



# Cleared Commercial Development Lot

3049 S Delsea Dr Vineland, NJ

Sale Price: \$395,000

Lot Size: 5.9 +/- Acres of vacant land

Zoning: B-3 Commercial Business

Taxes (2017): \$6,700

#### Key Facts:

- Prime Vacant Cleared Land
- 215 Feet of Road Frontage on Delsea Dr
- Zoning Offers Multiple Possibilities
- Located in Urban Enterprise Zone (UEZ)
- NJDOT Approved Curb Cut/Driveway
- City Water/Sewer Tie Ins at Curb
- Four Lane Highway with Turning Lane
- High Visibility and Traffic Counts
- Adjacent to Tractor Supply
- Close Proximity to Cumberland County College, Inspira Medical Center & Cumberland Mall
- Within One Mile of Rt 55



Prime site for commercial development offering 215' of frontage on heavily traveled S. Delsea Drive, Vineland, NJ featuring a four lane highway with turning lane. The 5.9 +/-Acre parcel is strategically located in the heart of Cumberland County within the Urban Enterprise Zone (UEZ) and is zoned B-3 Commercial Business, permitting multiple uses. This parcel was previously approved for a 40,000 SF Motorcycle Dealership with site plans available for review to qualified buyers. All a new owner has to do is revise the existing plans to suit their operation, obtain the necessary approvals to start construction and get ready to conduct business. This site features a NJDOT approved curb cut/driveway and access to city water & sewer with tie ins available at the curb. The owner has cleared the site, brought in clean fill, provided rough grading and stockpiled excess topsoil in rear of the property. This ideal location is situated a mile from Rt. 55, Inspira Hospital, Cumberland County College and the Cumberland Mall, making it a great site to grow your business. Call for further details.

## Eagle Commercial Real Estate

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