

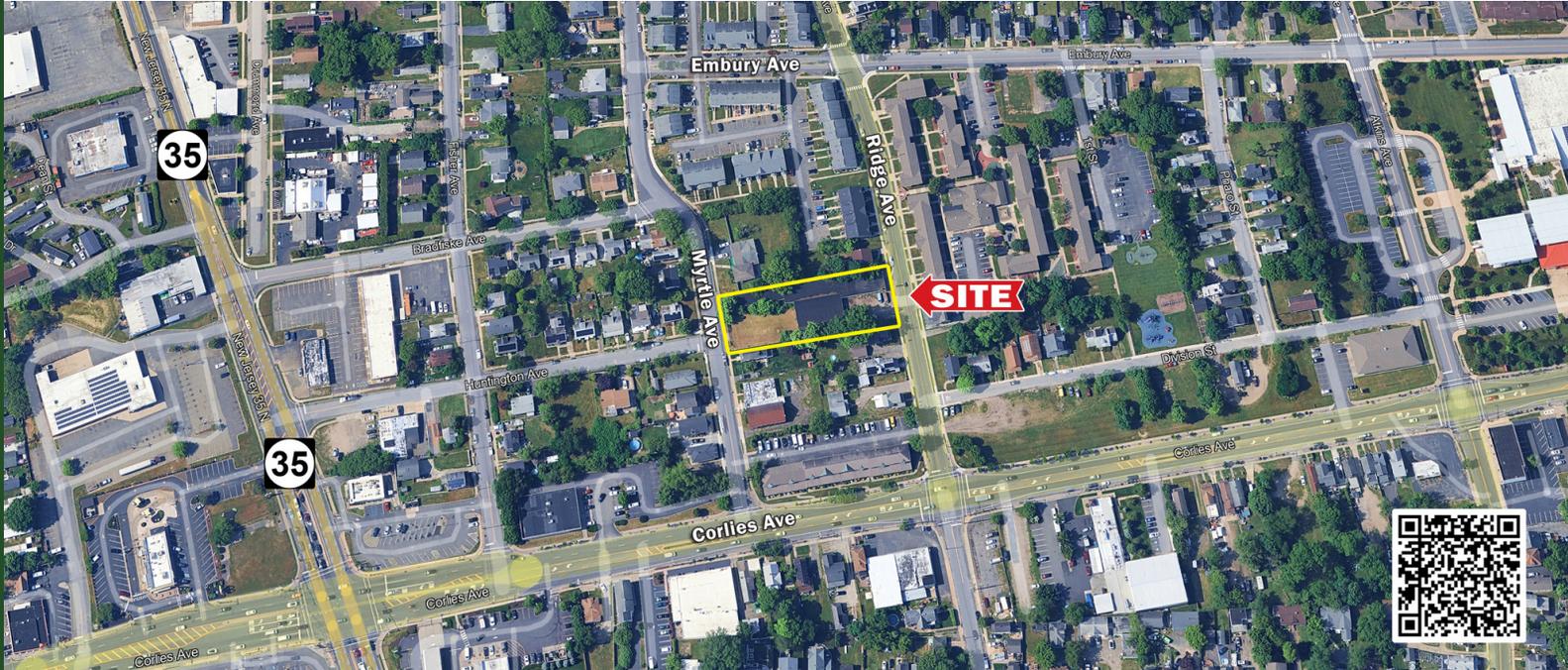
Redevelopment Opportunity

45 Ridge Avenue, Neptune City, NJ 07753

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Redevelopment opportunity in R-4 zone

PROPERTY HIGHLIGHTS

- Concept plans include 13-unit, 2 story apartment building, 10 townhomes & 4 single family homes.
- Located within the R4 Medium Density Residential Zone. Permitted uses include community shelter, single family residence, park, place of worship, recreational facility, and private or public elementary, middle or high school. Conditional uses include assisted living facility and community center.
- Property tax \$18,742 (2025)

LOCATION DESCRIPTION

Located in Neptune City with close proximity to major roadways such as Route 35 and Route 33, as well as easy access to the Garden State Parkway and Route 18.

OFFERING SUMMARY

SALE PRICE:	\$849,000
LOT SIZE:	0.67 Acres

Brian Murphy | O: 732.283.9000 | C: 732.539.3098 | murphy@sitarcompany.com

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REDEVELOPMENT FOR SALE

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ADDITIONAL PHOTOS



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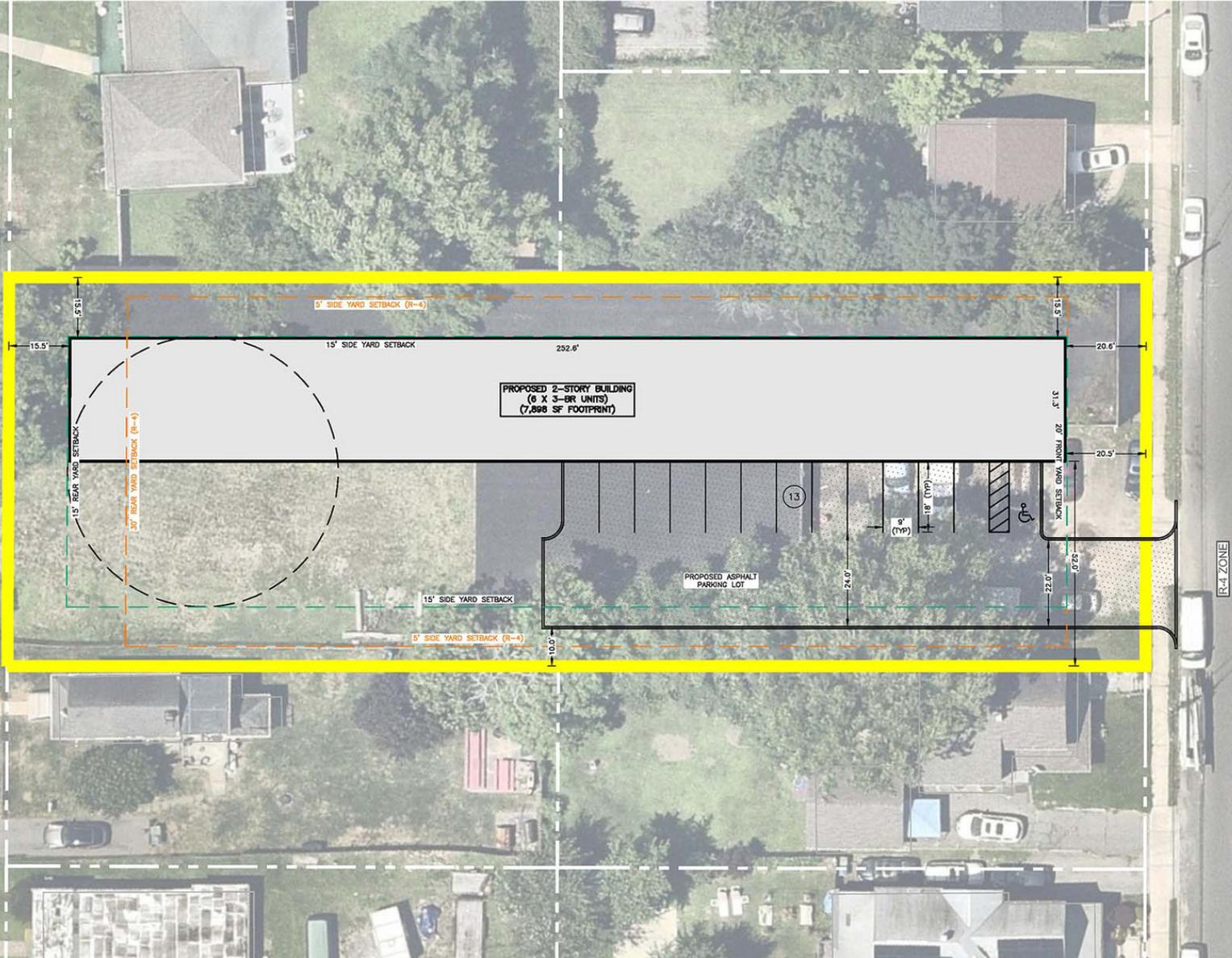
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ADDITIONAL PHOTOS



13-Unit Apartment Building

Single-Building Multifamily Scenario

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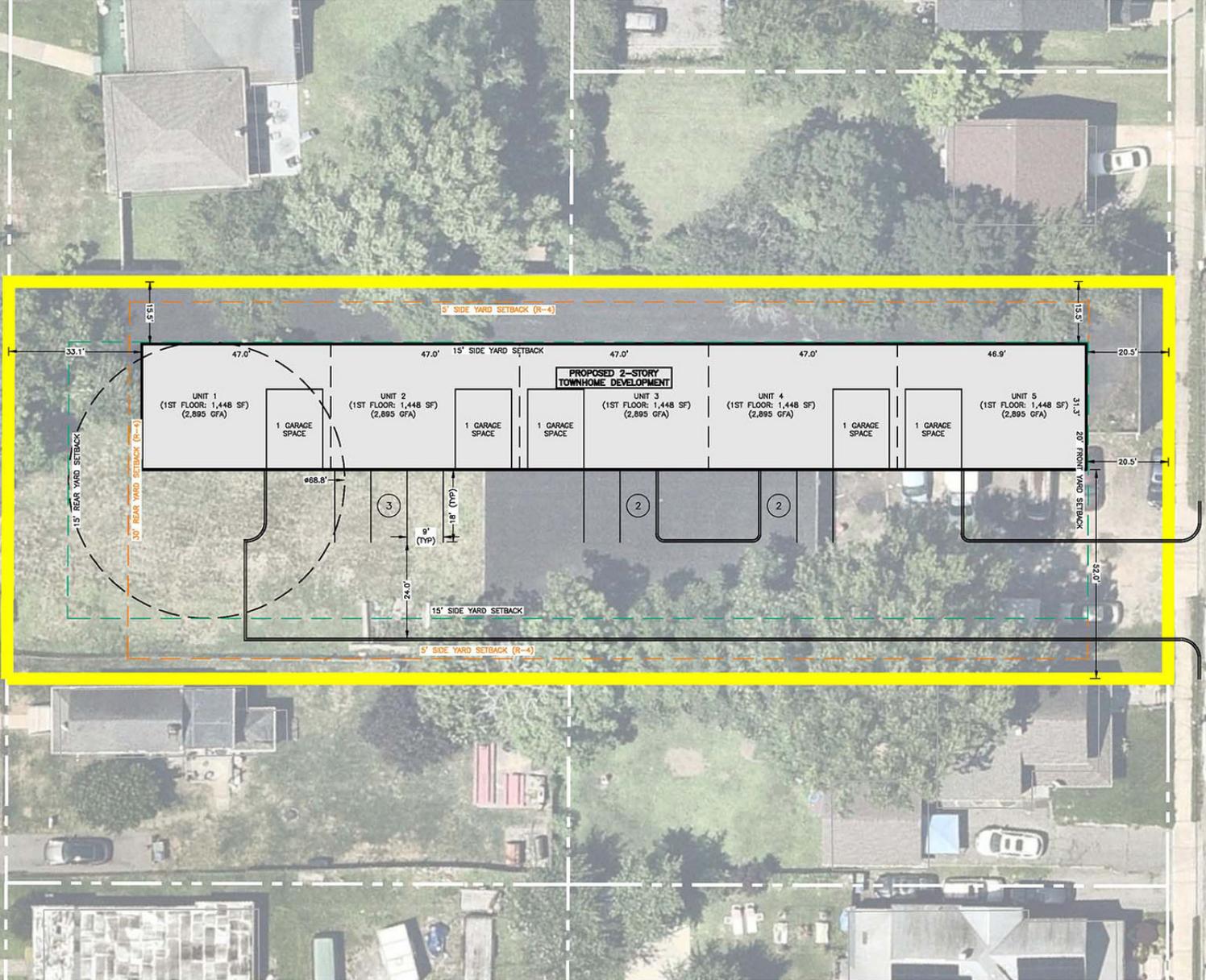
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ADDITIONAL PHOTOS



11 Townhomes - Subdivision Scenario

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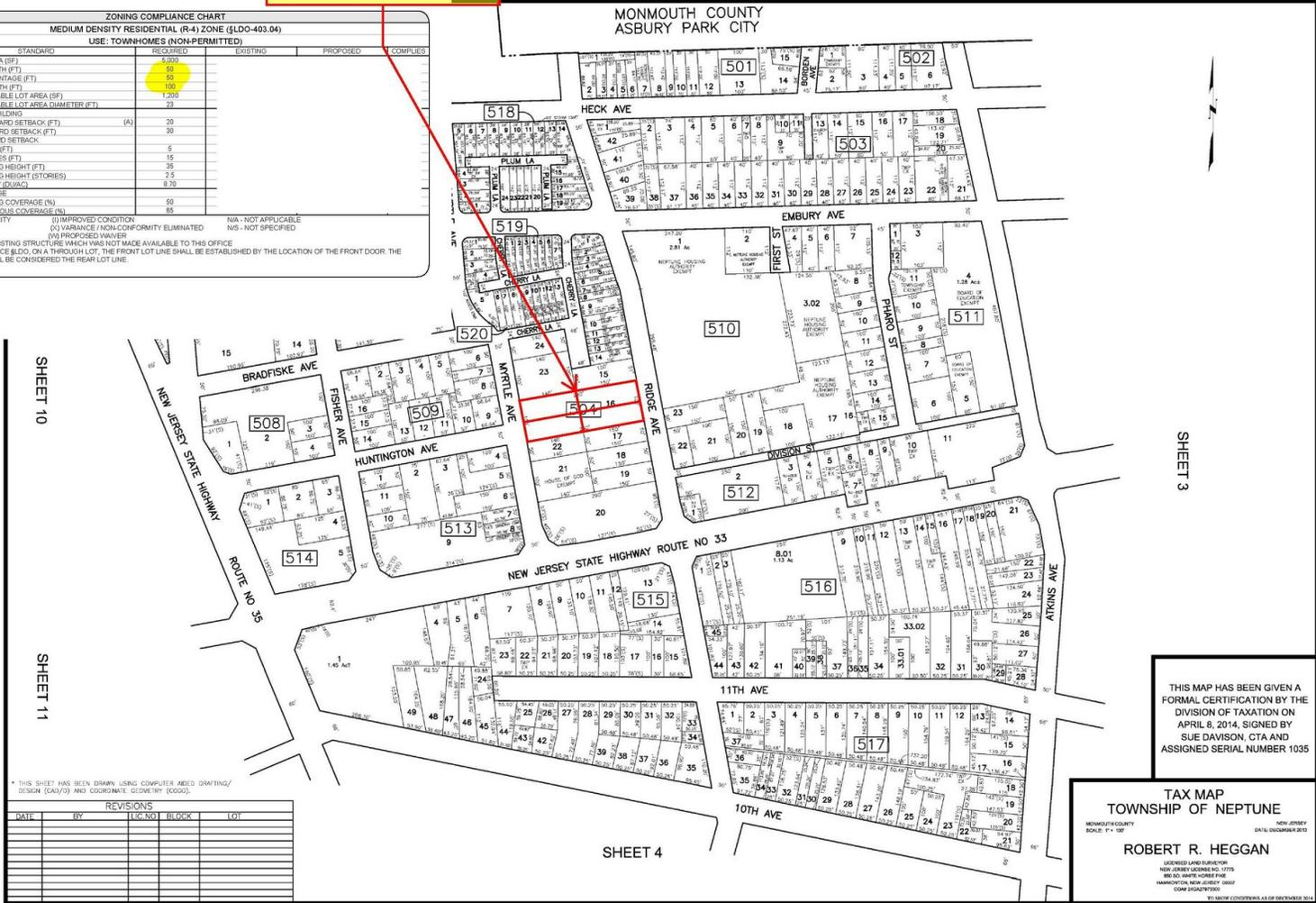


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ADDITIONAL PHOTOS

2 lots at 50 x 140
2 lots at 50 x 150

ZONING COMPLIANCE CHART				
MEDIUM DENSITY RESIDENTIAL (R-4) ZONE (SUDO-403.04)				
USE: TOWNHOMES (NON-PERMITTED)				
ORIG SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED
SUDOATT 3	MIN. LOT AREA (SF)	5,000		
SUDOATT 3	MIN. LOT WIDTH (FT)	50		
SUDOATT 3	MIN. LOT FRONTAGE (FT)	50		
SUDOATT 3	MIN. LOT DEPTH (FT)	100		
SUDOATT 3	MIN. IMPROVABLE LOT AREA (SF)	2,250		
SUDOATT 3	MIN. IMPROVABLE LOT AREA DIAMETER (FT)	23		
PRINCIPAL BUILDING				
SUDOATT 3	MIN. FRONT YARD SETBACK (FT)	(A) 20		
SUDOATT 3	MIN. REAR YARD SETBACK (FT)	30		
SUDOATT 3	MIN. SIDE YARD SETBACK			
	ONE SIDE (FT)	5		
	BOTH SIDES (FT)	15		
SUDOATT 3	MAX. BUILDING HEIGHT (FT)	35		
SUDOATT 3	MAX. BUILDING HEIGHT (STORIES)	2.5		
SUDOATT 3	MAX. DENSITY (D.U./AC)	8.75		
SUDOATT 3	LOT COVERAGE	60		
SUDOATT 3	MAX. IMPROVABLE COVERAGE (%)	65		
(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION (J) VARIANCE / NON-COMFORMITY ELIMINATED (K) N/A - NOT APPLICABLE (L) EXISTING VARIANCE (M) EXISTING VARIANCE (N) PROPOSED VARIANCE (O) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (P) PER TOWNSHIP ORDINANCE B.L.O. ON A THROUGH LOT, THE FRONT LOT LINE SHALL BE ESTABLISHED BY THE LOCATION OF THE FRONT DOOR. THE OPPOSITE LOT LINE SHALL BE CONSIDERED THE REAR LOT LINE.				



THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON APRIL 8, 2014, SIGNED BY SUE DAVISON, CTA AND ASSIGNED SERIAL NUMBER 1035

TAX MAP
TOWNSHIP OF NEPTUNE
ROBERT R. HEGGAN
LICENSED LAND SURVEYOR
NEW JERSEY REG. NO. 12775
860 SOUTH JORDAN ROAD
HAMMONTON, NEW JERSEY 08035
COPR. 1/2014/REVISED 1/2014

Single Family Option

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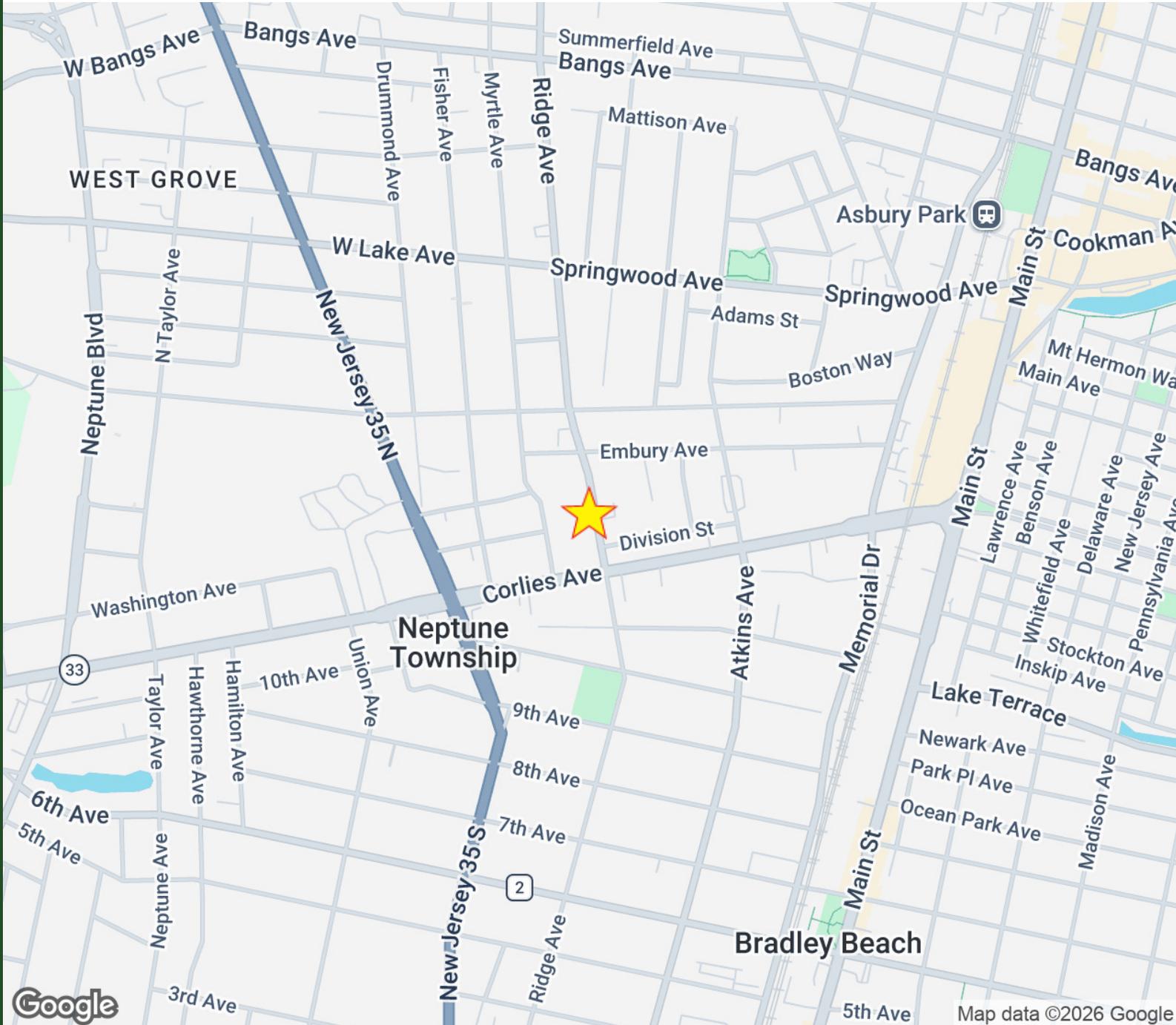
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LOCATION MAP



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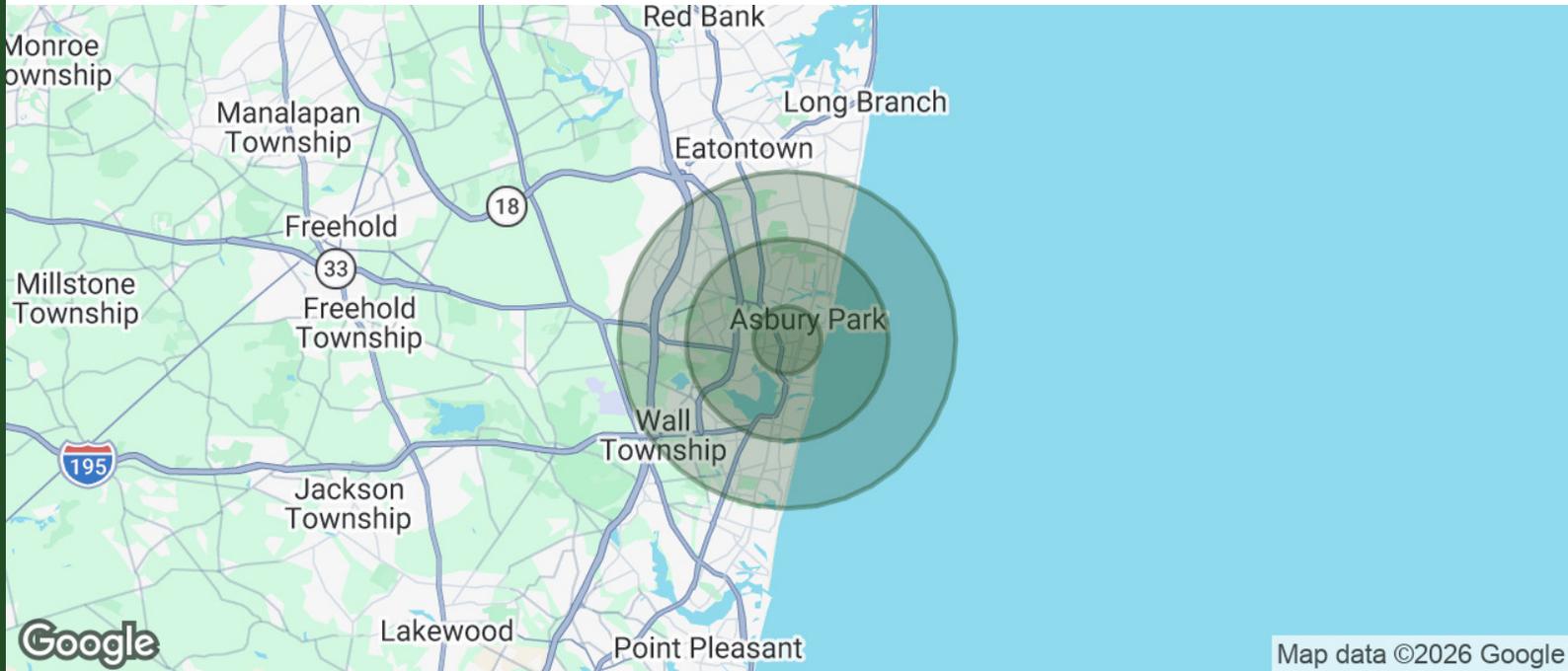
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DEMOGRAPHICS MAP & REPORT



Map data ©2026 Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,097	74,104	132,439
AVERAGE AGE	41	44	45
AVERAGE AGE (MALE)	40	43	43
AVERAGE AGE (FEMALE)	42	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	10,580	32,509	56,491
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$99,279	\$126,878	\$138,036
AVERAGE HOUSE VALUE	\$565,128	\$675,366	\$699,746

Demographics data derived from AlphaMap

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MISSION STATEMENT AND OUR SERVICES

Our mission is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

Our vision is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

Our commitment is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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