



*\*All due diligence and approvals are responsibility of buyer\**

## ***The Dunes at Shore Hills Development Opportunity***

2337 Highway 34 Manasquan, NJ 08736



### **PROPERTY DESCRIPTION**

- 1.3 Acres
- Rezoned to AHR-7
- Block 831, Lot 30
- 18 Residential Units
  - 15 Market Rate
  - 3 Affordable
- 12,000 - 27,599 SF Building Footprint
- 3 Residential Floors
- 2,000 SF Gross per Unit

### **OFFER SUMMARY**

**SALES PRICE:** \$2,000,000  
**LOT SIZE:** 1.3 Acres  
**ACQUISITION CPD:** \$76,923

### **OPPORTUNITY HIGHLIGHTS**

Seize a rare opportunity to develop 18 apartments or condos with an amendment to the redev plan on a prime lot just minutes from Manasquan Beach, Brielle, Sea Girt, and Point Pleasant Beach. Currently an operating motel it's been rezoned by the town from commercial to high density residential to meet NJ's housing demand. This lot is a high-value investment. In the 08736 zip code this affluent community, with a \$150,523 median household income, \$91,786 per capita income, and 73% with Bachelor's degrees, ensures strong buyer appeal. Develop premium condos where the median listing price of 2-3 bedroom condos is \$850,000 and overall median listing home price (all property types) is about \$1.3M / ~\$464/ft<sup>2</sup>, and rents for 2-3 bedroom apartments averaging \$3500 - \$4100/month reflecting a VERY desirable coastal area. Contact us for more information to schedule a tour and to unlock this profitable venture. Contact us for more information to schedule a tour and to unlock this profitable venture.



**Paul G Cook | M: 201.214.1992 | O: 855.653.6723 | [paulgcookrealestate.com](http://paulgcookrealestate.com)**  
**Sunny McKiever | M: 908.489.7987 | O: 855.653.672 | [s.mckiever.bes@gmail.com](mailto:s.mckiever.bes@gmail.com)**

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

**331 Newman Springs Rd. 2nd flr. One River Center, Building 3 Red Bank, NJ 07701 | 855-653-6723 | [ForceNJ.com](http://ForceNJ.com)**

