



Residential Development Opportunity

L:73 Main Road Franklinville, NJ

Sale Price: \$1,495,000

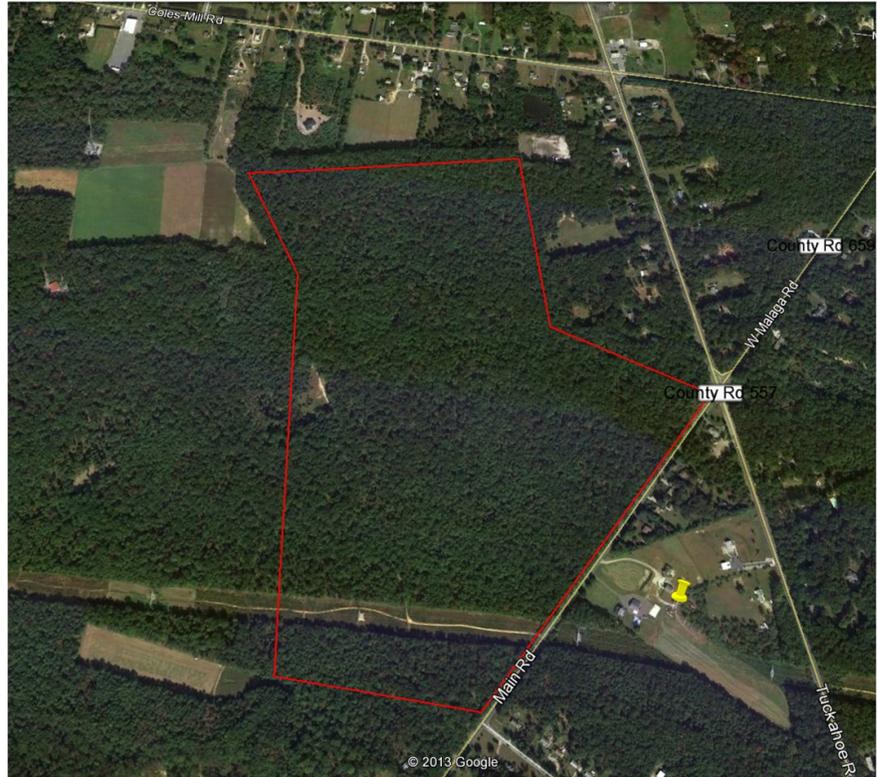
Lot Size: 143+ Acres of vacant land

Zoning: Residential Agricultural (RA)

Taxes (2022): \$721 (farmland assessed)

Key Facts:

- Located in (RA) Residential Agriculture Zone
- Potential to develop for Single Family or Cluster Townhome Subdivision
- Vacant Wooded Land
- Access to utilities
- Tranquil Country setting
- Close accessibility to Rts 55,42, 322 & AC Expressway
- Easy Commute to Philadelphia, Atlantic City and surrounding southern New Jersey



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Dramatic Price Reduction— take a look at this 143+ Acre parcel, which has the potential to be developed as a single family or cluster townhome subdivision on this beautiful, wooded parcel of land. Located in a Residential Agricultural (RA) zone this site has access to utilities including gas, electric, telephone and cable at the street. This central location in the heart of Franklin Township, Gloucester County provides the best of both worlds, a tranquil country setting and access to major highways (Routes 55, 42 and 322, AC Expressway). The location allows for easy commuting to Philadelphia, Atlantic City and Shore Points and the surrounding southern New Jersey Counties.