

Memorandum: 2225 2nd St S, Millville, NJ 08332

Executive Summary

This **3.06-acre** vacant land parcel represents a prime development opportunity in the expanding South Jersey region. Offered at **\$220,000**, the property is strategically positioned for either industrial use or potential residential/commercial conversion, leveraging its proximity to established infrastructure and the neighboring Delsea Gardens Apartments.

1. Property Profile

- **Location:** 2225 2nd St S, Millville, NJ 08332 (Cumberland County)
 - **Acreage:** 3.06 Acres
 - **Current Price:** \$220,000
 - **Current Zoning:** I-1 (General Industrial)
 - **Annual Taxes:** ~\$1,253 (2025 Estimate)
 - **Topography:** Generally flat, vacant land
-