

Development Opportunity

2165 Delsea Drive Franklinville, NJ Gloucester County

Price: \$1,795,000

Key Facts:

- 19+ Acres of Land
- Block 3506 Lot 1
- 890 ft of road frontage on Rt 47 (Delsea Drive)
- 360 ft of road frontage on Williamstown Rd
- Utilities Accessible
- Access to Major Highways
 - Rt 55 (2 MI)
 - AC Expressway (8.5 MI)
 - NJ Turnpike (14 MI)
 - Philadelphia (20 MI)
 - Del Mem Bridge (23 MI)
 - Atlantic City (36 MI)
- Zoned Highway Commercial
 - Office / Retail
 - Commercial
 - Strip Mall

Real Estate Taxes (2016): \$1,333

Eagle Commercial Real Estate

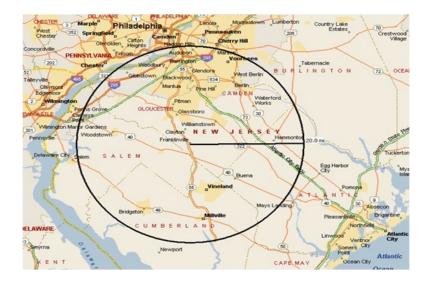
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Calling all Investors / Developers- Unbelievable opportunity to purchase 19 Acres of Highway Zoned Commercial Land strategically located at the corner of heavily traveled Delsea Drive (Rt. 47) and Williamstown Rd in Franklin Township, Gloucester County. This prime tract of land has over 890 ft of road frontage on Delsea Dr and an additional 360 ft on Williamstown Rd providing high visibility and traffic counts.

This property is strategically located within two miles of Route 55 Exit 39 for easy North/South access to Philadelphia or the Shore.



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