

## **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 (2018): \$7,274

## Eagle Commercial Real Estate

26 S. Maple Avenue Suite 103 Marlton,NJ, 08053

Anthony Pustizzi, Broker Phone: 856-985-8565 Fax: 856-985-8563 tpustizzi@eaglecommercialre.com



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).



All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions