



Development Opportunity

1503 Clayton Williamstown Rd Franklinville, NJ
Gloucester County

Price: \$995,000

Key Facts:

- 28.61 Acres of Land
- 1,330 ft of road frontage on Clayton Williamstown Rd
- Farmhouse included
- Utilities Available
- **Access to Major Highways**
 - Rt 55 (5 MI)
 - AC Expressway (5 MI)
- **Zoned Residential Agricultural For Multiple Uses:**
 - Single Family Residential
 - Agricultural
 - Houses of Worship
 - Municipal
 - Convalescent Home
 - Hospital
 - Recreational

Real Estate Taxes (2016): \$7,082

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Development Opportunity: Over twenty eight acres of land zoned RA Residential/Agricultural, is available for sale in Franklin Township, Gloucester County and includes a three bedroom farmhouse (“As-Is”). This highly visible parcel of land has 1,330 ft of road frontage on Clayton Williamstown Road offering strong traffic counts. RA Zoning allows for multiple uses such as but not limited to single family, agricultural, houses of worship, municipal, convalescent home and recreational. Utilities available include electric, gas, cable and telephone which offers an incredible development opportunity within one of Southern New Jersey’s growing market areas. Strategically located in Franklin Township within 5 miles of Route 55 or the AC Expressway for easy access to Philadelphia (20 miles) or the Jersey Shore (30 miles).

