



WE TAKE COMMERCIAL
REAL ESTATE PERSONALLY

Building 7 Proposal

B7
Parking
Area

7

6

5

Devereux
ADVANCED BEHAVIORAL HEALTH

CONNOLLY
DERMATOLOGY

OCEANFIRST
BANK

PharMerica

archway
programs
CELEBRATING 55 YEARS
STRONG 1965-2020
an affiliate of Viaada

Wawa

Main Rd

Building 7 – Neighbor Layout

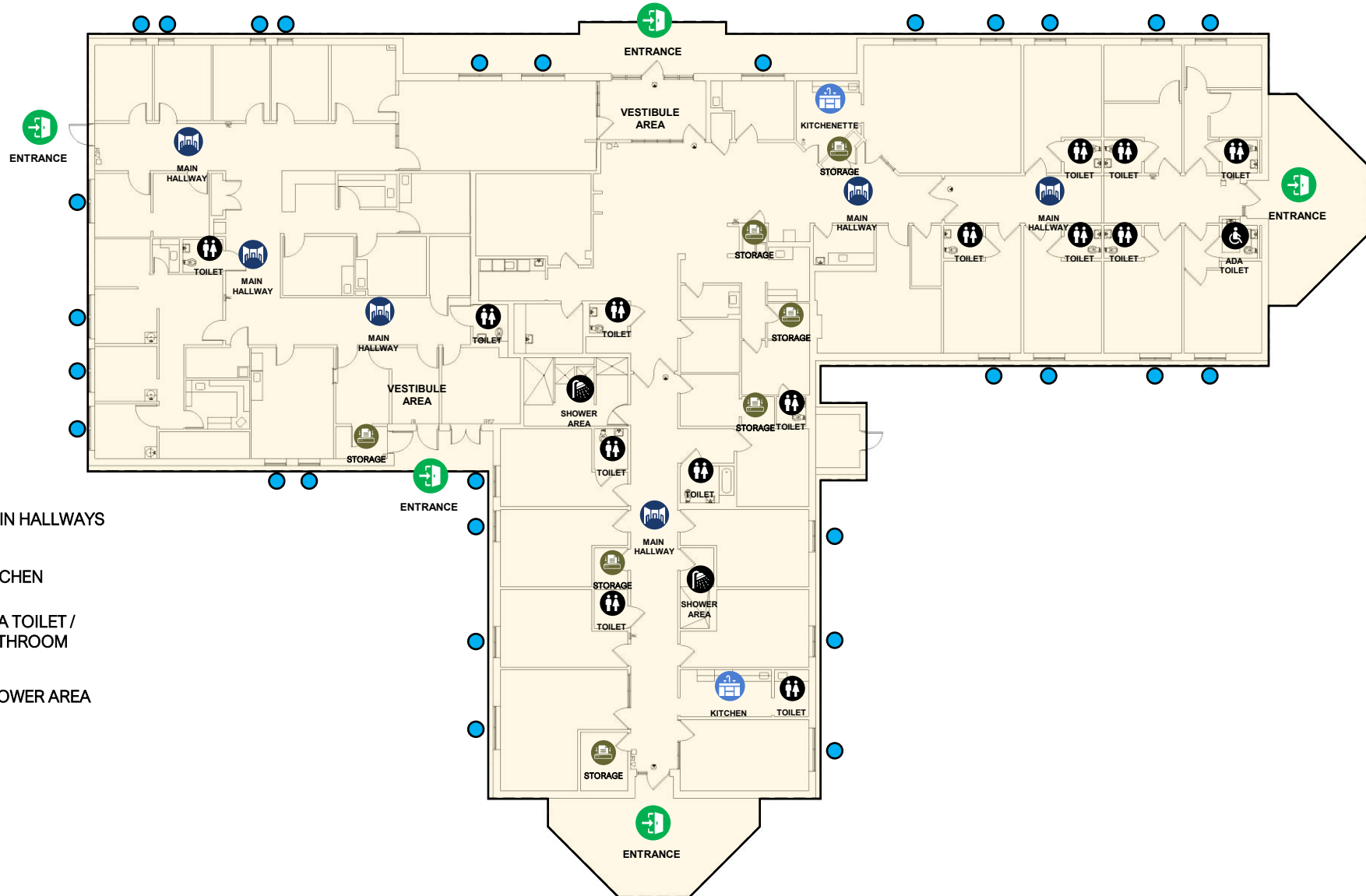




Building 7 Full Overview

- ~ 17500 RSF
- 4 Units (Can be leased Separately or Combine Units)
- 15 Bathrooms
- NNN lease

KEY MAP

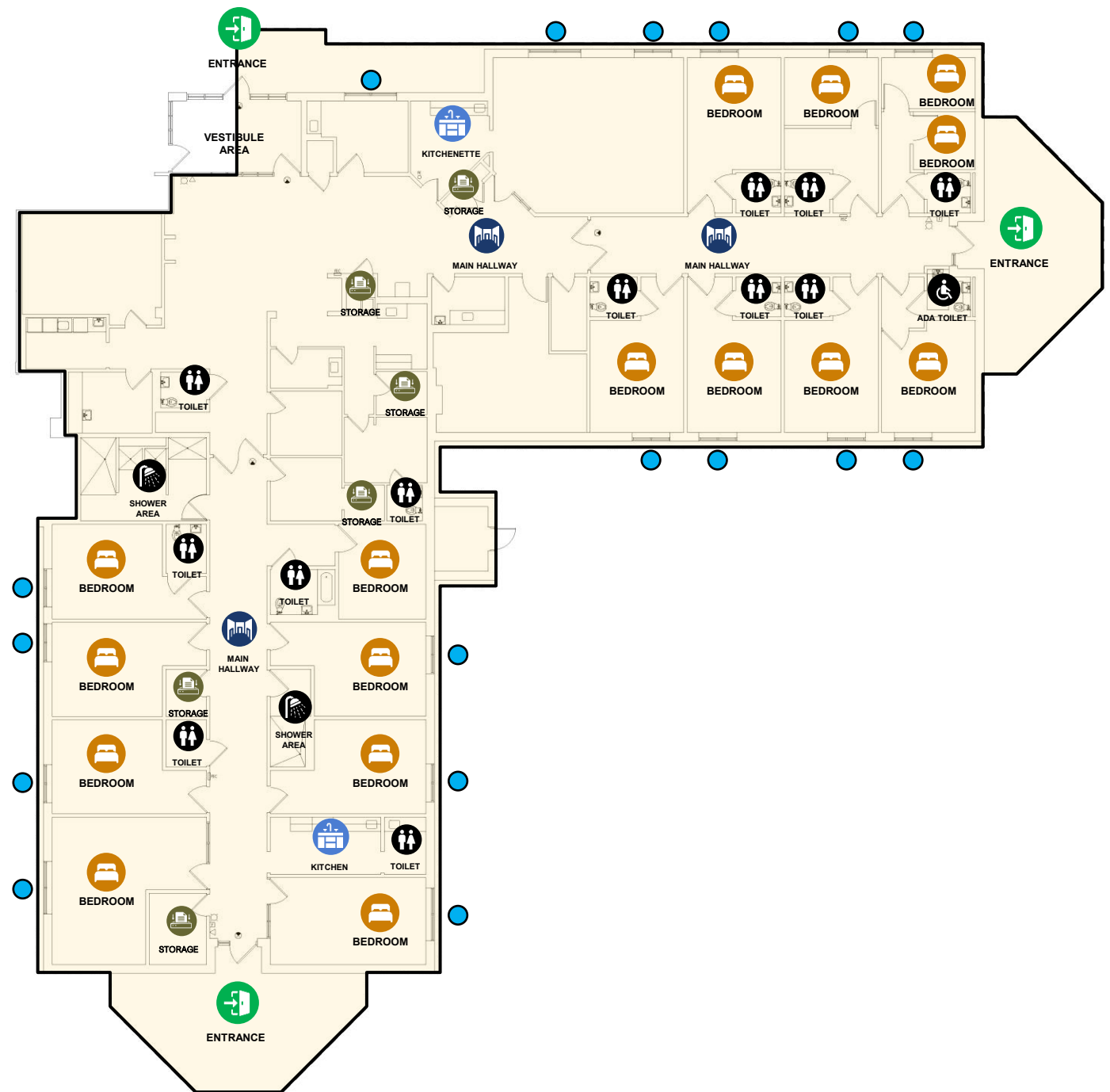


UNITS CAN BE COMBINED

32 Bed Layout

- Rentable Square Feet Total: ~12,000 RSF
- 2 Beds per room
- 16 Bedrooms – 15 Bathrooms

KEY MAP





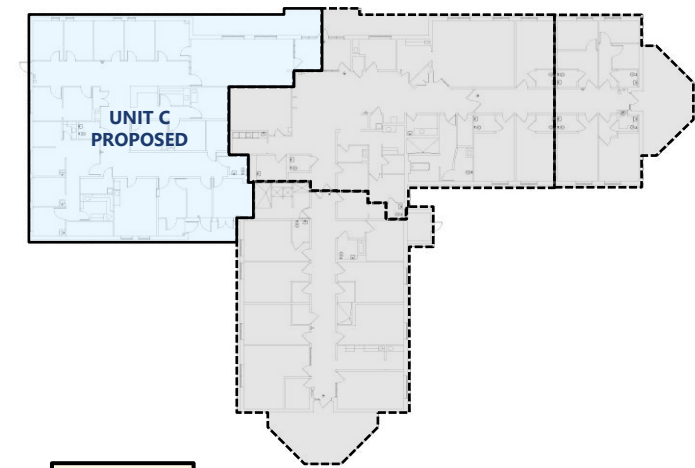
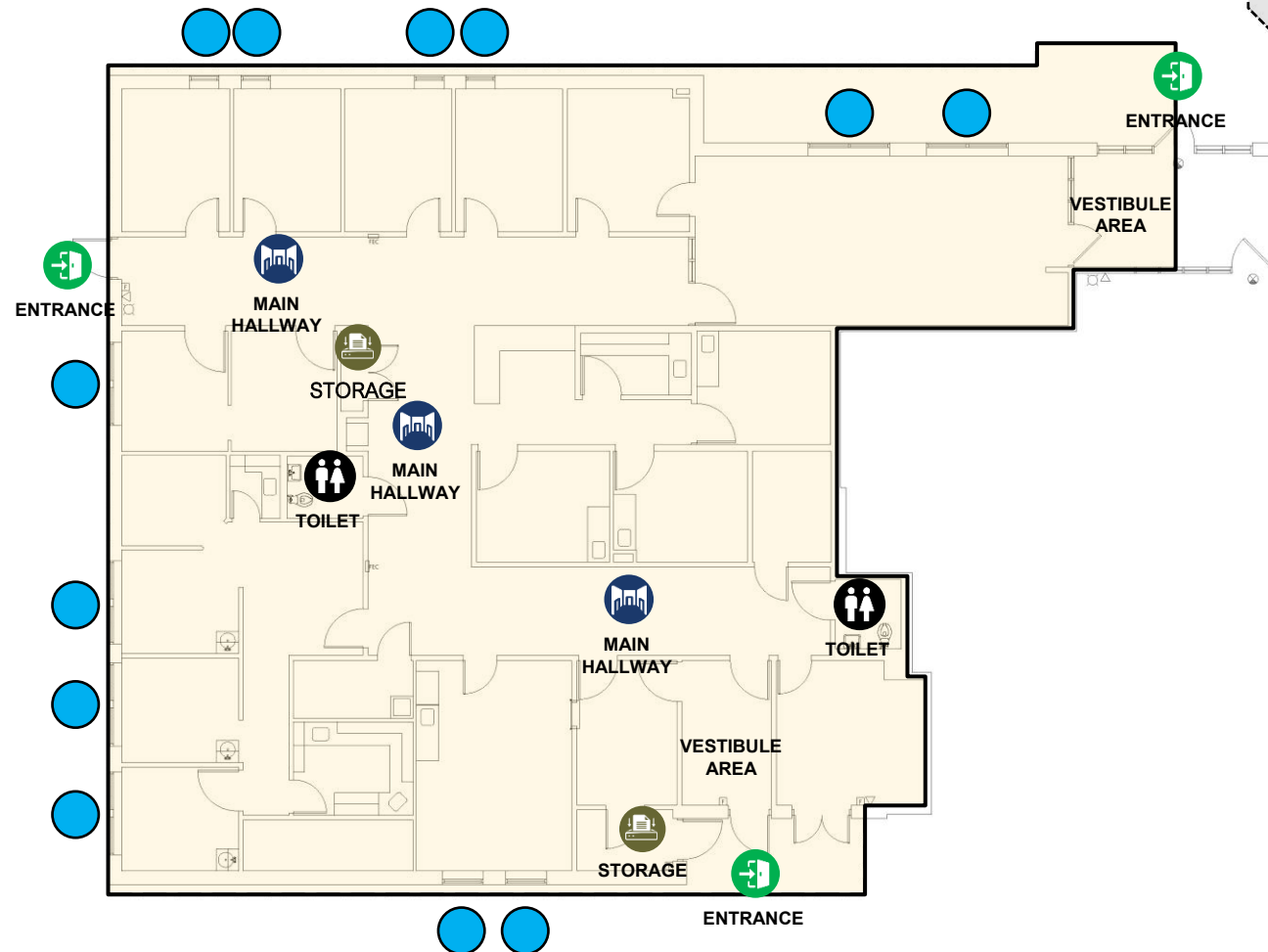
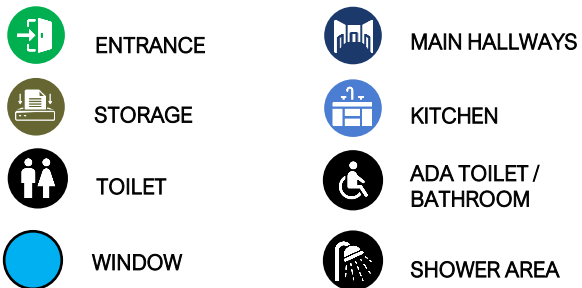




Space C Floor Plan

- Rentable Square Feet Total: ~5,500 RSF

KEY MAP

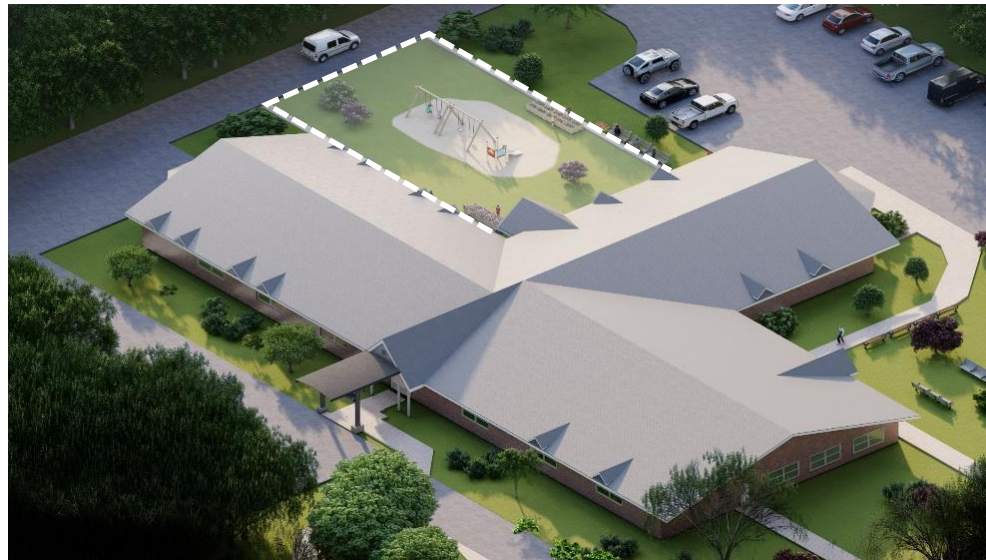


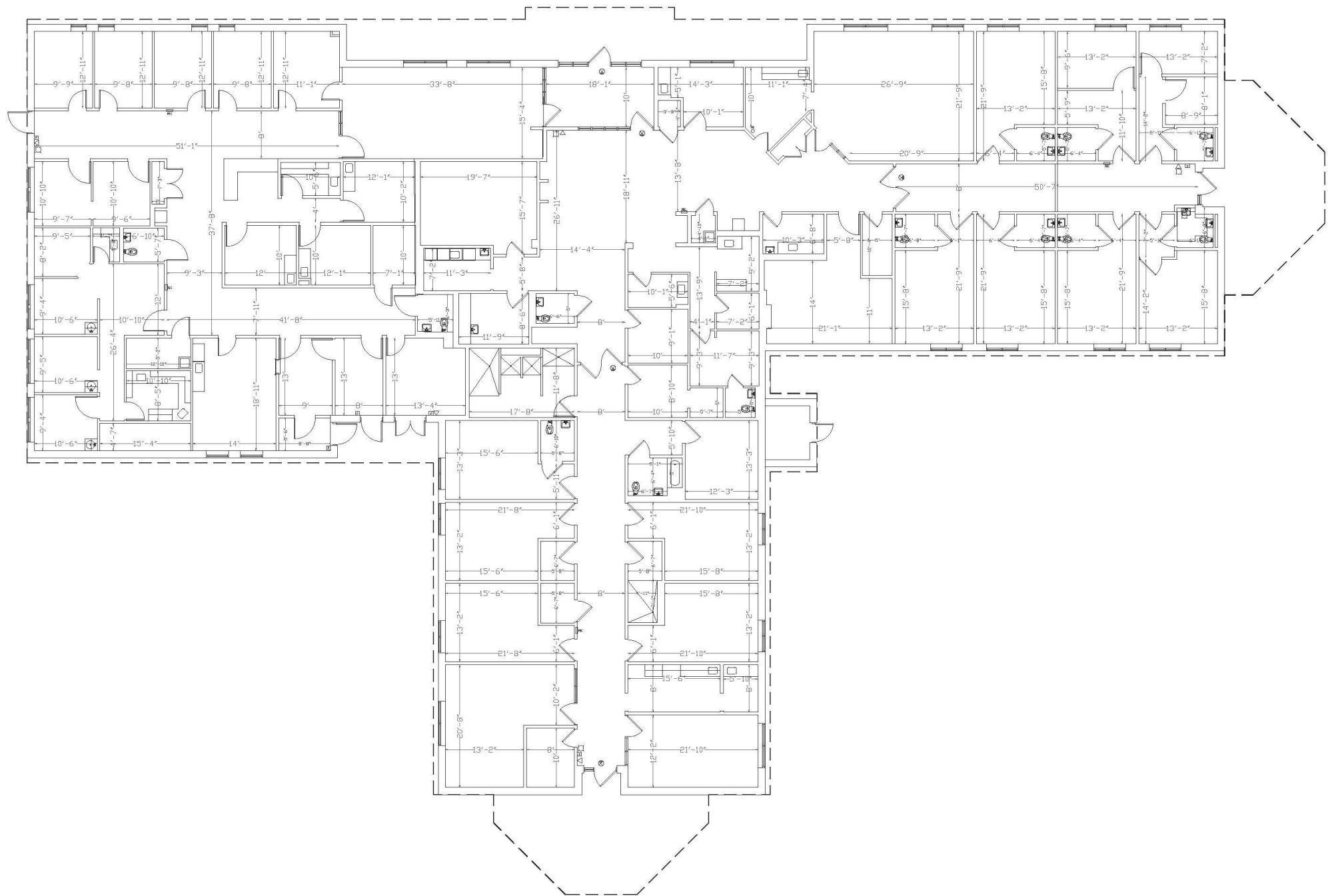




Exclusive Outdoor Area

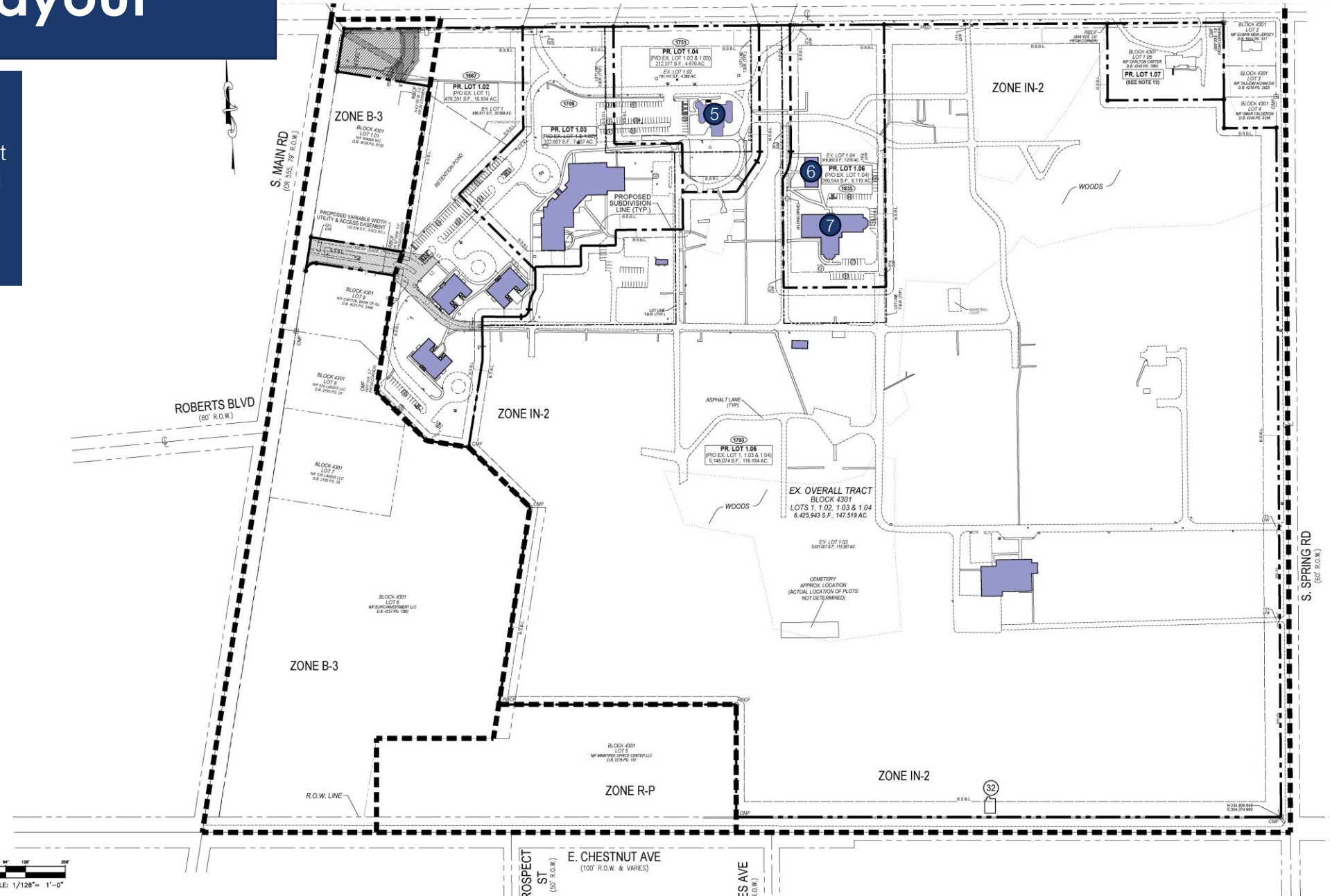
This outdoor area can be selectively fenced to enhance privacy and create a more controlled, exclusive environment.





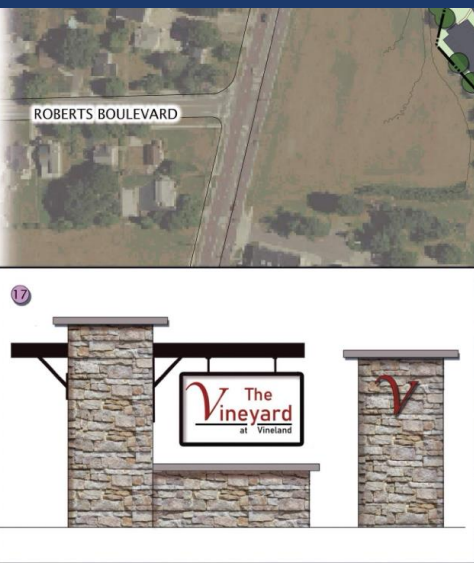
As-built Site Layout

Building 7 benefits from extensive surrounding acreage that is largely vacant and maintained as green space, creating a strong opportunity for future expansion or complementary development.

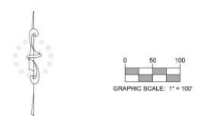


500 HOME-DEVELOPMENT SURROUNDING BUILDING 7.

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- EXISTING FEATURES LEGEND:**
- 1 EXISTING BUILDING TO REMAIN
EXISTING OFFICE/RESIDENTIAL BUILDING TO REMAIN. EXISTING ROAD/STREET/STREETWAYS TO BE INTEGRATED WITH PROPOSED COMMUNITY.
 - 2 EXISTING MAX-HAM MANSION
EXISTING BUILDING TO BE MAINTAINED. TENNIS COURT TO BE MAINTAINED.
 - 3 EXISTING TREES WOODED AREAS
EXISTING TREES TO BE MAINTAINED BY A CERTIFIED ARBORIST. EXISTING TREES TO REMAIN WHERE PRACTICAL, DESIRED OR DEAD TREES TO BE REMOVED AND REPLACED IN SUITABLE LOCATIONS ON SITE.
 - 4 EXISTING CEMETERY
LANDSCAPE MAINTENANCE TO BE PROVIDED TO CEMETERY AND TO BE INCORPORATED AS VISUAL FEATURE WITHIN COMMON OPEN SPACE AREA.
 - 5 EXISTING MEMORIAL PARK
LANDSCAPE MAINTENANCE TO BE PROVIDED AROUND MEMORIAL STRUCTURE. BENCH SEATING AND ADDITIONAL ORNAMENTAL LANDSCAPE TO BE PROVIDED TO ENCOURAGE MORE PEDESTRIAN ACTIVITY AND ACT AS COMMUNITY GATEWAY TO DOWNTOWN VINELAND.
- PROPOSED SITE PLAN LEGEND:**
- 6 SINGLE FAMILY HOME (18 HOMES)
40' X 120' 2-STORY MAINTENANCE HOME
2 CAR FRONT ENTRY GARAGE
98' X 170' LOTS (10,000 SF)
 - 7 SINGLE FAMILY ACTIVE ADULT HOME (150 HOMES)
40' X 80'-10' 1-STORY ACTIVE ADULT HOMES
2 CAR FRONT ENTRY GARAGE
60' X 120' LOTS (7,500 SF)
 - 8 TOWNHOME (155 TOWNHOMES)
30' X 40' 2-STORY ATTACHED TOWNHOMES
1 CAR FRONT ENTRY GARAGE
KHOVAMIAN PLAN DATED 12-13-2004
 - 9 APARTMENT (150 HOMES)
10' X 40' 2-STORY APARTMENT BUILDING (150 DU)
10' GARDEN STYLE APARTMENTS PER BUILDING
ONE TOWNHOME AND THREE BEDROOM UNITS WITH ONE & TWO CAR GARAGE UNITS
 - 10 RETAIL
2,500 SF RETAIL WITH DRIVE THRU
- PROPOSED COMMUNITY FEATURES LEGEND:**
- 11 COMMUNITY TRAIL SYSTEM
PROPOSED 8-FT WIDE MAINTENANCE TRAIL SYSTEM TO PROMOTE PEDESTRIAN ACCESS THROUGHOUT AND AROUND SITE. INTEGRATE EXISTING AND PROPOSED SIDEWALK NETWORKS TO THE TRAIL SYSTEM.
 - 12 POCKET PARKS
NEIGHBORHOOD PARKS SPACE TYPICALLY CONSISTING OF MULTIPURPOSE LAWNS ORNAMENTAL LANDSCAPE AND SEATING AREAS.
 - 13 COMMON PARK SPACE
LARGER CENTRAL OPEN SPACE TYPING ALL COMMUNITIES TOGETHER VISUALLY WITH TREE SAVE AREA AND VINEYARD CLUBHOUSE AMENITY AREAS.
 - 14 CLUBHOUSE AMENITY AREAS
42,000 SF CLUBHOUSE. OTHER AMENITIES AS BAYVIEW 100' X 100' ACTIVE ADULT AND APARTMENT RESIDENTS TO INCLUDE BUT NOT LIMITED TO: POOL, BOULE, PICKLEBALL AND EVENT LAWN.
 - 15 TOT LOT
ADA ACCESSIBLE PLAYGROUND AREA WITH BENCHES AND PAVING AREA.
 - 16 STORMWATER BMP
NATURALIZED STORMWATER AREAS PLANTED WITH NATIVE LANDSCAPE. FURTHER SOILS TESTING REQUIRED TO DETERMINE MOST SUITABLE LOCATIONS AND ZONING.
 - 17 PROPOSED LANDSCAPE
NATIVE LANDSCAPE PLANTS TO BE PLANTED TO ENHANCE STREETSCAPE, VIEWS OR AS VISUAL BUFFERS. PROPOSED PLANTING TO COORDINATE WITH EXISTING TREES TO REMAIN.
 - 18 COMMUNITY WAYFINDING SIGNAGE
MASTER WAYFINDING SIGNAGE PLAN TO PROVIDE THOUGHTFUL, ORGANIZED PLANNED WAYFINDING AND IDENTITY FOR EACH COMMUNITY AS WELL AS OVERALL MASTERPLAN AND COMMON SPACES.
 - 19 MAIL KIOSK & SITE FURNISHINGS
MASTER SITE FURNISHINGS GUIDE TO CREATE CONSISTENT STREETSCAPE LIGHTING, BENCHES, PAVING AREAS AND MAIL KIOSKS.





Preferred Investments is comprised of a visionary team of professionals who have a driving entrepreneurial spirit, uncompromising initiative and an unusually high level of personal involvement with our clients.



Complete Real Estate Solutions
Provider & Developer



Team with 33 Year History



Has controlled 20,000 acres



Over 13 MM square feet redeveloped
commercial real estate as Developer or
developer representative



Comprehensive finance and marketing
team



Over 1B in revenue over last 4 years