



**WARNER**  
REAL ESTATE & AUCTION

**FOR SALE**  
2649 FRIES MILL RD,  
WILLIAMSTOWN, NJ 08094

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**2649 FRIES  
MILL RD**

**DEVELOPABLE  
LAND**

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# PROPERTY DETAILS

## Commercial District (C)

PROPERTY  
ADDRESS

2649 Fries Mill Rd, Williamstown, NJ

LOT SIZE

+/- 3.40ac

ASKING PRICE

Call for Pricing

ZONING

Commercial District



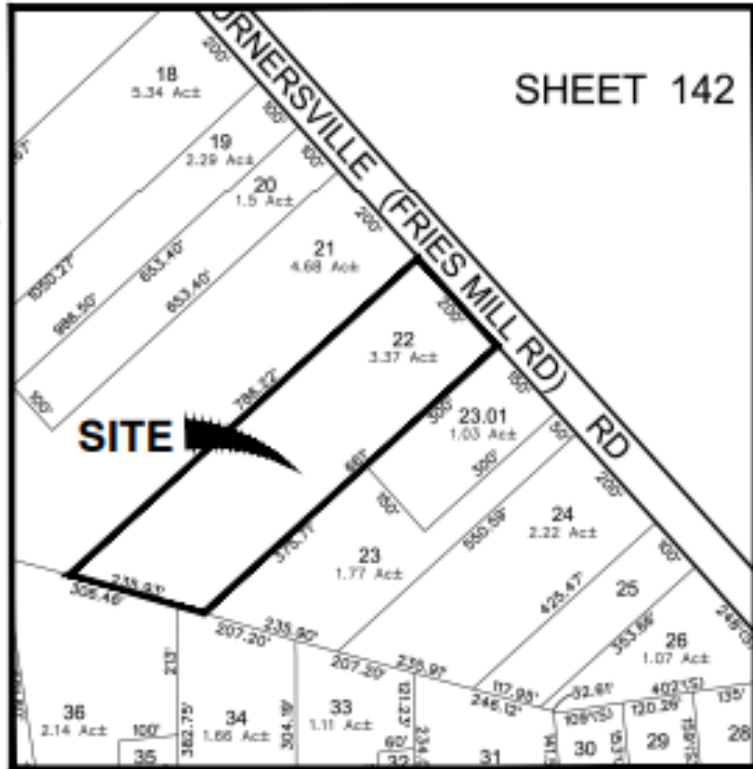
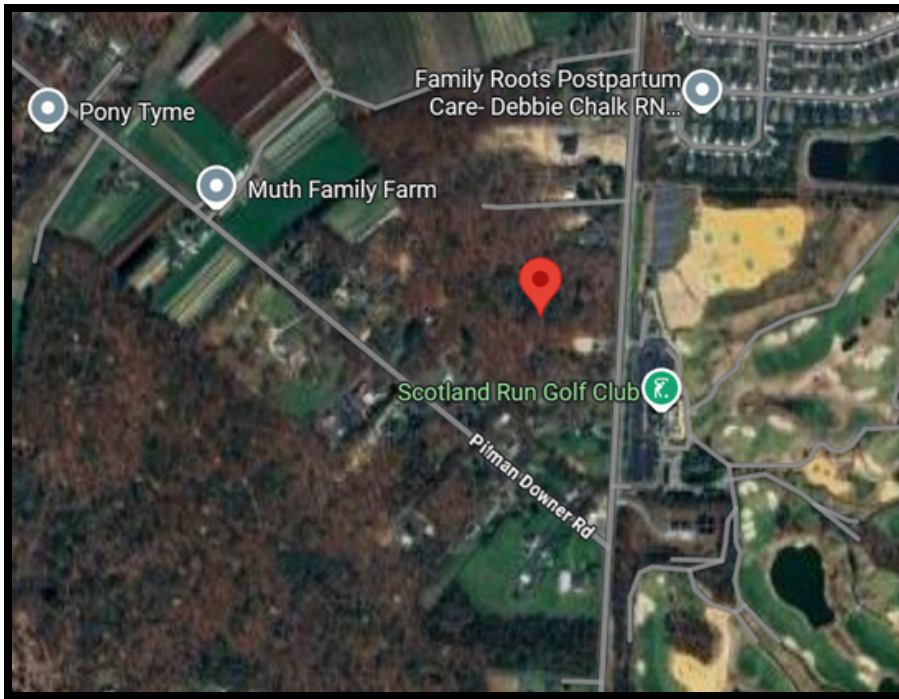
# PROPERTY SUMMARY

## Entitled & Improved Land

2649 Fries Mill Road in Williamstown, NJ presents a rare opportunity to acquire 3.40 acres of prime, developable land in the heart of Monroe Township's growth corridor. With strong frontage along Fries Mill Road, this level parcel offers exceptional flexibility for residential subdivision, commercial or professional use, or even a mixed-use concept, all while being surrounded by expanding residential communities, healthcare facilities, schools, and retail amenities. The property enjoys strategic proximity to Routes 42, 322, and the Atlantic City Expressway, providing easy access to Philadelphia and South Jersey markets. Ideal for developers, investors, or owner-users, this property combines immediate affordability with long-term upside, making it a rare land play in one of Gloucester County's fastest-growing regions.

## OTHER HIGHLIGHTS

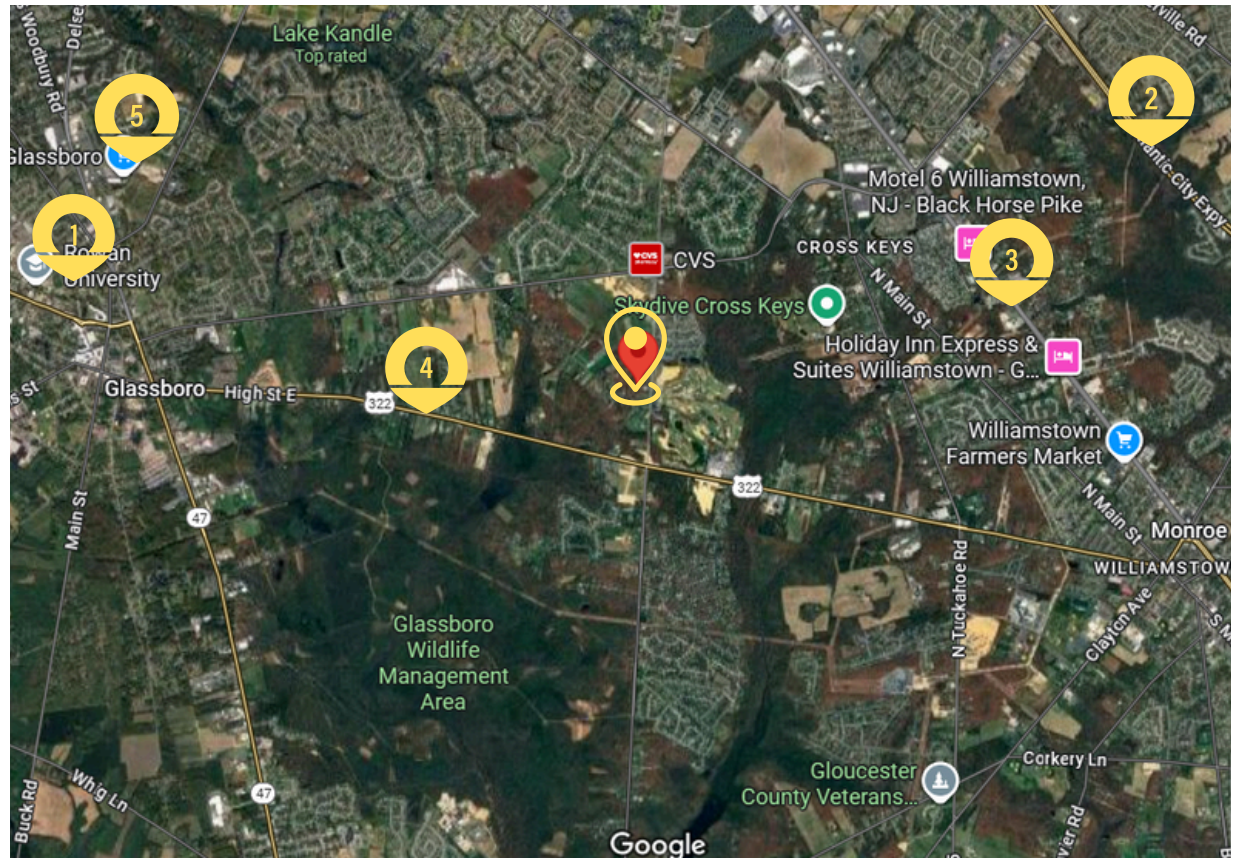
- Lot Size: +/- 3.40 acres
- To be delivered Entitled & Improved
- Highly Visible Development Opportunity



TAX MAP

# NEARBY AMENITIES

- 1 Rowan University
- 2 Atlantic City Expressway
- 3 Route 42
- 4 Route 322
- 5 Shoprite of Glassboro



# DEMOGRAPHICS

## Population

	2 miles	5 miles	10 miles
2020 Population	16,203	140,558	382,076
2024 Population	16,527	143,835	384,919