



# Commercial Land Development

## L:12 01 Landis Ave Pittsgrove, NJ

Sale Price: \$525,000

Lot Size: 40+ Acres of land

Zoning: Commercial & Residential

Taxes (2013): \$5,115

#### Key Facts:

- Two Road Frontage on Landis Ave & Alvine Rd
- Conceptual Plans for Four Commercial lots in Planned Highway Business Zone & Four Residential (R-1) lots
- Ideal location for future development
- Public Water and Sewer Available
- Within 1¾ miles to Route 55



### Eagle Commercial Real Estate

26 S. Maple Avenue  
Suite 103  
Marlton, NJ, 08053

Phone: 856-985-8565  
Fax: 856-985-8563  
tpustizzi@eaglecommercialre.com

This unique property consists of a single irregular lot which has been used as cultivated farmland but offers a development opportunity. The parcel comprised of 40+ acres of land in Pittsgrove Township, Salem County with frontage on Landis Ave & Alvine Road. The owner has developed a conceptual plan to allow four commercial lots ranging from 3 to 5 acres in the Planned Highway Business (PHB) Zone which would allow for the 2,188ft of road frontage on Landis Avenue to be utilized. Four residential (R 1) lots offering 2-5 acres with access on Alvine Road compliments this unique site.