



# Development Opportunity

2165 Delsea Drive Franklinville, NJ  
Gloucester County

**Price:** \$1,795,000

## Key Facts:

- 19+ Acres of Land
- Block 3506 Lot 1
- 890 ft of road frontage on Rt 47 (Delsea Drive)
- 360 ft of road frontage on Williamstown Rd
- Utilities Accessible
- **Access to Major Highways**
  - Rt 55 (2 MI)
  - AC Expressway (8.5 MI)
  - NJ Turnpike (14 MI)
  - Philadelphia ( 20 MI)
  - Del Mem Bridge (23 MI)
  - Atlantic City (36 MI)
- **Zoned Highway Commercial**
  - Office / Retail
  - Commercial
  - Strip Mall



Calling all Investors / Developers- Unbelievable opportunity to purchase 19 Acres of Highway Zoned Commercial Land strategically located at the corner of heavily traveled Delsea Drive (Rt. 47) and Williamstown Rd in Franklin Township, Gloucester County. This prime tract of land has over 890 ft of road frontage on Delsea Dr and an additional 360 ft on Williamstown Rd providing high visibility and traffic counts.

This property is strategically located within two miles of Route 55 Exit 39 for easy North/South access to Philadelphia or the Shore.

Real Estate Taxes (2017): \$1,338

## 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

