



Residential Development Opportunity

504 S Harding Highway, Buena Borough, NJ
Atlantic County

Price: \$495,000

Key Facts

- ±4.51 Acres (196,456 SF)
- ~190 Feet of Frontage on Route 40 (Harding Highway)
- Zoned R-3 Medium Density Residential
- Zoning allows for Minimum Lot Size: 100' x 150'
- Public water and sewer accessible
- No known wetlands
- Subdivision potential (subject to engineering and approvals)
- 2025 Taxes: \$4,846

Strategically located

- Positioned between Vineland and Hammonton
- Easy access to Route 55 and the Atlantic City Expressway,
- Efficient regional connectivity to Philadelphia and the Jersey Shore markets.
 - ±30 miles to Atlantic City and Ocean City
 - ±34 miles to the Delaware Memorial Bridge
 - ±38 miles to the Walt Whitman Bridge

Eagle Commercial Real Estate

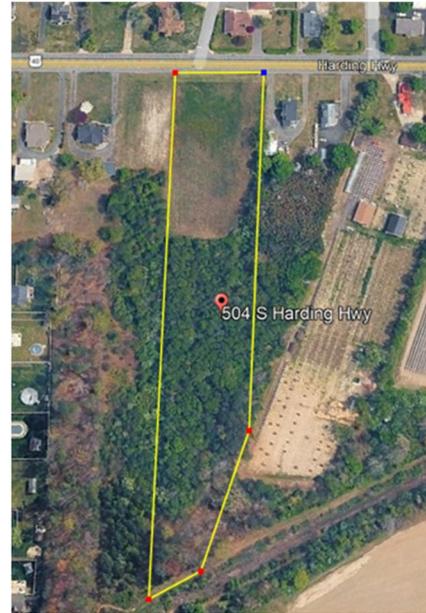
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±4.51-acre residential development site along Route 40 (Harding Highway) in Buena Borough, NJ. Zoned R-3 Medium Density Residential, this property offers an excellent opportunity for a residential subdivision in a growing South Jersey market.

Approximately 190 feet of frontage provides defined access and strong connectivity. Public water and sewer are accessible, supporting efficient development and reduced infrastructure costs.

The front portion is cleared for immediate access, with the remaining land offering flexible site design. No known wetlands or existing structures—providing a clean, adaptable canvas.

Zoning permits subdivision with minimum lot sizes of 100' x 150' (subject to approvals), allowing for an efficient and well-planned layout.

With limited availability of similarly positioned sites, this property presents a compelling

