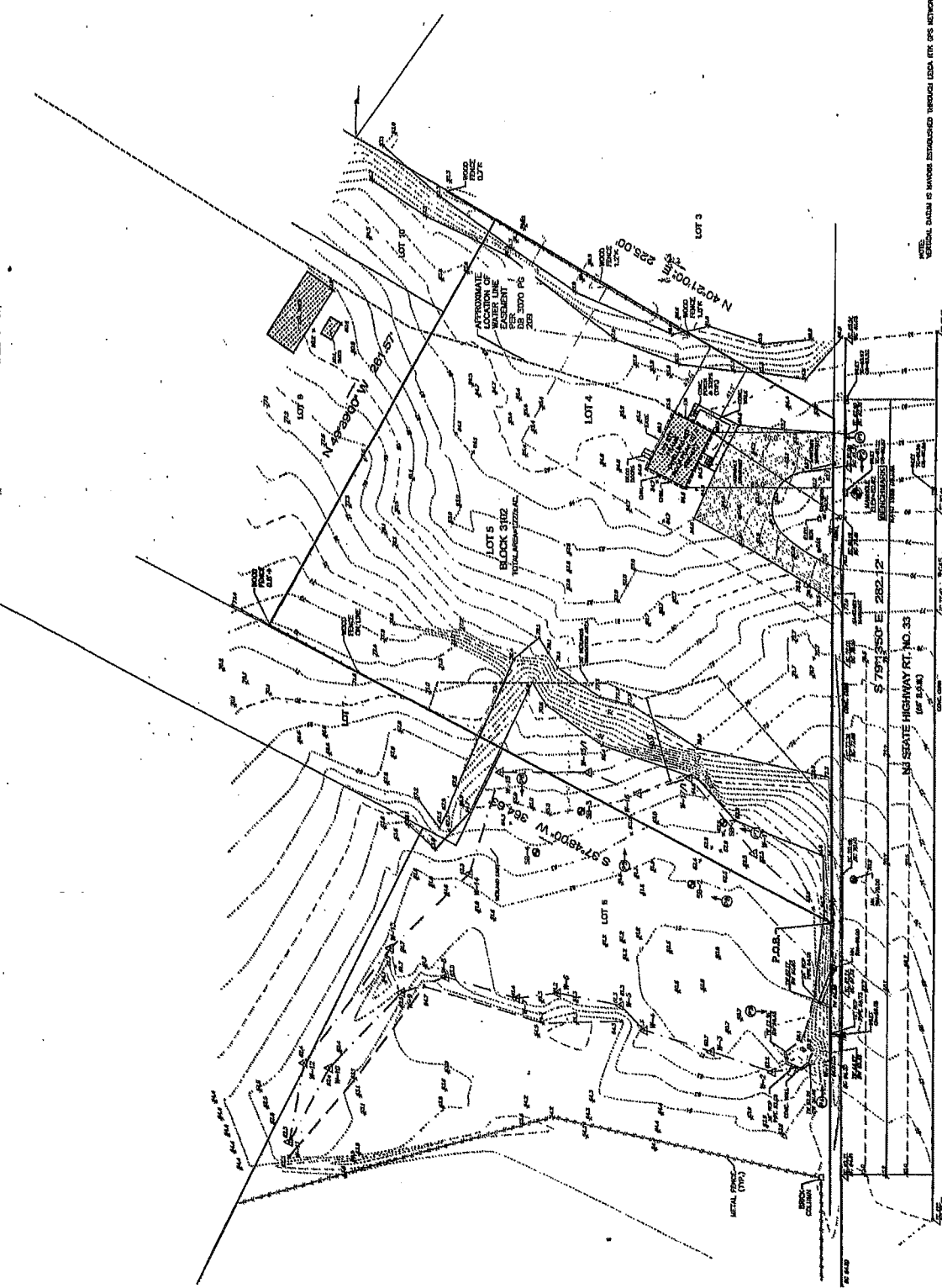
MONMOUTH COUNTY HIGHWAY ROUTE NO 17

SHEET 43

\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/  
 DESIGN (CAD) AND COORDINATE GEOMETRY (COGO).

DATE	BY	REVISIONS	LOT
		LOCATED	BLOCK

NO. 1	DATE	DESCRIPTION
1	7/20/74	REVISED METEORIC DATA
2	8/14/74	REVISED METEORIC DATA
3	10/1/74	REVISED METEORIC DATA



**LEGEND**  
 ▲ - METEORIC FLAG  
 ⊕ - SOIL BORING  
 ⊕ - PICTURE LOCATION AND DIRECTION

NOTE: VERTICAL DATUM IS NAVARS ESTABLISHED THROUGH LOCAL CITY GPS NETWORK.

**IMPORTANT NOTES, PLEASE REVIEW:**

- 1. LOCATIONS SHOWN ON THIS MAP ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD NOTES. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. HOWEVER, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY.
- 2. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. HOWEVER, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY.
- 3. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. HOWEVER, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY.
- 4. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. HOWEVER, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY.

DE 2025 PG 022

**SURVEY OF PROPERTY**  
 LOTS 4 & 5  
 BLOCK 3102  
 TOWNSHIP OF NEPTUNE  
 COUNTY OF HANMOUTH  
 NEW JERSEY

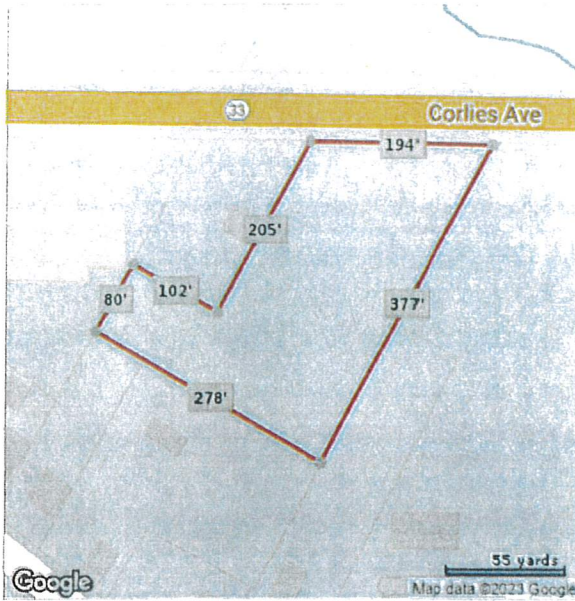
**MORGAN**  
 engineering & surveying

*David J. Morgan*  
**DAVID J. VON STEENBURG**  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 34500

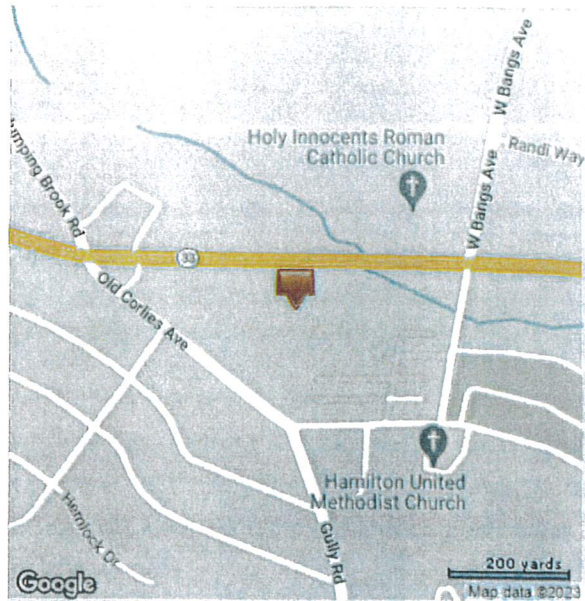
PREPARED FOR: MERRICK GROSS  
 TITLE INSURER: OLD BEHAVIOR NATIONAL TITLE INSURANCE COMPANY  
 CLOSING ATTORNEY: GAULD & MESSNER, Esq.



PROPERTY MAP

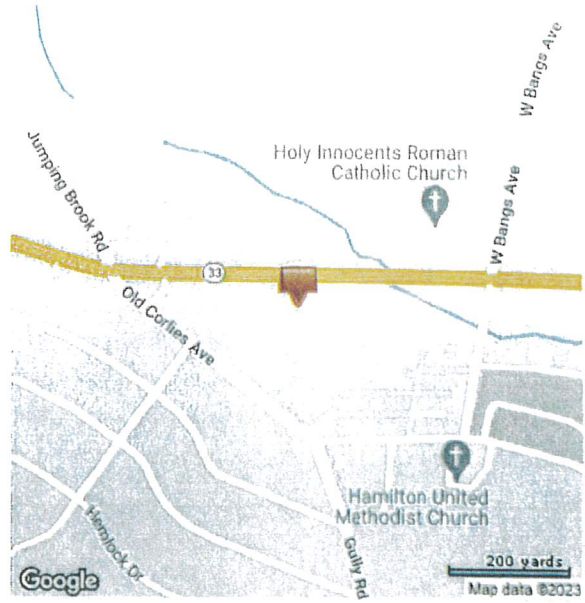
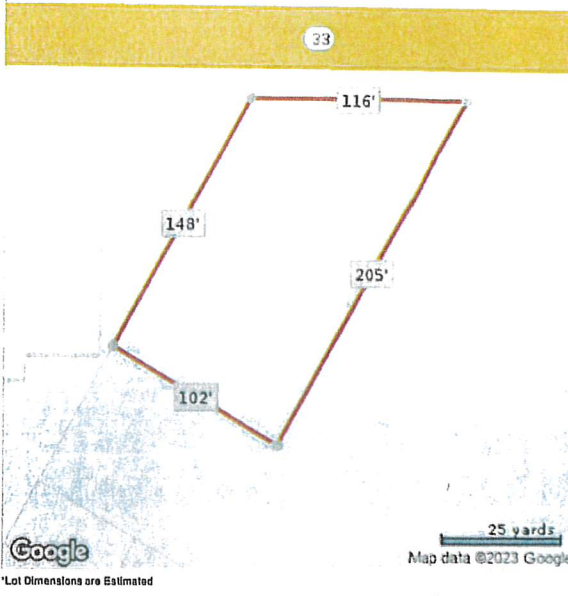


\*Lot Dimensions are Estimated



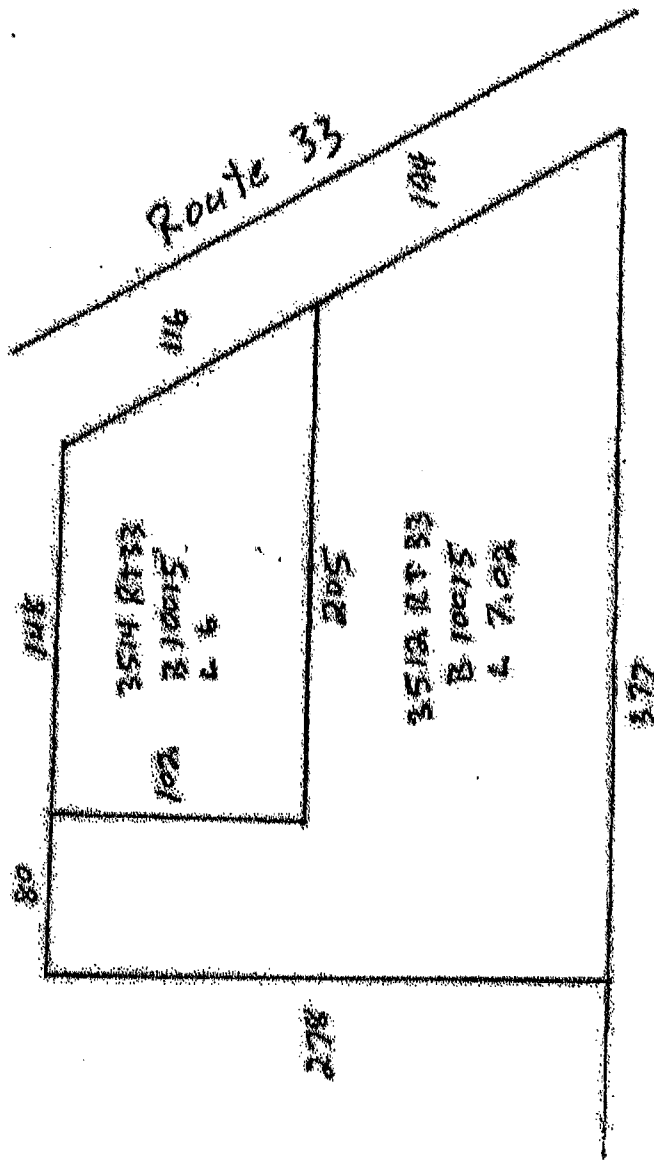
3512 Hwy 33 TREAED LOT  
70x250

PROPERTY MAP



3514 Hwy 33 W VACANT 816 sqft  
former hair salon

100 x 178



3. Parking for principal use
  4. Telephone communication distribution
  5. Coaxial cable communication distribution
  6. Emergency services radio communication facilities
  7. Natural gas distribution
  8. Electric power transmission & distribution
  9. Public water supply purveyance & distribution
  10. Sanitary sewer lines
- E. Bulk regulations. Regulations set forth in Schedule B-1 for the Town Commercial (B-1) Zone shall govern .

[NOTE: The previous section has been added per Ordinance No. 03-035]

**§ 404.08 C-5 – Route 33 West Commercial**

- A. Purpose. The C-5 Zone District provides for business uses appropriate to the Route 33 highway corridor situated west of Route 18.
- B. Permitted uses.
1. Furniture stores
  2. Floor covering stores
  3. Home furnishings stores
  4. Radio, television & other electronics stores
  5. Computer & software stores
  6. Musical instrument Stores
  7. Music stores (CDs, cassettes, videos, records)
  8. Hardware stores
  9. Retail bakeries
  10. Garden Centers / Nurseries
  11. Commercial banking
  12. Savings institutions
  13. Bank
  14. Credit unions

**TOWNSHIP OF NEPTUNE - LAND DEVELOPMENT ORDINANCE**

---

15. Consumer lending
16. Real estate credit
17. All other nondepository credit Intermediation
18. Financial clearinghouse & reserve activities
19. Investment banking & securities dealing
20. Securities brokerage
21. Direct life Insurance carriers
22. Direct health & medical insurance carriers
23. Insurance agencies & brokerages
24. Claims adjusting
25. All other Insurance related activities
26. Offices of real estate agents
27. Offices of real estate appraisers
28. Other activities related to real estate
29. Computer training facility
30. Apprenticeship training
31. Other technical & trade schools
32. Sports & recreation instruction
33. Art, music, dance & martial-arts instruction
34. Offices of physicians (exc mental health)
35. Offices of physicians, mental health
36. Offices of dentists
37. Offices of chiropractors
38. Offices of optometrists
39. Offices of physical, occupational and speech therapists, and audiologists
40. Offices of podiatrists
41. All other outpatient care centers
42. Diagnostic Imaging centers

**TOWNSHIP OF NEPTUNE - LAND DEVELOPMENT ORDINANCE**

---

43. Home health care services
44. Child Care Center
45. Agents, managers for artists & other public entertainers
46. Independent artists, writers & performers
47. Health and Fitness Club
48. Indoor recreational facility
49. Public Parks and recreational facilities
50. Places of Worship
51. Civic & social organizations
52. Professional organizations
53. Labor unions & similar labor organizations
54. Full-service restaurants
55. Restaurant
56. Other computer related services
57. Administration & general management consulting services
58. Other scientific & technical consulting services
59. Advertising agencies
60. Other services related to advertising
61. Veterinary services / animal hospital
62. Photography studios & videography services
63. Corporate, subsidiary & regional managing office
64. Office administrative services
65. Private mail centers
66. Municipal facilities
67. Fire department facilities
68. Public safety facilities
69. First aid facilities
70. Board of Education facilities

**TOWNSHIP OF NEPTUNE - LAND DEVELOPMENT ORDINANCE**

---

---

- 71. Newspaper publishers
- 72. Book publishers
- 73. Software publishers
- 74. Film & sound recording studios

**C. Conditional uses.**

- 1. Plumbing, heating & AC contractors
- 2. Painting & wall covering contractors
- 3. Electrical contractors
- 4. Masonry & stone contractors
- 5. Carpentry contractors
- 6. Floor laying & other floor contractors
- 7. Roofing, siding, & sheet metal contractors
- 8. Glass & glazing contractors
- 9. Building equipment & other machine installation contractors
- 10. Electricity regulating substations

**D. Accessory uses.**

- 1. Uses customarily incidental and accessory to a principal permitted use
- 2. Recreational clubhouse, concession stand
- 3. Parking for principal use
- 4. Telephone communication distribution
- 5. Coaxial cable communication distribution
- 6. Emergency services radio communication facilities
- 7. Natural gas distribution
- 8. Electric power transmission & distribution
- 9. Public water supply purveyance & distribution
- 10. Sanitary sewer lines

**E. Bulk regulations. Regulations set forth in Schedule B-1 for the Corridor Commercial (C-2) Zone shall govern.**

**ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS**

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
R-1	12,500	3.40	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.30	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	35	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	3.1	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	3.1	90%	95%	3	35	2,100	30

\* see Section 411.07 relating to Supplementary Regulations for Decks and Porches

\*\* see Section 413.06 for Supplementary Yard Regulations in Ocean Grove





Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	\$270,000	01/24/2019
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	19,149	N/A	N/A	

OWNER INFORMATION			
Owner Name	Highway 33 Court LLC	Tax Billing Zip	07024
Tax Billing Address	1 Parker Plz	Tax Billing Zip+4	2920
Tax Billing City & State	Fort Lee, NJ		

COMMUNITY INSIGHTS			
Median Home Value	\$487,489	School District	NEPTUNE TOWNSHIP SCHOOL DI STRICT
Median Home Value Rating	7 / 10	Family Friendly Score	59 / 100
Total Crime Risk Score (for the neig hborhood, relative to the nation)	49 / 100	Walkable Score	55 / 100
Total Incidents (1 yr)	43	Q1 Home Price Forecast	\$506,925
Standardized Test Rank	40 / 100	Last 2 Yr Home Appreciation	17%

LOCATION INFORMATION			
Township	Neptune Twp	Block #	3102
School District	35	Lot #	5
Zoning	C-5	Flood Zone Date	06/15/2022
Census Tract	8080.02	Flood Zone Panel	34025C0329G

TAX INFORMATION			
Tax ID	<a href="#">35-03102-0000-00005</a>	Tax Appraisal Area	35
Alt APN	00107657	Lot Number	5
Tax Area	35	Block ID	3102

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$240,900	\$218,900	\$218,900
Assessed Value - Land	\$240,900	\$218,900	\$218,900
YOY Assessed Change (%)	10.05%	0%	
YOY Assessed Change (\$)	\$22,000	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,625		
2022	\$4,190	-\$436	-9.42%
2023	\$4,351	\$161	3.84%

CHARACTERISTICS			
Lot Frontage	70	Estimated Lot Area	19,149
Lot Depth	250	Lot Shape	Irregular
Estimated Lots Acres	0.4396		

SELL SCORE	
Value As Of	2024-06-09 04:39:37

LISTING INFORMATION			
MLS Listing Number	<a href="#">22327090</a>	MLS Current List Price	\$750,000
MLS Status	Expired	MLS Orig. List Price	\$750,000
MLS Status Change Date	03/31/2024	MLS List. Agent Name	15999-Connie King
MLS Listing Date	09/28/2023	MLS List. Broker Name	WEICHERT REALTORS-SEA GIRT

MLS Listing #	22324193	21632673	21609922	21537918	21513790
MLS Status	Expired	Expired	Expired	Expired	Expired
MLS Listing Date	08/30/2023	08/17/2016	03/15/2016	10/01/2015	04/15/2015
MLS Listing Price	\$750,000	\$275,000	\$300,000	\$300,000	\$300,000

MLS Orig Listing Price    \$750,000                    \$275,000                    \$300,000                    \$300,000                    \$30,000

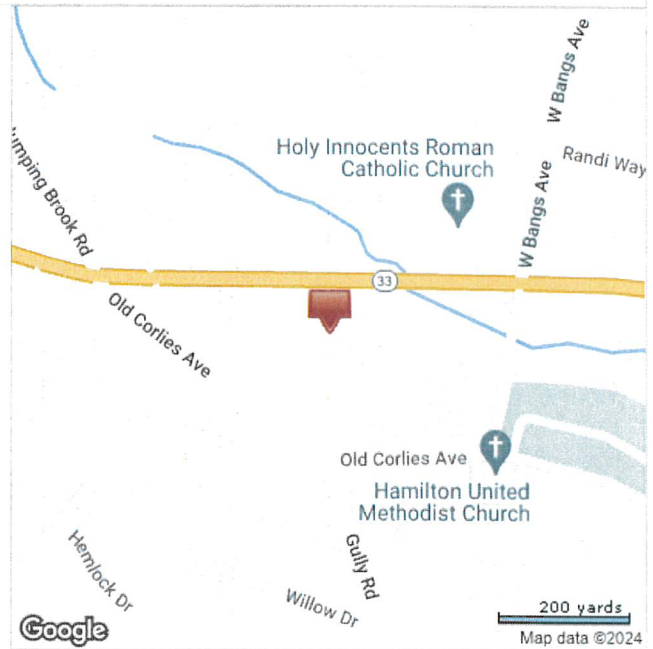
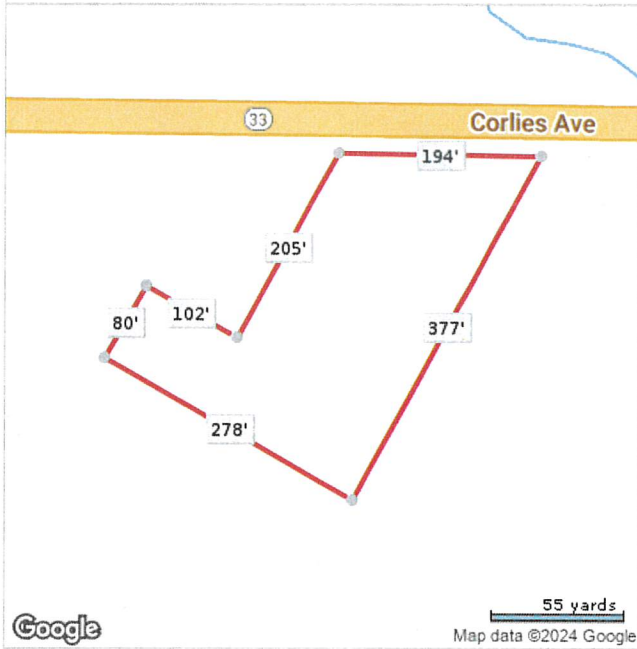
MLS Listing #	21439694	21411798
MLS Status	Expired	Expired
MLS Listing Date	10/03/2014	03/31/2014
MLS Listing Price	\$300,000	\$300,000
MLS Orig Listing Price	\$300,000	\$450,000

**LAST MARKET SALE & SALES HISTORY**

Recording Date	02/04/2019	Deed Type	Deed (Reg)
Settle Date	01/24/2019	Owner Name	Highway 33 Court LLC
Sale Price	\$270,000	Seller	Micale Anthony J & Patricia
Document Number	9334-203		

Recording Date	02/04/2019
Sale Price	\$270,000
Buyer Name	Highway 33 Court LLC
Seller Name	Micale Anthony J & Patricia
Document Number	9334-203
Document Type	Deed (Reg)

**PROPERTY MAP**



\*Lot Dimensions are Estimated