



Commercial Development Site

751 & 749 Barnsboro Rd, Mullica Hill, NJ

Sale Price: \$895,000

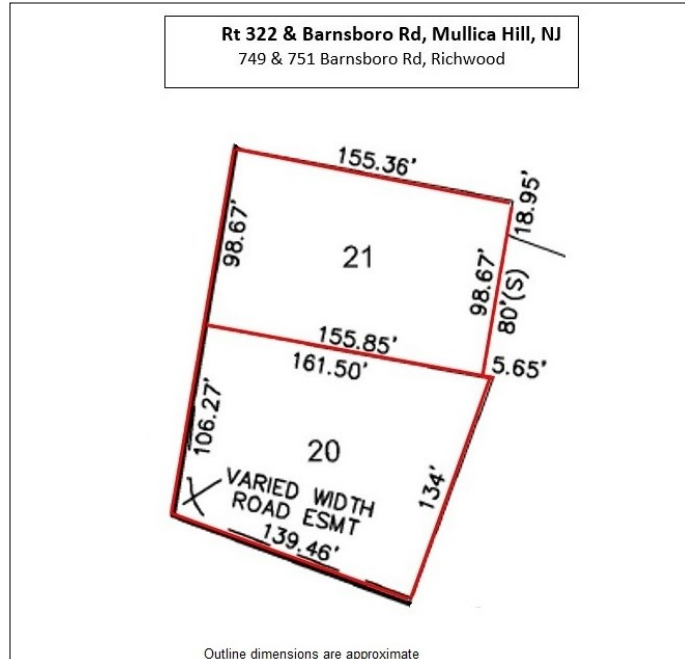
Lot Size: 1+- Acres

Zoning: C-1 Village Center District

Taxes (2020): \$12,121

Key Facts:

- Prime Development Site
- Two adjoining parcels
- Ideal corner location at signaled light
- Multiple Uses within C-1 Zoning District
- High Exposure and Traffic Counts
- Short distance from new Inspira Hospital and Rowan University
- Just 3/4 mile from Rt 55 Exit on Rt 322



Development Opportunity - This is a unique opportunity to capitalize on two adjoining parcels of property strategically located within the heart of the thriving Mullica Hill (Richwood) district. Situated on a prime location a short distance from the new Inspira Hospital, Rowan University and just 3/4 mile from Rt 55 exit on Rt 322 providing access to major highways within the Southern New Jersey region.

The traffic signaled corner intersection site offers a combined total of 1+- acres with 140 feet of road frontage on heavily traveled Route 322 as well as the bonus accessibility from two adjoining streets. The two existing residential buildings can be utilized or torn down to meet your projects vision. Additional contiguous acreage totaling 2+ acres with 405' of road frontage on Rt 322 could potentially be assembled with the existing acreage to increase the buildable footprint.

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