



Residential Development Opportunity

L:73 Main Road Franklinville, NJ

Sale Price: \$1,995,000

Lot Size: 143+ Acres of vacant land

Zoning: Residential Agricultural (RA)

Taxes (2021): \$694 (farmland assessed)

Key Facts:

- Previously approved for 47 Unit Single Family Residential Subdivision
- Vacant Wooded Land
- Access to public utilities
- Tranquil Country setting
- Close accessibility to Rts 55,42, 322 & AC Expressway
- Easy Commute to Philadelphia, Atlantic City and surrounding southern New Jersey



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

Residential Development Opportunity – 143+ Acre parcel was previously approved for a 47 unit single family residential subdivision with lot sizes averaging one acre on a predominantly vacant wooded land. Abundant open space consists of 78 acres and three storm water management basins are also part of the master plan for this RA zoned site. There is access to all public utilities including gas, electric, telephone and cable at the street. This central location in the heart of Franklin Township, Gloucester County provides the best of both worlds, a tranquil country setting and access to major highways (Routes 55, 42 and 322, AC Expressway) allowing for easy commuting to Philadelphia, Atlantic City and Shore Points within surrounding southern New Jersey Counties.