



# Development Opportunity

1503 Clayton Williamstown Rd, Franklinville, NJ  
Gloucester County

**Price:** \$925,000

## Key Facts:

- 28.61 Acres of Land
- 1,330 ft of road frontage on Clayton Williamstown Rd
- Farmhouse included ("As-Is")
- Utilities Available

## Access to Major Highways

- Rt 55 (5 MI)
- AC Expressway (5 MI)

## Zoned Residential Agricultural (RA) 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



## Incredible Development Opportunity

Take advantage of the outstanding location, strong traffic counts and 1,300 foot of road frontage this 28 acre parcel has to offer. Located on Clayton Williamstown Road, this parcel is available for sale in Franklin Township, Gloucester County and includes a three-bedroom farmhouse ("As-Is"). Zoned RA Residential/Agricultural which allows for multiple uses such as but not limited to single family development, agricultural, houses of worship, municipal, convalescent home and recreational uses. Utilities available include electric, gas, cable and telephone within one of Southern New Jersey's growing market areas. Strategically located within 5 miles of Route 55 or the AC Expressway for easy access to Philadelphia (20 miles) or the Jersey Shore (30 miles).

