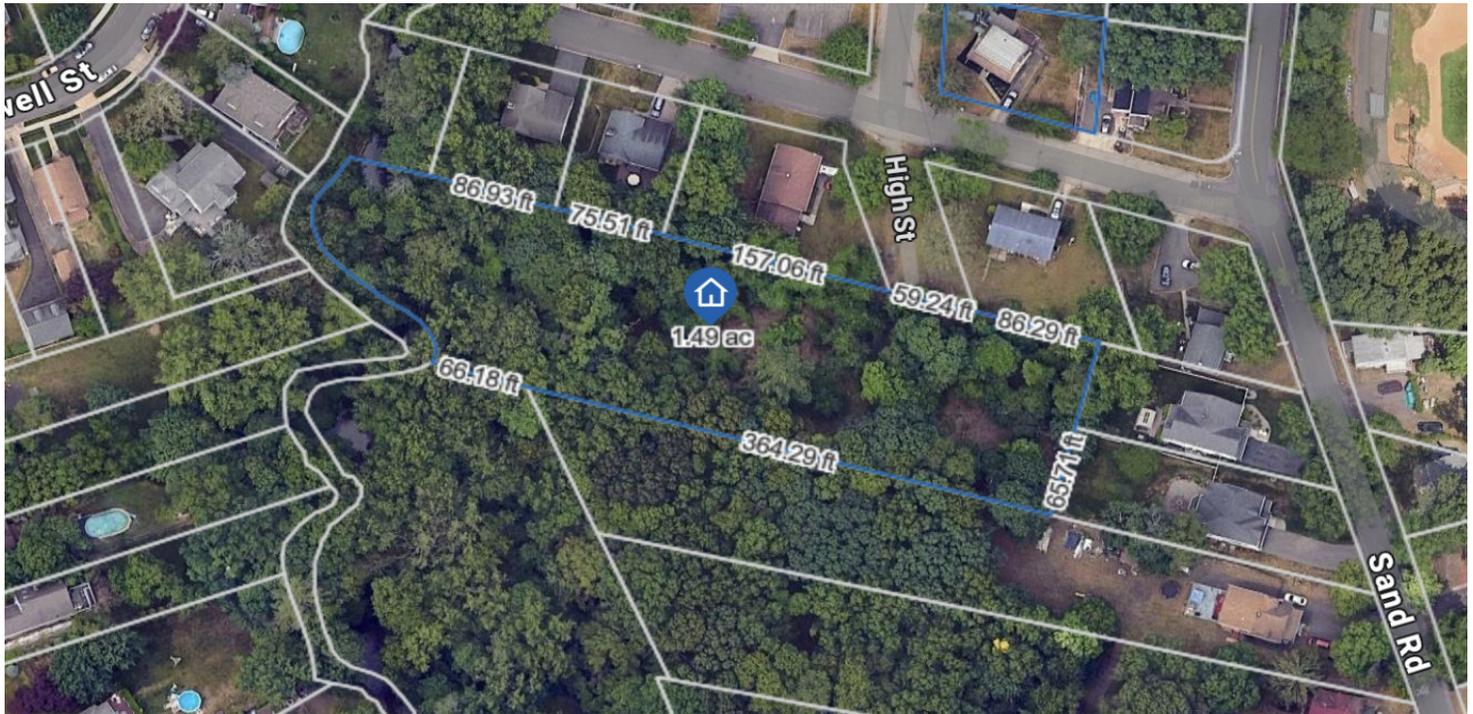


LAND FOR SALE



NJ LUXURY SUBDIVISION FOR TWO 30K SF LOTS

1 High Street, Westwood, NJ 07675



PROPERTY DESCRIPTION

Prime residential development site located on a private dead-end street in Westwood, NJ, offering a rare opportunity for a virtually as-of-right subdivision into two luxury single-family homesites. The property spans approximately 60,000 square feet total, with the potential to create two expansive lots of roughly 30,000 SF each, ideal for custom home construction. Surrounded by established residential neighborhoods and strong Bergen County demographics, the site presents an attractive opportunity for builders, developers, or end users seeking privacy, scale, and long-term value in a highly desirable market.

PROPERTY HIGHLIGHTS

- Virtually as-of-right subdivision potential
- Approx. 60,000 SF total lot size
- Future two luxury single-family homesites
- Ideal for custom home builders or developers
- Rare large-lot opportunity in Westwood, NJ

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	1.49 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	1,421	5,358
Total Population	591	3,547	14,220
Average HH Income	\$182,110	\$178,481	\$186,566

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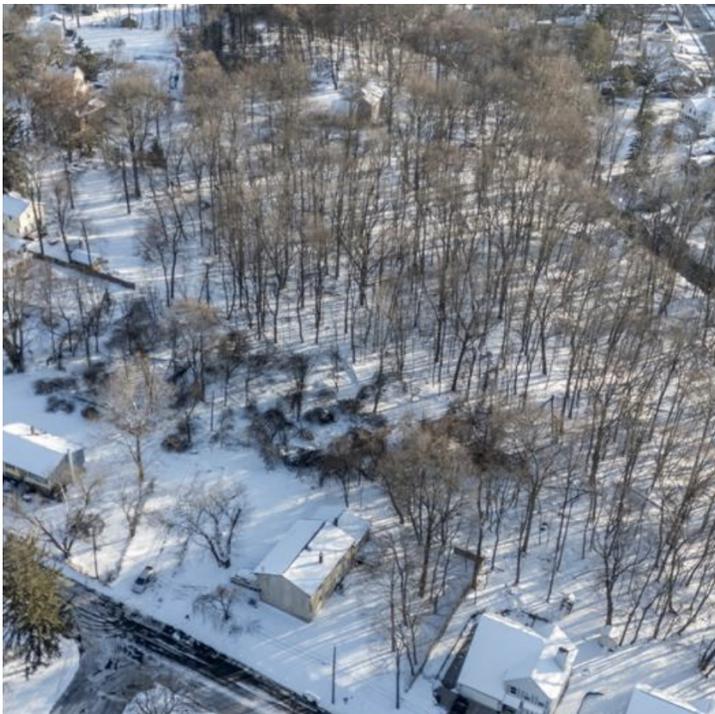
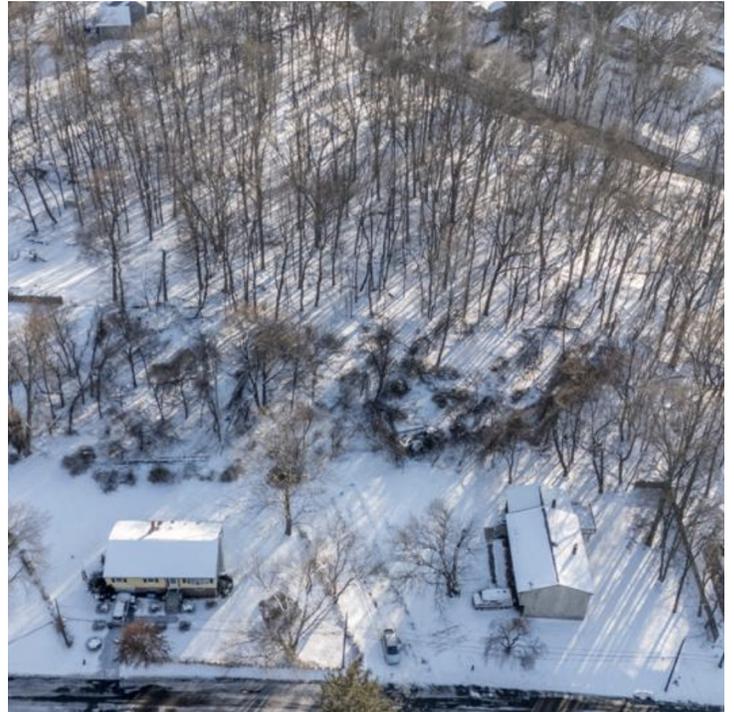
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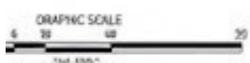
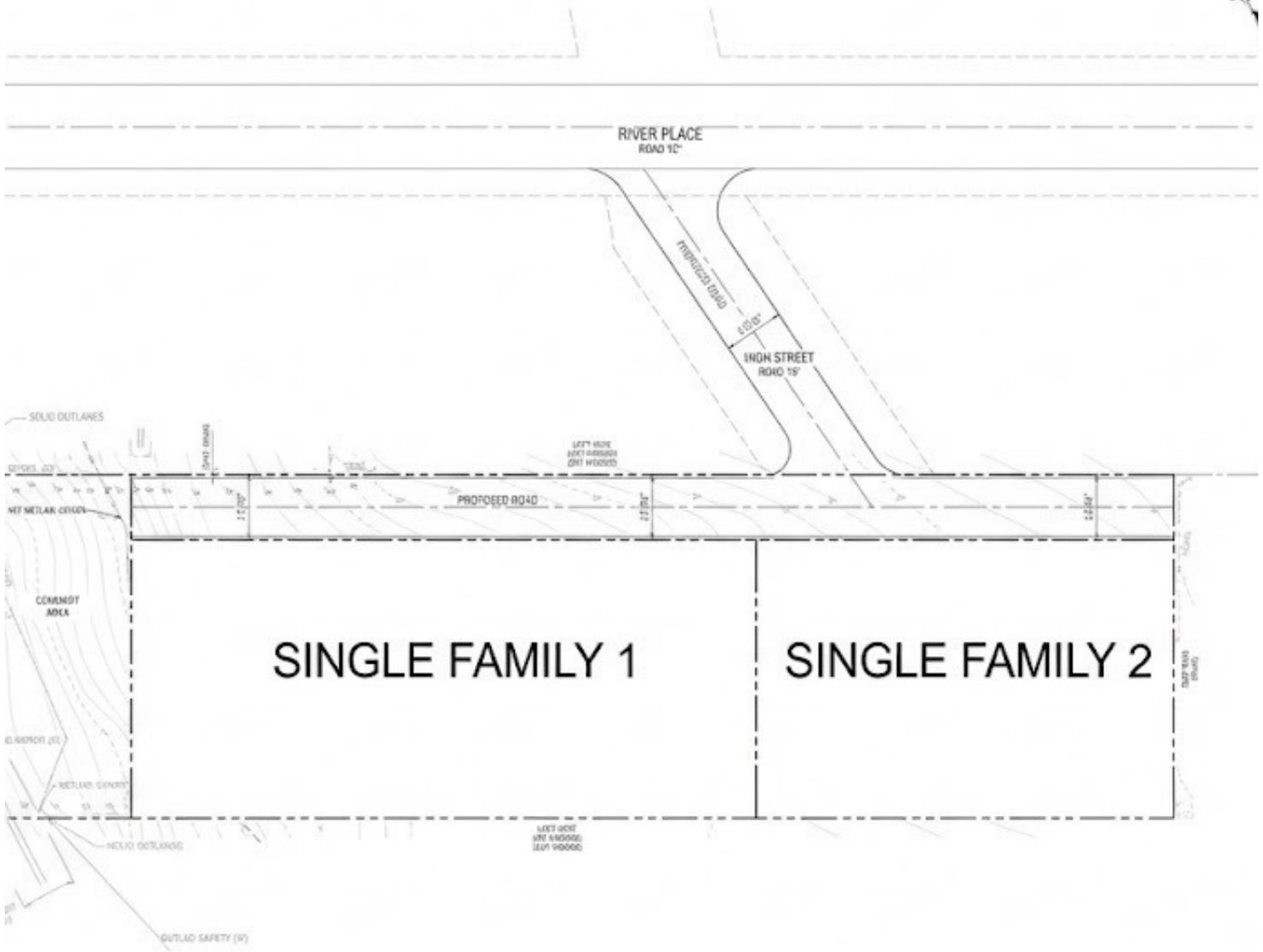
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SITE PLAN

1 High Street, Westwood, NJ 07675

AREA AND BSA REGULATIONS							
SINGLE FAMILY ZONING	MINIMUM LOT AREA (SQ. FT.)	MINIMUM FRONT SETBACK (FT.)	MINIMUM SIDE SETBACK (FT.)	MINIMUM REAR SETBACK (FT.)	MINIMUM FRONT YARD SETBACK (FT.)	MINIMUM LOT WIDTH	
						STRESS	NOT
25	10,000 SQ. FT.	40'	37'	20'	45'	34'	24'



PROJECT TITLE	
01	SITE PLAN

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SALES COMPARABLE-1.36M(2025)

1 High Street, Westwood, NJ 07675

Property Detail Report

PropertyRecords

For property located at
75 Bergen St, Westwood, NJ 07675

APN: 67-01407-0000-00011-01
Generation date: 02/17/2026

Owner(s) Information

Owners(s) name	Dizon, Daniel Sebastian & Chesca M	Owner For	2 months
Mailing Address	75 Bergen St	Absentee	No
City, State Zip	Westwood, NJ 07675	Corporate Owned	No

Location Information

County	Bergen	Lot Acres	0.172	Class 4 Code	
Municipality	Westwood Borough	Lot Sq Ft	7,492.32	Building Class	21
Block / Lot / Qual	1407 / 11.01 / ---	Land Use	Residential	Building Desc	
Additional Lots	---	Land Desc	75X100	Building Sq.Ft.	2872
Census Code	340030591002013	Zoning	R1	Year Constructed	2022

Tax Information

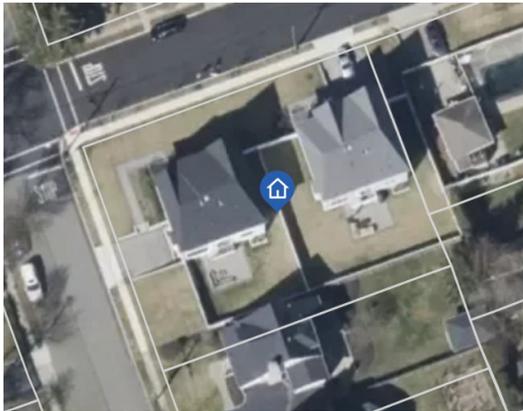
Assessed Year	2025	Land Value	\$331,900	Tax Exemption	0
Tax Year	2025	Improved Value	\$1,054,000	Deductions (Amount)	---
Calculated Tax	\$29,963.16	Total Assessed Value	\$1,385,900	Tax Rate (2025)	2.162
Special Tax Codes	---			Tax Ratio (2025)	91.19

Last Market Sale

Sale / Rec Date	07/06/2022 - 08/09/2022	Buyer Name	GUIDI, LISA	Seller Name	ROCK SOLID BUILT LLC
Sale Price	\$1,360,000	Buyer Street	75 BERGEN ST	Seller Street	114 ESSEX ST #302
Price / Sq.Ft.	\$473.54	Buyer City, State	WESTWOOD, NJ	Seller City, State	ROCHELLE PARK, NJ
Book / Page	4769 / 523				
Assessor Code	007				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34003C0182H	08/28/2019	0.35 (100%)	No



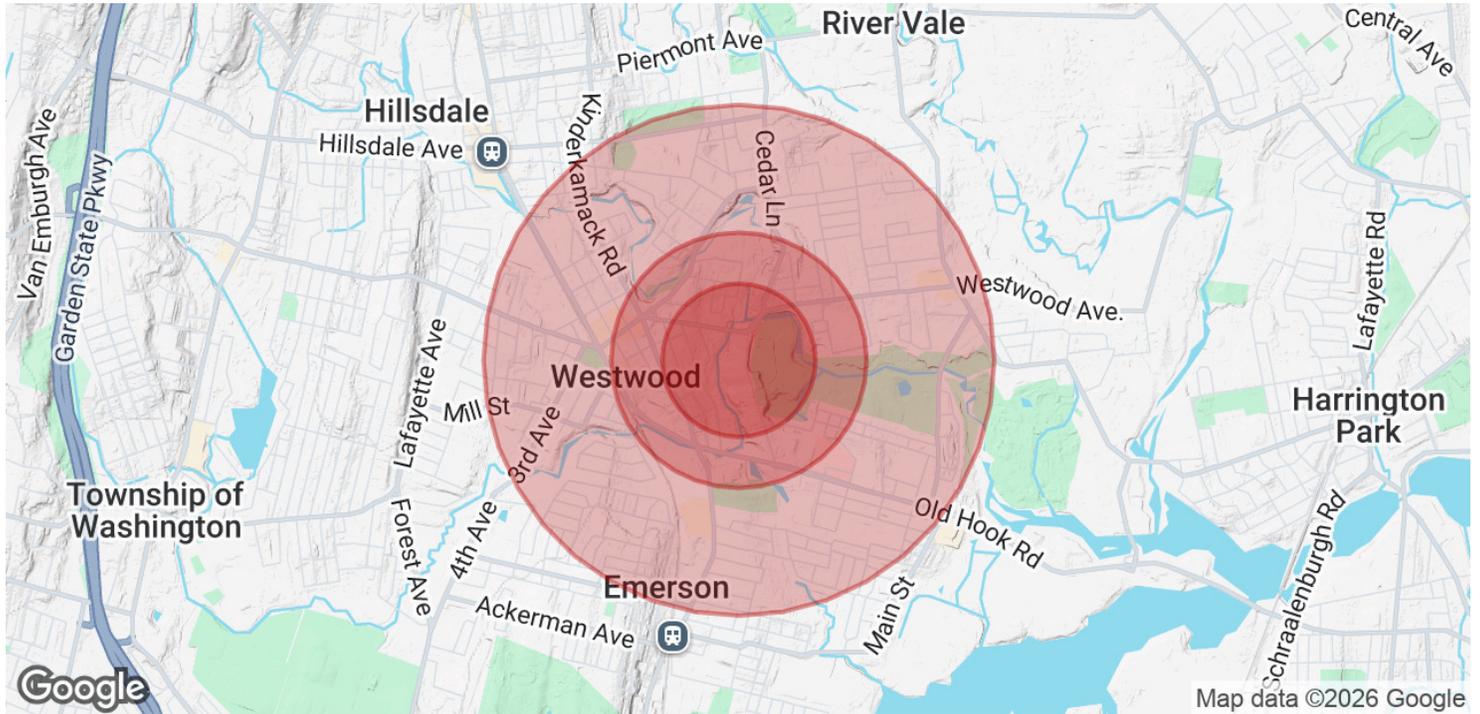
Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	591	3,547	14,220
Average Age	42	42	43
Average Age (Male)	41	41	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	1,421	5,358
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$182,110	\$178,481	\$186,566
Average House Value	\$627,975	\$629,512	\$669,139

Demographics data derived from AlphaMap

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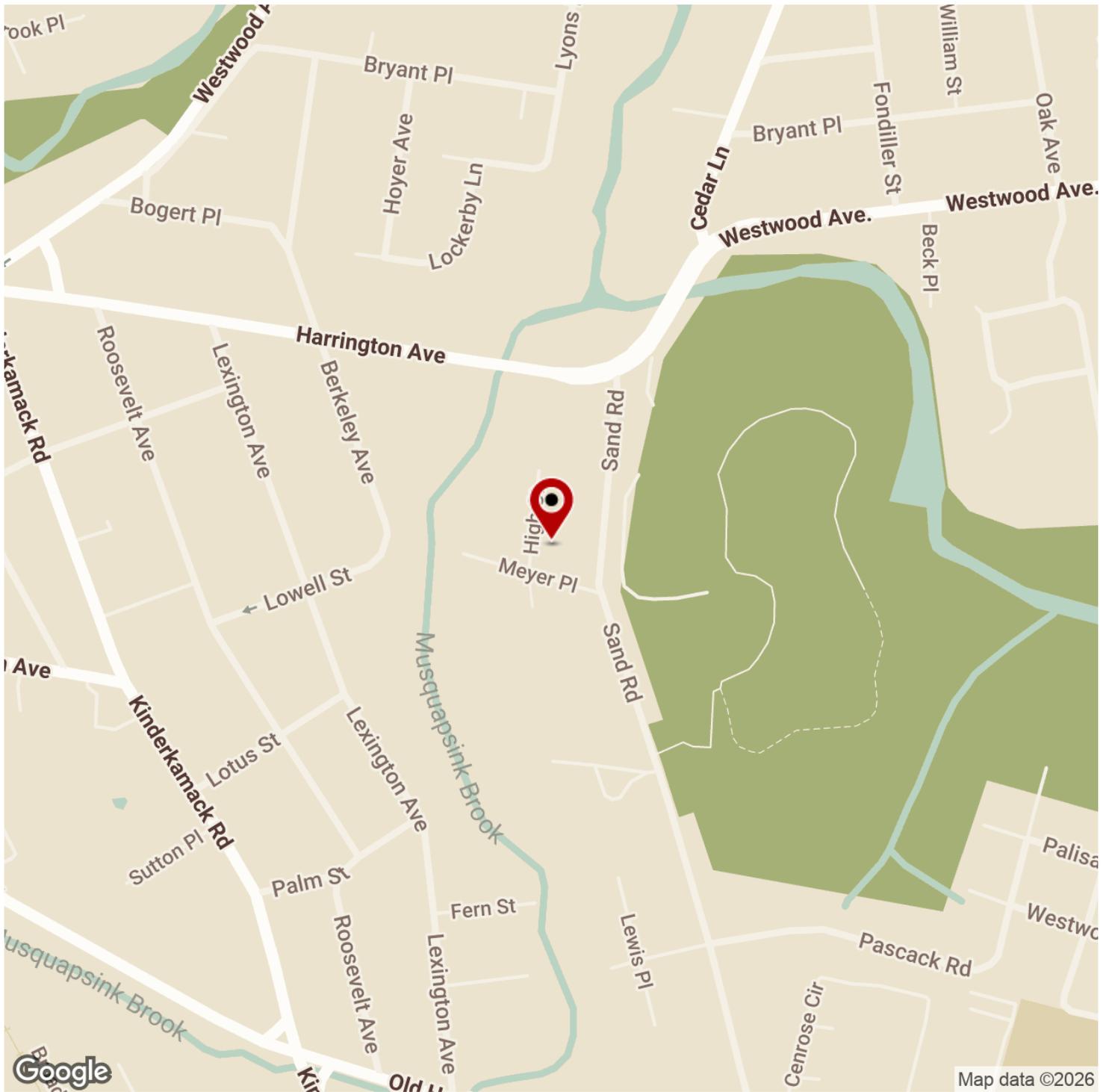
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