



## Land for Sale 3.2 Acres

### Casino & Bergerville Road

HOWELL, NJ 07731

**Available Acres:** 3.2 acres

**Sale Price:** \$2,500,000

**Location:** Great exposure on busy Route 9

**Details:**

- Signalized corner
- All utilities can be connected to Route 9
- Block 139 Lot 7
- Zoned HD-1

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**Scott Silver**

Sales Associate

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123 Lincoln Highway • Edison, NJ • 732-494-0778 • weichertcommercial.com

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# Casino & Bergerville Road

## Demographics

### KEY FACTS

5,395

Population



2.5

Average Household Size

37.3

Median Age

\$81,142

Median Household Income

### EDUCATION

5%

No High School Diploma



29%

High School Graduate



24%

Some College



42%

Bachelor's/Grad/Pr of Degree

### BUSINESS



185

Total Businesses



1,615

Total Employees

### EMPLOYMENT



71%

White Collar



21%

Blue Collar



8%

Services

8.3%

Unemployment Rate

### INCOME



\$81,142

Median Household Income



\$40,107

Per Capita Income



\$248,836

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (19.2%)

The smallest group: <\$15,000 (2.0%)

Indicator ▲	Value	Diff	
<\$15,000	2.0%	-4.7%	<div style="width: 2.0%;"></div>
\$15,000 - \$24,999	4.5%	-0.2%	<div style="width: 4.5%;"></div>
\$25,000 - \$34,999	10.9%	+4.7%	<div style="width: 10.9%;"></div>
\$35,000 - \$49,999	11.3%	+4.6%	<div style="width: 11.3%;"></div>
\$50,000 - \$74,999	17.7%	+5.5%	<div style="width: 17.7%;"></div>
\$75,000 - \$99,999	12.0%	+0.6%	<div style="width: 12.0%;"></div>
\$100,000 - \$149,999	19.2%	-0.2%	<div style="width: 19.2%;"></div>
\$150,000 - \$199,999	12.0%	+0.3%	<div style="width: 12.0%;"></div>
\$200,000+	10.4%	-10.6%	<div style="width: 10.4%;"></div>

Bars show deviation from Monmouth County

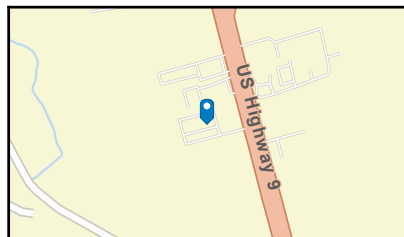
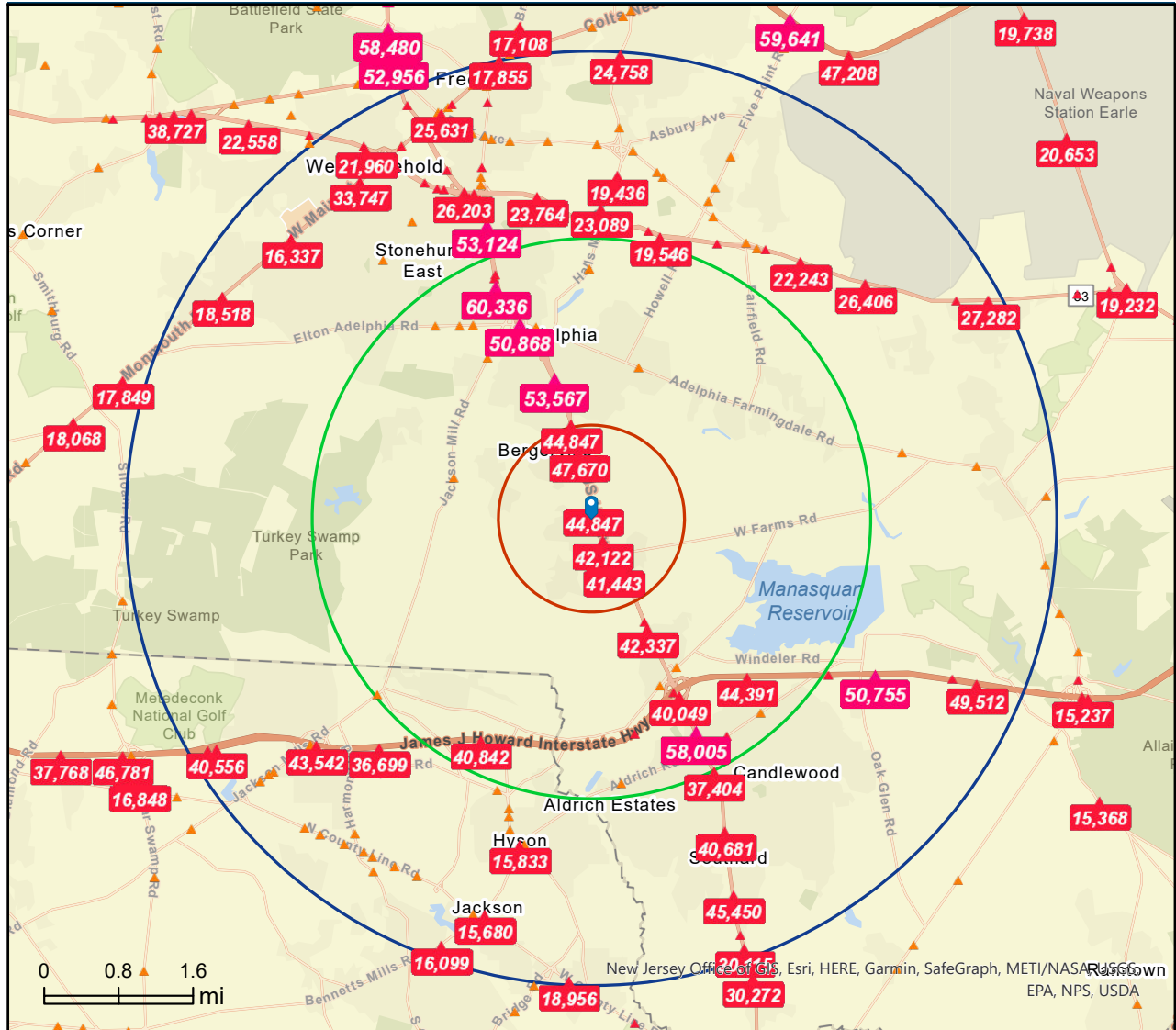
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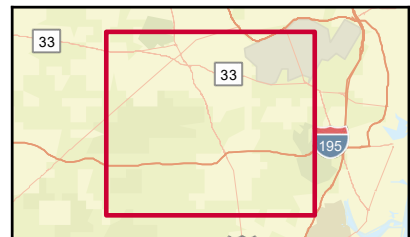
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# Casino & Bergerville Road

## Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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# Casino & Bergerville Road

## Permitted Uses

- A. Purpose. The purpose of the HD-1 Zone is to provide for highway-oriented development in the Route 9 corridor on larger lots than permitted in the HC Zone.
- B. Permitted uses.
  - (1) Principal uses:
    - (a) Offices.
    - (b) Financial institutions.
    - (c) Healthcare facilities/medical centers.  
[Amended 7-18-2017 by Ord. No. 0-17-18]
    - (d) Hospitals.
    - (e) Restaurants without drive-through or take-out.
    - (f) Restaurants with drive-through or take-out.
    - (g) Entertainment uses.
    - (h) Retail sales.
    - (i) Retail services.
    - (j) Home improvement centers.
    - (k) Tattoo and body piercing.  
[Added 5-10-2011 by Ord. No. 0-11-10]
    - (l) Adult day-care facilities.  
[Added 4-9-2013 by Ord. No. 0-13-07]
    - (m) Health club facilities/fitness centers.  
[Added 7-18-2017 by Ord. No. 0-17-18]
    - (n) Indoor recreation.  
[Added 7-18-2017 by Ord. No. 0-17-18]
    - (o) Microbrewery.  
[Added 7-18-2017 by Ord. No. 0-17-18]
    - (p) Schools, commercial.  
[Added 7-18-2017 by Ord. No. 0-17-18]
    - (q) Craft distillery.

# Casino & Bergerville Road

## Permitted Uses

[Added 2-23-2021 by Ord. No. O-21-6]

- (r) Assisted-living facilities.  
[Added 2-23-2021 by Ord. No. O-21-6]

(2) Accessory uses: accessory uses customarily incidental and ancillary to a permitted use.

(3) Conditional uses:

(a) Houses of worship.

(b) (Reserved)<sup>[1]</sup>

[1] *Editor's Note: Former Subsection B(3)(b), schools, amended 5-20-2014 by Ord. No. 0-14-13, was repealed 7-20-2015 by Ord. No. 0-15-24.*

(c) Auto sales.

(d) Auto services.

(e) Auto auctions.

(f) Car washes.

(g) Telecommunications facilities.<sup>[2]</sup>

[Added 4-22-2002 by Ord. No. 0-02-8]

[2] *Editor's Note: Former Subsection B(3)(h), Hotel and/or conference center, added 8-15-2006 by Ord. No. 0-06-23, which immediately followed this subsection, was repealed 5-19-2009 by Ord. No. 0-09-20.*

(h) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops.

[Added 12-15-2009 by Ord. No. 0-09-59]

(i) Gasoline station convenience center.<sup>[3]</sup>

[Added 12-13-2011 by Ord. No. 0-11-47]

[3] *Editor's Note: Former Subsection B(3)(i), Billboards, added 9-21-2010 by Ord. No. 0-10-20, was removed pursuant to Ord. No. 0-11-40, adopted 11-1-2011.*

(j) Automobile repair services/auto body.

[Added 7-18-2017 by Ord. No. 0-17-18]

C. Prohibited uses.

[Added 5-15-2007 by Ord. No. 0-07-19]

(1) Sexually oriented business as defined in § 188-4.<sup>[4]</sup>

[4] *Editor's Note: Former Subsection C(2), which listed tattoo, body piercing or branding establishments as a prohibited use, and which immediately followed this Subsection C(1), was repealed 6-28-2011 by Ord. No. 0-11-19. See now Subsection B(1), Permitted principal uses.*