



CEDAR SWAMP PLAZA LLC

PROPERTY OVERVIEW

BLOCK 4201 LOT 3

CEDAR SWAMP ROAD, JACKSON TOWNSHIP, NJ

 201-725-8995

 JMAvista@yahoo.com

FOR SALE BY OWNER



THE PROPERTY SUMMARY

This offering presents a rare opportunity to acquire 12.18 acres of Highway Commercial (HC) zoned land along Cedar Swamp Road, Ocean County Route 527, in Jackson Township. Route 527 is one of Ocean County's main commercial roads, built to carry heavy traffic straight to a direct interchange at I-195 Exit 21, less than one mile from the parcel, exactly the kind of exposure retailers and commercial buyers look for first.

The property carries a verified NJDEP Freshwater Wetlands Line of Interpretation issued April 2026 and valid through 2031, clearing an extremely important hurdle a buyer would otherwise face. Active public sewer, public water, gas, and electric are already in place along Cedar Swamp Road, clearing the way further.

Altogether, more than 1,000 residential units are built or under construction in the immediate area. Roughly 510 apartments at The Gardens at Jackson sit directly against the rear of the parcel. Roughly 530 townhouses at the Mantoloking Drive development are under active construction nearby. The Ponds at Jackson Twenty-One, an 88-unit affordable housing community, adds a further captive residential base adjacent to and less than a mile from the site.

HC zoning limits this parcel to a commercial buyer. In a corridor already carrying that kind of residential density, the right use captures a ready-made customer base from day one.

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PROSPECTIVE PURCHASERS ARE EXPECTED TO PERFORM THEIR OWN DUE DILIGENCE WITH RESPECT TO THE PROPERTY (INCLUDING BUT NOT LIMITED TO, ALL USE TYPES, APPLICABLE PERMITS REQUIRED, ZONING, DIMENSIONS, AND AREA CALCULATIONS OF ANY AND ALL OF THE LIKE, WHICH ARE SUBJECT TO INDEPENDENT VERIFICATION WITH THE GOVERNMENTAL AGENCIES WITH JURISDICTION OVER THE SAME) AS SELLER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE (UNLESS THEY ARE CONTAINED IN A DEFINITIVE PURCHASE AND SALE AGREEMENT EXECUTED BY SELLER).

AERIAL PHOTOS



CEDAR SWAMP PLAZA LLC



DRONE VIDEO ON PROPERTY WEBSITE -WHICH IS AVAILABLE UPON REQUEST



REVIEW SURVEY FOR MORE ACCURATE DETAILS. SURVEY AVAILABLE UPON REQUEST.

LOCATION & DEMAND

CONTEXT



> I-195 Exit 21

Direct interchange — Cedar Swamp Road is the named exit road.
Less than one mile from parcel.

> The Gardens at Jackson

Approx. 510 apartment units — directly adjacent to the rear
boundary of the parcel

> Mantoloking Dr. Development

Approx. 530 townhouse units — under active construction in
immediate area

> The Ponds at Jackson Twenty-One

88-unit affordable housing community

Jackson Township carries a median household income above \$115,000, roughly 10% higher than both Ocean County and the national average
([U.S. Census Bureau, 2024 American Community Survey](#)).

HC ZONING POTENTIAL BEST USE

> Self-Storage Facility

> Retail / Distribution Hybrid

> QSR/ Drive-Through/Fast Casual

> Appliance / Home Goods Retail

> Auto Services / Express Car Wash

> Medical / Urgent Care/ Pharmacy

All use types subject to confirmation against Jackson Township HC zoning ordinance permitted and conditional use list.
Buyer must verify with the municipal zoning officer before proceeding.

WHY INVEST? HIGHLIGHTS



CEDAR SWAMP PLAZA LLC

I-195 Exit 21 — Proximity & Major Corridor Route 527

Cedar Swamp Road parcel is less than one mile from I-195 Exit 21. The parcel location profile commands premium value for any highway commercial use.

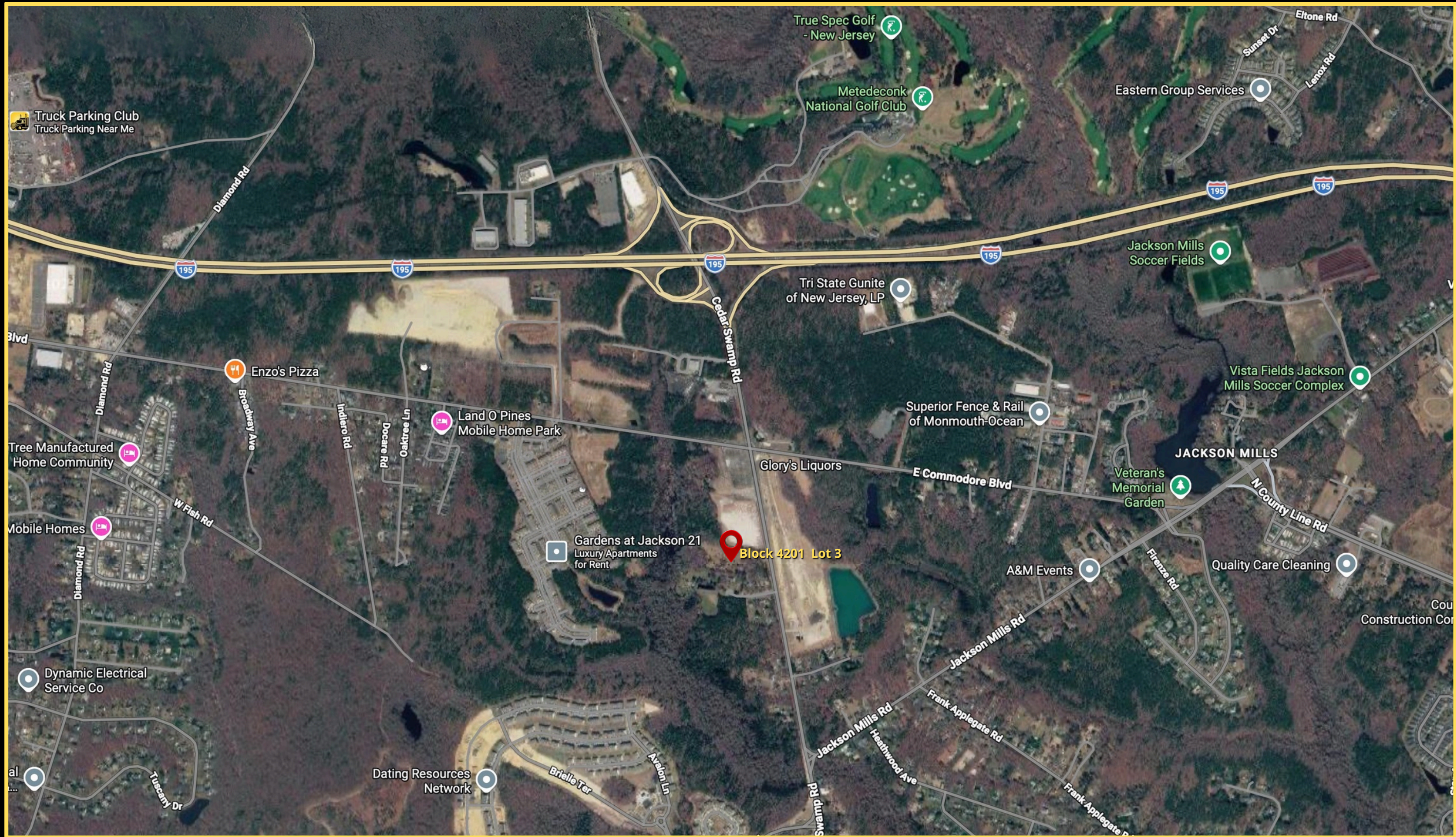
Route 527 is a Major Corridor. The 500-series Ocean County corridor represents a designated major roadway feeding directly into I-195, delivering the daily traffic counts retail and commercial buyers underwrite against.

Residential Units — Built & Under Construction Now

The Gardens at Jackson (~510 apartments, rear-adjacent), Mantoloking Drive (~530 townhouses, active construction), and The Ponds at Jackson Twenty-One (88 units, ~0.5 mile away) represent a dense and growing captive demand base. This is not speculative residential density — the units exist or are being built right now.

Utilities in Place

Utilities in Place
Active public sewer, public water, gas, and electric already run along Cedar Swamp Road. For a commercial buyer this eliminates a major cost and timeline variable that typically burdens raw land acquisitions.



PROPERTY DETAILS

Address	Cedar Swamp Road, Jackson Township, NJ
Block / Lot	Block 4201, Lot 3
County	Ocean County
Total Parcel Area	12.1771 Acres 530,433 SF +/-
Municipal Zoning	HC – Highway Commercial (Jackson Township)
Highway Access	I-195 Exit 21 – Cedar Swamp Road / Route 527 (direct interchange)
Road Frontage	Cedar Swamp Road (Ocean County Route 527)
Utilities	Active public sewer, public water, gas, and electric in corridor
Seller	Cedar Swamp Plaza LLC
Survey	Boundary & Topographic Survey – Newlines Land Consultants LLC, stamped March 4, 2026
Usable Area Exhibit	Old vs. New LOI Exhibit – Newlines Land Consultants LLC, April 24, 2026
Deed	Available Upon Request

USABLE AREA ANALYSIS

530,433 SF
Total Parcel
12.18 Acres

242,197 SF
Total Usable Area
Outside wetlands + buffer

Site Plan/Survey Available on Request

NJDEP Freshwater Wetlands Letter of Interpretation Available By Request

CONTACT US
FOR MORE DETAILS

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