

Mount Holly NJ Parcel - 4.3 Acres

501 Woodlane Rd., Mount Holly, NJ 08060-3808

Burlington County, New Jersey

**For Additional Information Or Questions, Please Contact
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**OFFERING
MEMORANDUM**



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Hartford

The Funplex

Google

Lumberton
Township



EXECUTIVE SUMMARY

We are pleased to offer for sale 501 Woodlane Rd., a prime commercial property located in Mount Holly, New Jersey. This strategically situated asset presents a unique opportunity for investors seeking the potential of a high-quality, income-producing development site in a thriving, well-connected commercial corridor. With easy access to major highways and a thriving local economy, the property is ideal for a variety of development uses.

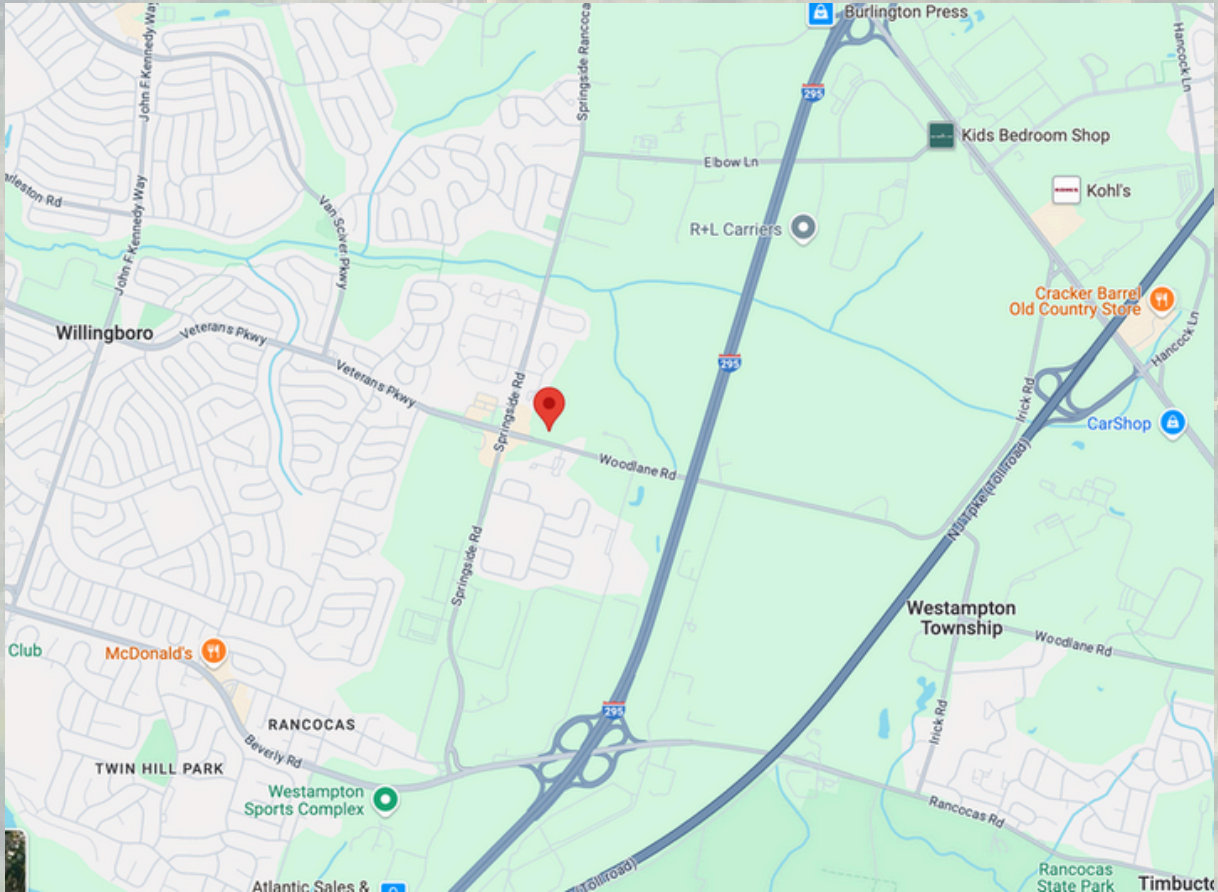
Situated in the heart of Burlington County, the property offers excellent access to key regional highways and is less than 25 miles from Philadelphia as well as other major metropolitan markets.

The property features 4.3 acres of vacant land, which can be adapted to various commercial, or mixed-use purposes.

The Mount Holly and Burlington County markets are experiencing continued growth and demand for commercial and mixed-use properties, driven by expanding commercial activity, favorable demographics, and excellent transportation access.

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LOCATION OVERVIEW



PROPERTY INFORMATION

Property Address:

501 Woodlane Rd,
Mount Holly, NJ 08060-3808

Offering Price: \$495,000

Offering Price/Acre: \$115,116.28

County: Burlington

Municipality: Westampton Township

School District: Rancocas Valley Regional High School District /
Westampton Township Elementary School District

Tax ID: 37-00401-00003

Block: 00401

Lot: 00003

Tax Map: 4

Census Code: 7027.002

501 Woodlane Rd is a 4.3-acre commercial parcel of land located in Westampton Township, Burlington County, New Jersey, with a total land area of 187,308 square feet. The property is zoned B-1 (Business/Commercial), which may offer potential for future residential or mixed-use development, subject to local zoning approvals. The site is well-positioned with easy access to major highways, providing excellent connectivity to regional markets. The property is within the Rancocas Valley Regional High School District and Westampton Township Elementary School District. For the 2024 tax year, annual property taxes totaled \$6,320. The site offers a prime opportunity for redevelopment or for an owner-user looking to capitalize on its location and size in a growing industrial area.

Current Use Description: The parcel consists of vacant land and shrubbery. There are no structures, driveways, or attachments associated with the property.

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AERIAL VIEW

Burlington



Sports Complex

Rancocas State Park

RANCOCAS WOODS

Hainesport

Hartford

MASONVILLE

The Funplex

UNION MILLS

Google

Lumberton
Township

Croydon

STREET VIEW



The Funplex



UNION MILLS

Google

Lumberton
Township

Croydon

STREET VIEW (CONTD.)

Burlington



Westampton
Sports Complex

Westampton
Township

Rancocas
State Park

RANCOCAS
WOODS

Hainesport

Hartford

MASONVILLE

The Funplex

UNION MILLS

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