

COMMERCIAL LAND FOR SALE

OWNER MAY SELL SUBJECT TO APPROVALS

# ±97.5 AC COMMERCIAL LAND (±50 AC USABLE)

North County Line Road, Jackson, NJ 08527

*For more information, contact the exclusive brokers*

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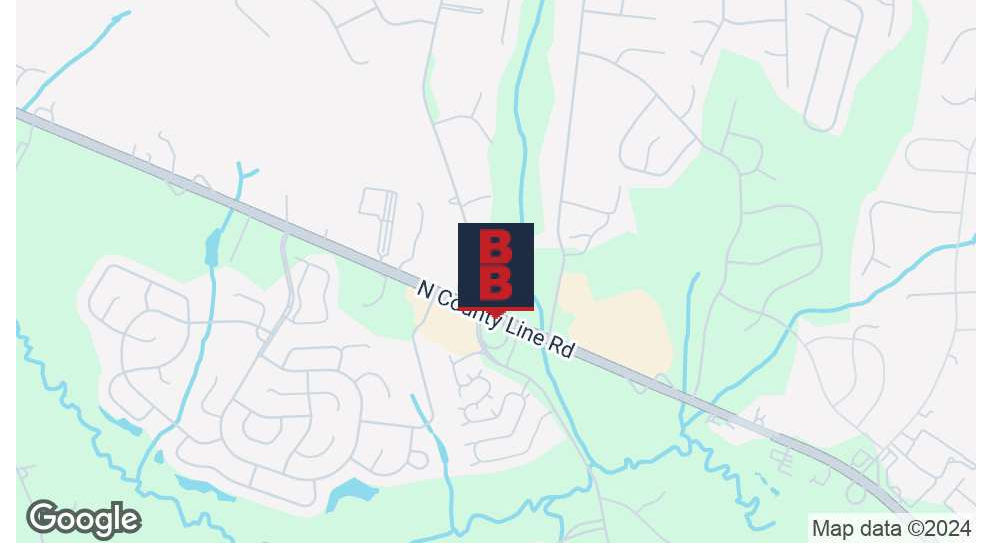
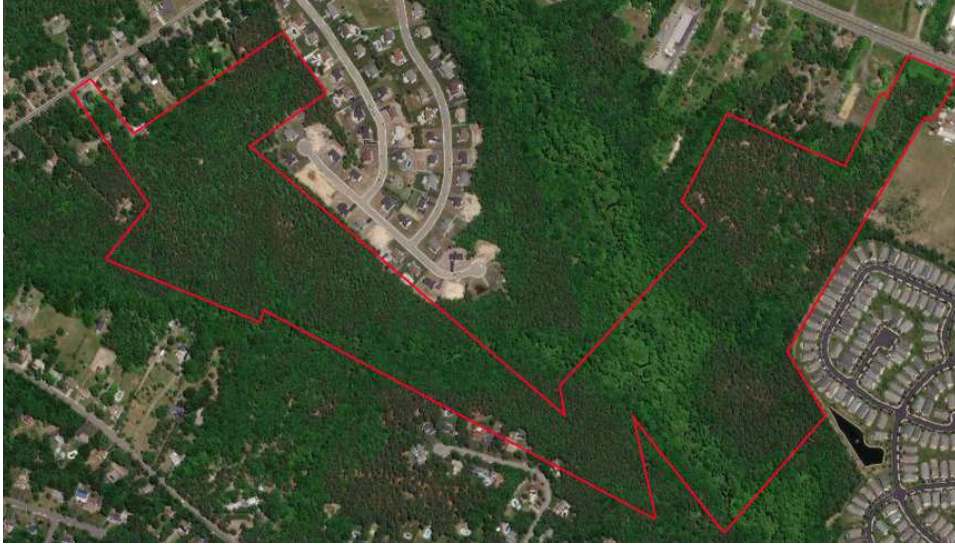
830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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## PROPERTY DESCRIPTION

±97.5-Acre Vacant Land (±50 Acres Usable)

## LOCATION DESCRIPTION

Approx. 1.55 Miles to I-195

Approx. 5.8 Miles to Route 9

Approx. 10 Miles to Garden State Parkway

Approx. 16 Miles to NJ Turnpike

## OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	97.5 Acres

## PROPERTY HIGHLIGHTS

- ±97.5 Total Acres with ±50 AC Usable
- ±300 Feet of Frontage on N County Line Rd. with access off Jackson Mills Rd.
- Water and Sewer Available
- Zoned LC – Limited Commercial
- Permitted Uses Include Medical/Professional Offices, Adult/Child Day Care, Assisted Living/Continuing Care/Rehabilitation Facilities, Places of Worship, Self-Storage
- Taxes at ±\$344.77 (2019)
- Owner May Sell Subject to Approvals

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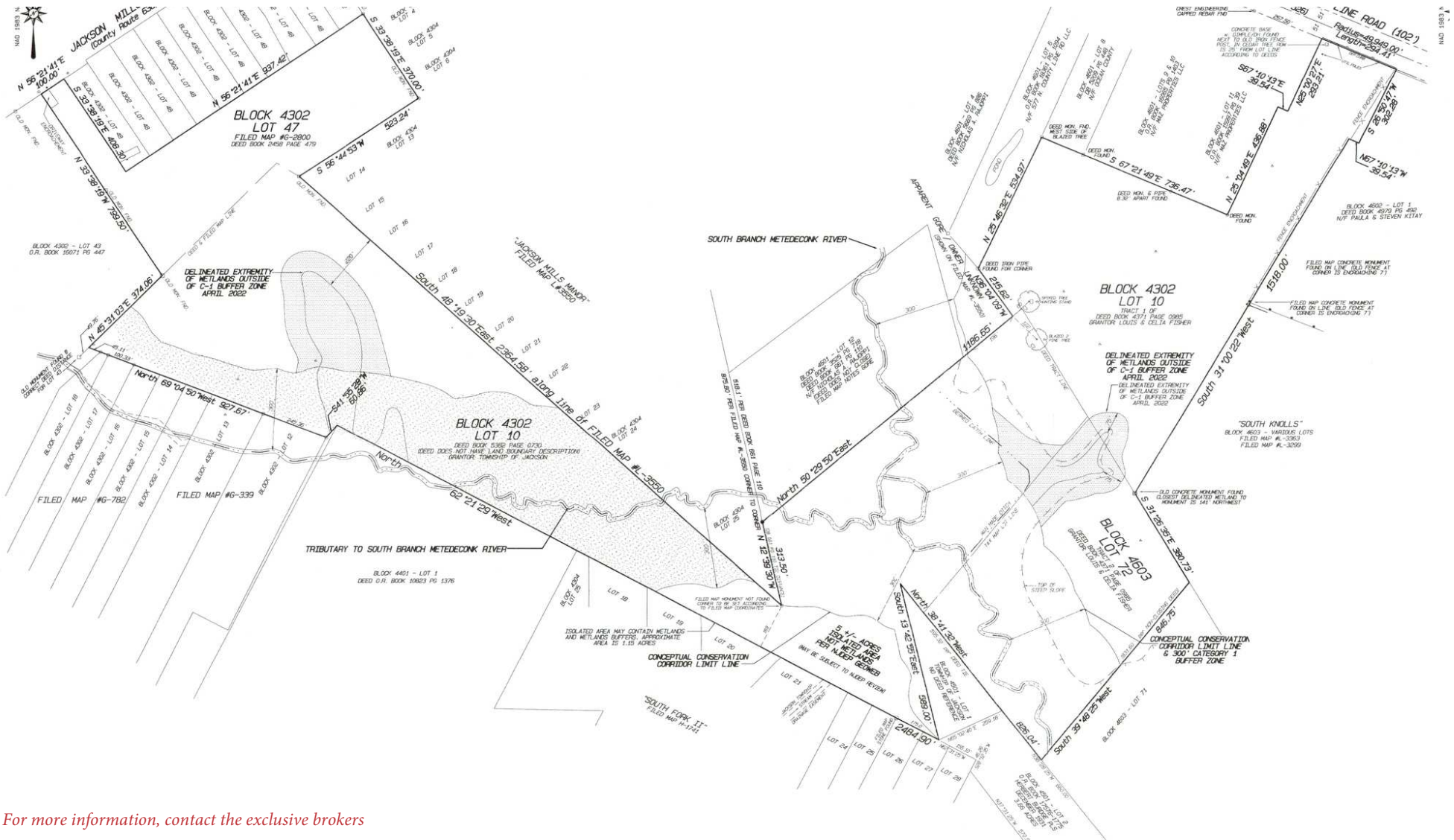
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## § 244-55LC Limited Commercial Zone.

[Added 11-9-2010 by Ord. No. 32-10[1]]

### A.

Permitted principal uses of buildings and structures are as follows:

- (1) Medical offices.
- (2) Professional offices.
- (3) Continuing care facilities, subject to the requirements of § 244-120.
- (4) Assisted living facilities, subject to the requirements of § 244-120.
- (5) Rehabilitation facilities, subject to the requirements of § 244-120.
- (6) The following stand-alone facilities (one building, one use per lot):
  - (a) Day-care center subject to the requirements of § 244-114.
  - (b) Preschool subject to the requirements of § 244-114.
  - (c) Adult day-care center, subject to the requirements of § 244-120.
  - (d) Churches and places of worship subject to the requirements of § 244-115.
  - (e) Mini storage facility, subject to the requirements of § 244-126.
  - (f) Funeral home.
  - (g) Art gallery.
  - (h) Library.
  - (i) Museum.
- (7) Municipal parks, playgrounds and other such municipal buildings and uses as are deemed appropriate and necessary by the Township.
- (8) Federal, state, county and other public buildings and grounds, including public schools, parks, playgrounds or other public recreational uses or areas.

Editor's Note: This ordinance also repealed original § 109-50, PMUD Planned and Mixed Use Development Zone, of the 1972 Code, as amended, and original § 109-50.1, PMUD Planned Mixed Use Development Zone requirements, of the 1972 Code, added 11-19-1998 by Ord. No. 28-98, as amended.

### B.

Permitted accessory uses of buildings and structures are as follows:

- (1) Fences and walls, subject to the provisions of § 244-190.
- (2) Off-street loading, subject to the provisions of § 244-196.
- (3) Off-street parking, subject to the provisions of § 244-197.
- (4) Satellite dish antennas, subject to the provisions of § 244-165.
- (5) Signs, subject to the provisions of § 244-207.
- (6) Other customary accessory uses, buildings and structures which are clearly incidental to the principal use(s) and building(s).

### C.

Conditional uses, subject to the provisions of Article VIII of this chapter, are as follows:

- (1) Public utilities subject to the provisions of § 244-128.

### D.

Area, yard and building requirements for the LC Zoning District are as follows, except where otherwise the requirements are greater (See subsections above.):

Requirements	Type of Lot	
	Interior	Corner
Lot area (acres)	1	1.5
Lot width (feet)	200	200
Lot frontage (feet)	200	200 (each)
Lot depth (feet)	225	225
Principal building requirements:		
Front yard setback (feet)	50	50
Rear yard setback (feet)	50	—
Side yard setback (feet)	30	30 (each)
Maximum building height (feet)	35	35
Accessory building/use requirements:		
Front yard setback (feet)	Not permitted in front yard	
Rear yard setback (feet)	20	20
Side yard setback (feet)	15	15
Maximum height	15	15
Maximum building coverage	25%	25%
Maximum lot coverage	60%	60%
Parking area setbacks:		
Setback from right-of-way (feet)	25	25
Setback from side yard property line:		
Residential use (feet)	20	20
Nonresidential use (feet)	10	10

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	2,197	26,948	74,347
2019 Estimate	2,141	26,543	73,298
2010 Census	2,092	27,403	73,448
Growth 2019-2024	2.62%	1.53%	1.43%
Growth 2010-2019	2.34%	(3.14%)	(0.20%)
2019 Population Hispanic Origin	148	2,302	6,658
<b>2019 Population by Race:</b>			
White	1,930	23,606	64,824
Black	98	1,419	3,766
Am. Indian & Alaskan	3	47	135
Asian	83	1,005	3,264
Hawaiian & Pacific Island	1	15	44
Other	26	451	1,263
<b>U.S. Armed Forces:</b>	<b>1</b>	<b>17</b>	<b>56</b>
<b>Households:</b>			
2024 Projection	843	9,670	25,526
2019 Estimate	820	9,525	25,187
2010 Census	792	9,837	25,341
Growth 2019 - 2024	2.80%	1.52%	1.35%
Growth 2010 - 2019	3.54%	(3.17%)	(0.61%)
Owner Occupied	769	8,158	21,406
Renter Occupied	50	1,367	3,782
<b>2019 Avg Household Income</b>	<b>\$111,417</b>	<b>\$106,151</b>	<b>\$108,092</b>
<b>2019 Med Household Income</b>	<b>\$98,771</b>	<b>\$89,692</b>	<b>\$91,264</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	72	834	2,417
\$25,000 - \$50,000	108	1,470	4,036
\$50,000 - \$75,000	123	1,618	3,793
\$75,000 - \$100,000	112	1,431	3,609
\$100,000 - \$125,000	117	1,401	3,757
\$125,000 - \$150,000	97	844	2,242
\$150,000 - \$200,000	125	1,145	2,967
\$200,000+	65	783	2,367

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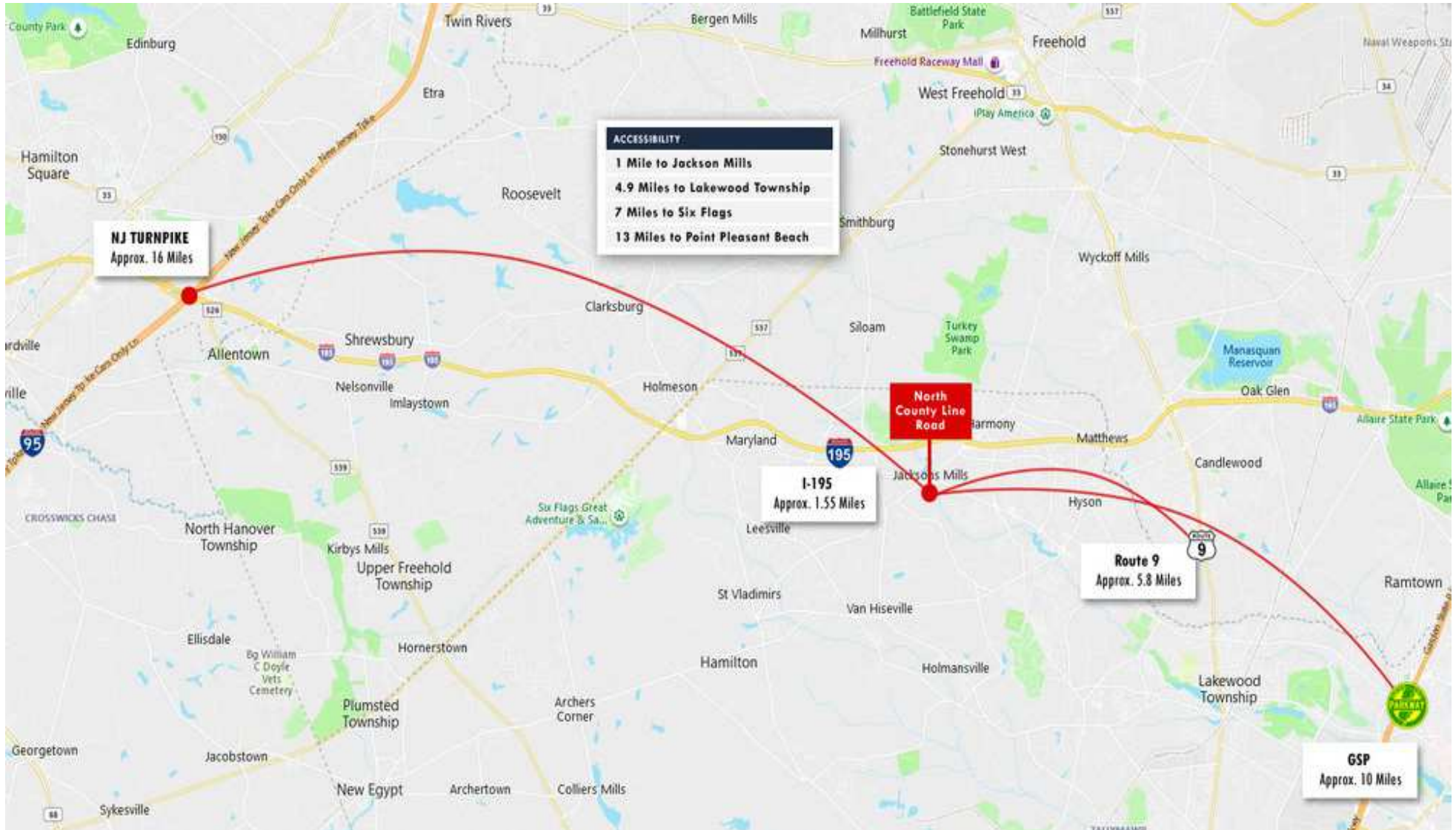
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