

#3549 ~ Praise Temple Land

**3525 Highway 33
Neptune Township, NJ 07753**

Land

**Block: 3101
Lot: 3**

Land Size: 4.54 Acres

Tax Information

Land Assessment:	\$ 404,500.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 404,500.

Taxes:	\$ 6,986.
Tax Year:	2022
Tax Rate:	1.963/\$100
Equalization Ratio:	94.87%
Updated:	11/7/2023

Zoning: C-5 ~ Route 33 West Commercial Zone District, Hospital Support Overlay

Remarks: 4.54 Acres of Vacant Land with 3+ Acres Usable. Letter of Interpretation for Wetlands has been Issued. Located Between the Garden State Parkway and Jersey Shore University Medical Center on West Bound Side. Easy Access to Highway 18, 34, 35, 66 and the Garden State Parkway.

Price: \$ 849,000. ~ Sale

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

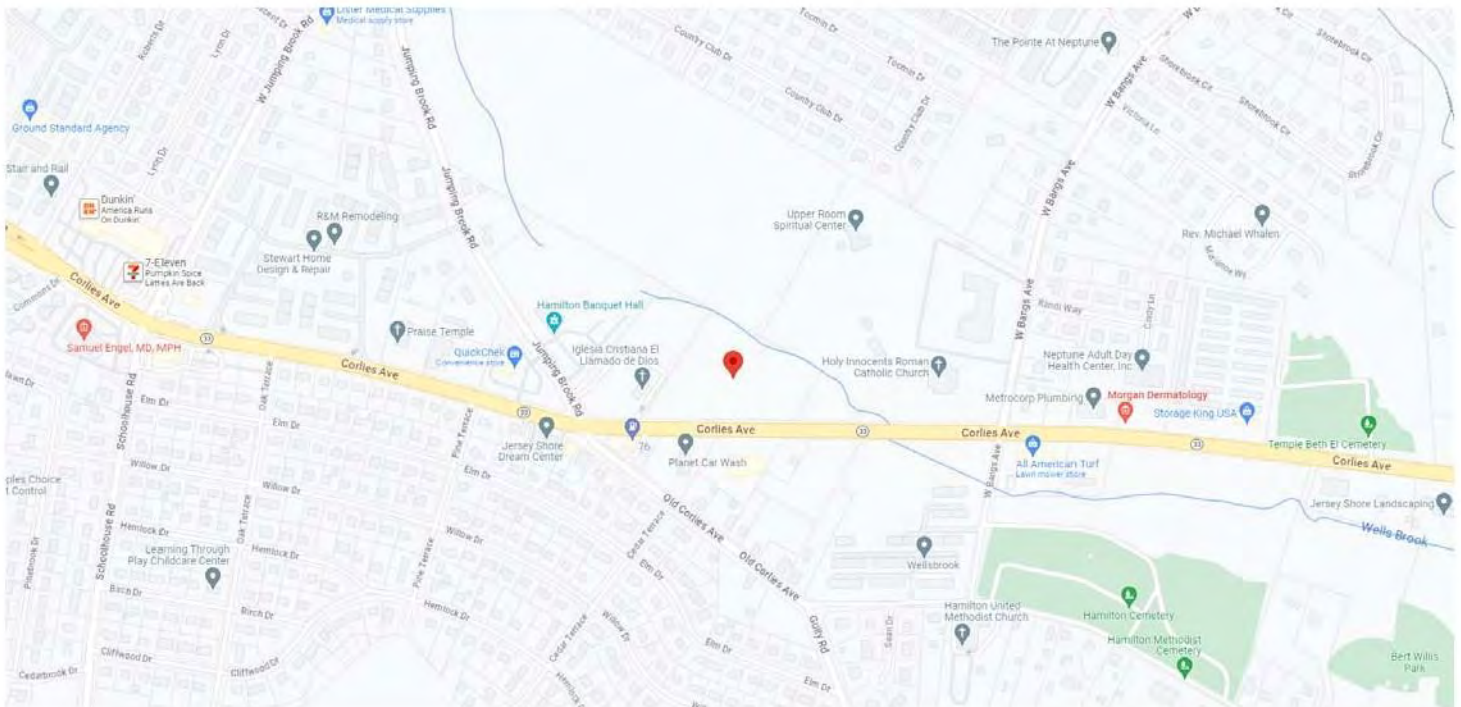
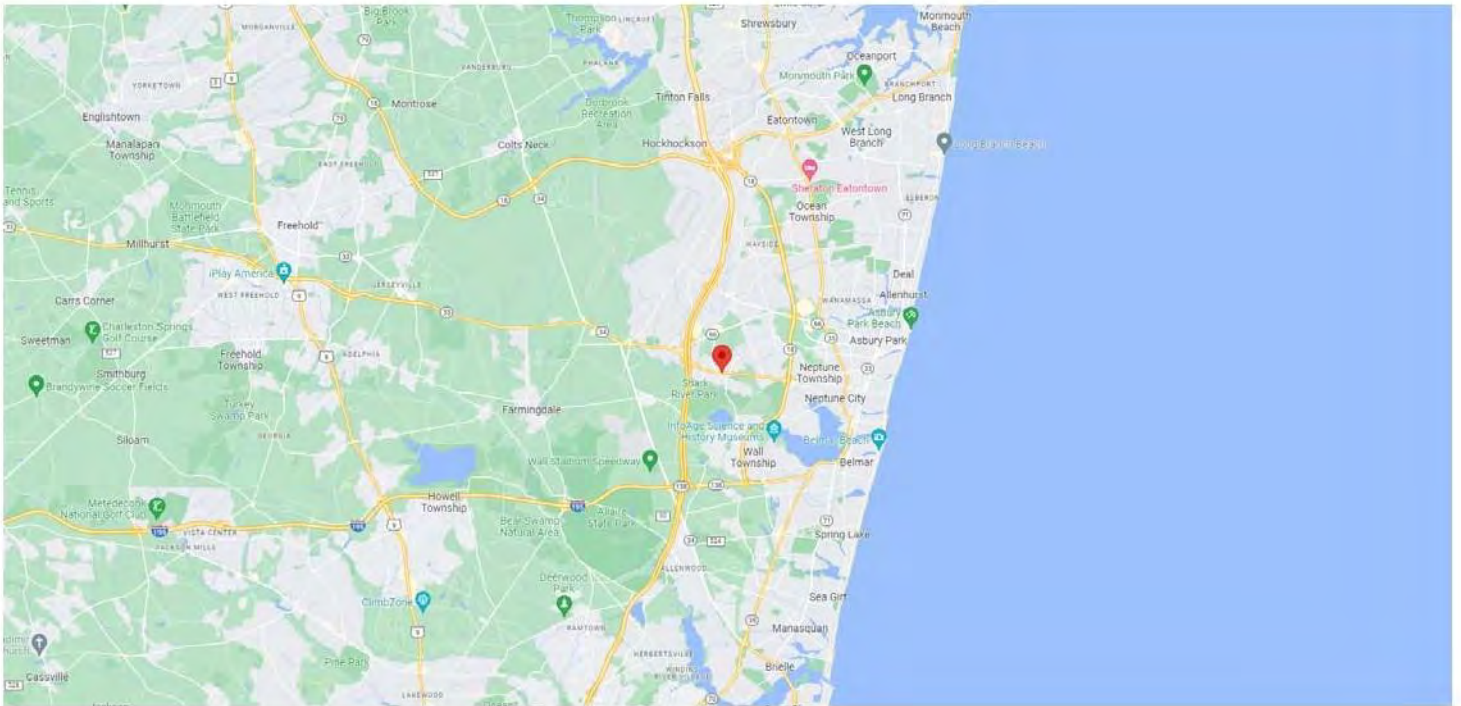




- Road Centerlines
- ▭ Parcels (cadastral non-survey)



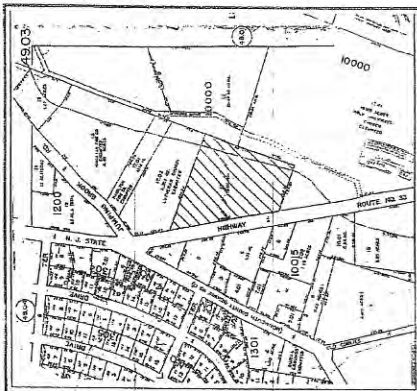
— Road Centerlines



WETLANDS MAP



- Road Centerlines
- Parcels (cadastral non-survey)
- National Hydrography Dataset (NHD) Streams 2002 for New Jersey - Stream Network 2002 (NHD)
- Stream/River
- ⋯ Artificial Path
- Connector
- National Hydrography Dataset (NHD) Waterbody 2002 for New Jersey - Waterbody 2002 (NHD)
- Lake/Pond
- Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)
- DECIDUOUS WOODED WETLANDS



SURVEY NOTES

THE BOUNDARY OF THIS MAP IS BASED ON THE SURVEY OF LAND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MORRIS COUNTY, NEW JERSEY, ON JULY 15, 1988, AS SHOWN ON THE PLAN OF THE METLANDS DELAMATION MAP, BLOCK 10000, LOT 17.

- Map Notes**
1. Temporary shown on this survey was re-surveyed from Morris County P.L.C.
 2. All points located on this survey are shown on the plan of the Metlands Delamation Map, Block 10000, Lot 17.
 3. Measurements were taken from the center of the road to the center of the road.
 4. Lots 17 Block 10000 measures shown in said notes.

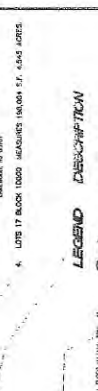
LEGEND

DESCRIPTION

PHOTO LOCATION

SOIL SAMPLE LOCATIONS

METLANDS LINE



APPROVED

1315-66-000174

DATE 8/9/88

METLANDS DELAMATION MAP

Block 10000, Lot 17

Tax Map Sheet 84903

Township of Nepluna, Morris County, New Jersey

CONCEPT ENGINEERING CONSULTANTS, P.A.

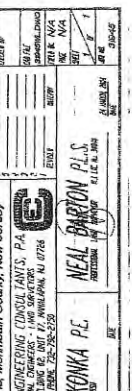
PROFESSIONAL ENGINEERS - LAND SURVEYORS

227 ROUTE 25, SUITE 200, WILMINGTON, NJ 07395

NEAL BARTON P.L.S.

PROFESSIONAL ENGINEER - CIVIL ENGINEER

DATE	5-25-04
BY	P-40
FOR	8/9/88
REVISION	
DATE	8/9/88
BY	
FOR	N/A
REVISION	
DATE	8/9/88
BY	
FOR	
REVISION	



DATE	8/9/88
BY	
FOR	
REVISION	
DATE	8/9/88
BY	
FOR	
REVISION	



DEEP TRENCH

ROUTE No. 33

NEW JERSEY STATE HIGHWAY

ROUTE No. 33

809.28'

N 79°30'00" W

538.72'

S 59°31'20" E

DEEP TRENCH

10000

10000

10000

10000

10000

10000

10000

10000

10000

10000



SURVEY NOTES
 THE CENTER OF GRAVITY IS ASSUMED TO BE AT THE CENTER OF THE CIRCULAR CURVE UNLESS OTHERWISE NOTED.

Map Notes
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.
 3. ALL CURVES ARE TO BE LOCATED BY THE METHOD OF CHORDS AND ANGLES.
 4. ALL CURVES ARE TO BE LOCATED BY THE METHOD OF CHORDS AND ANGLES.

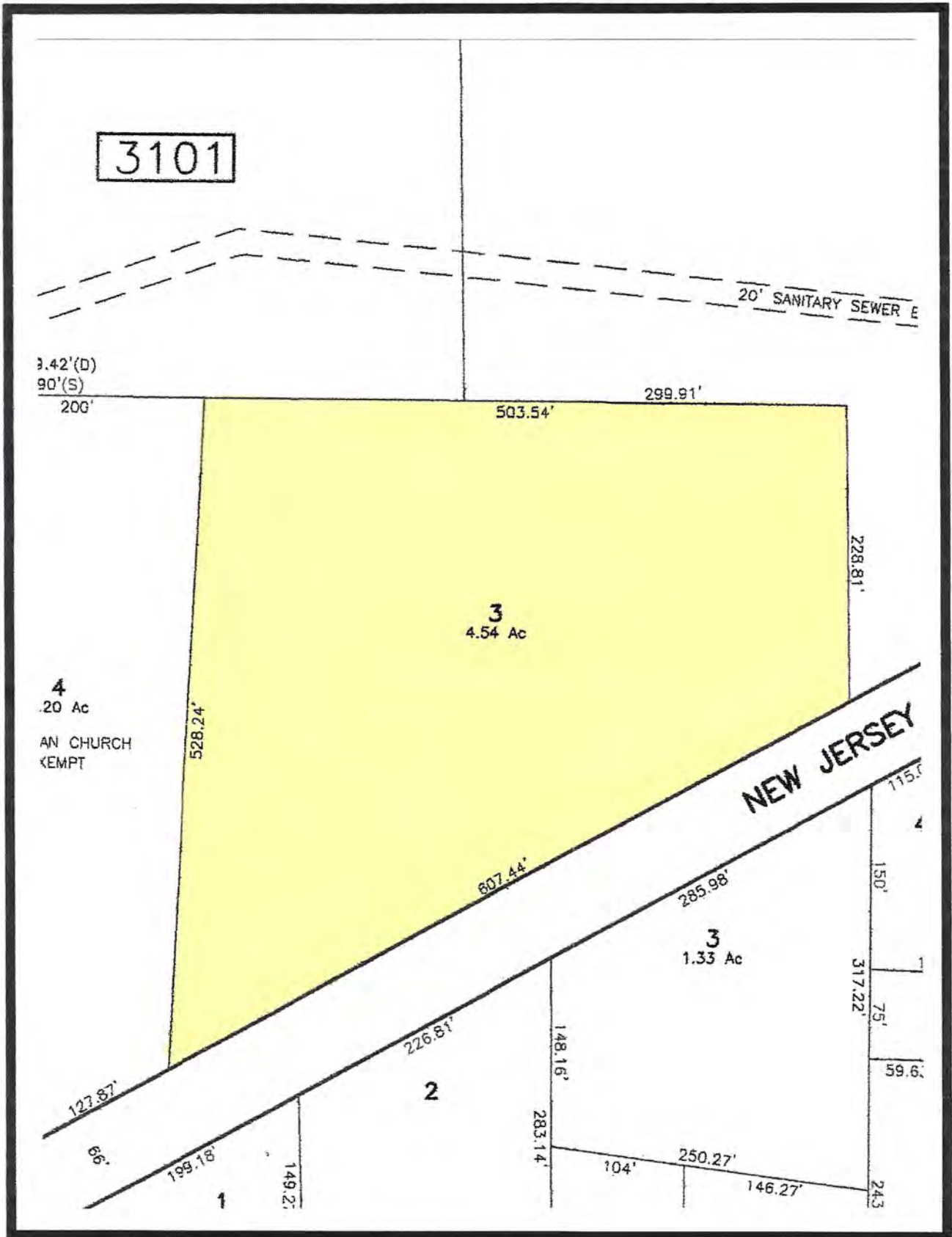
LEGEND	DESCRIP
(Symbol)	PHOTO LOG
(Symbol)	SOIL SAMPLE
(Symbol)	WATER MARK

WETLANDS DELINEATION MAP
 SHEET 8
 Tax Map Sheet 849.03
 Township of Medicine, Monmouth County, New Jersey
 CONCEPT ENGINEERING CONSULTANTS, P.A.
 PROFESSIONAL ENGINEERS AND SURVEYORS
 STATE OF NEW JERSEY
 JOHN J. PLOSKONKA P.E.
 NEAL BARTO

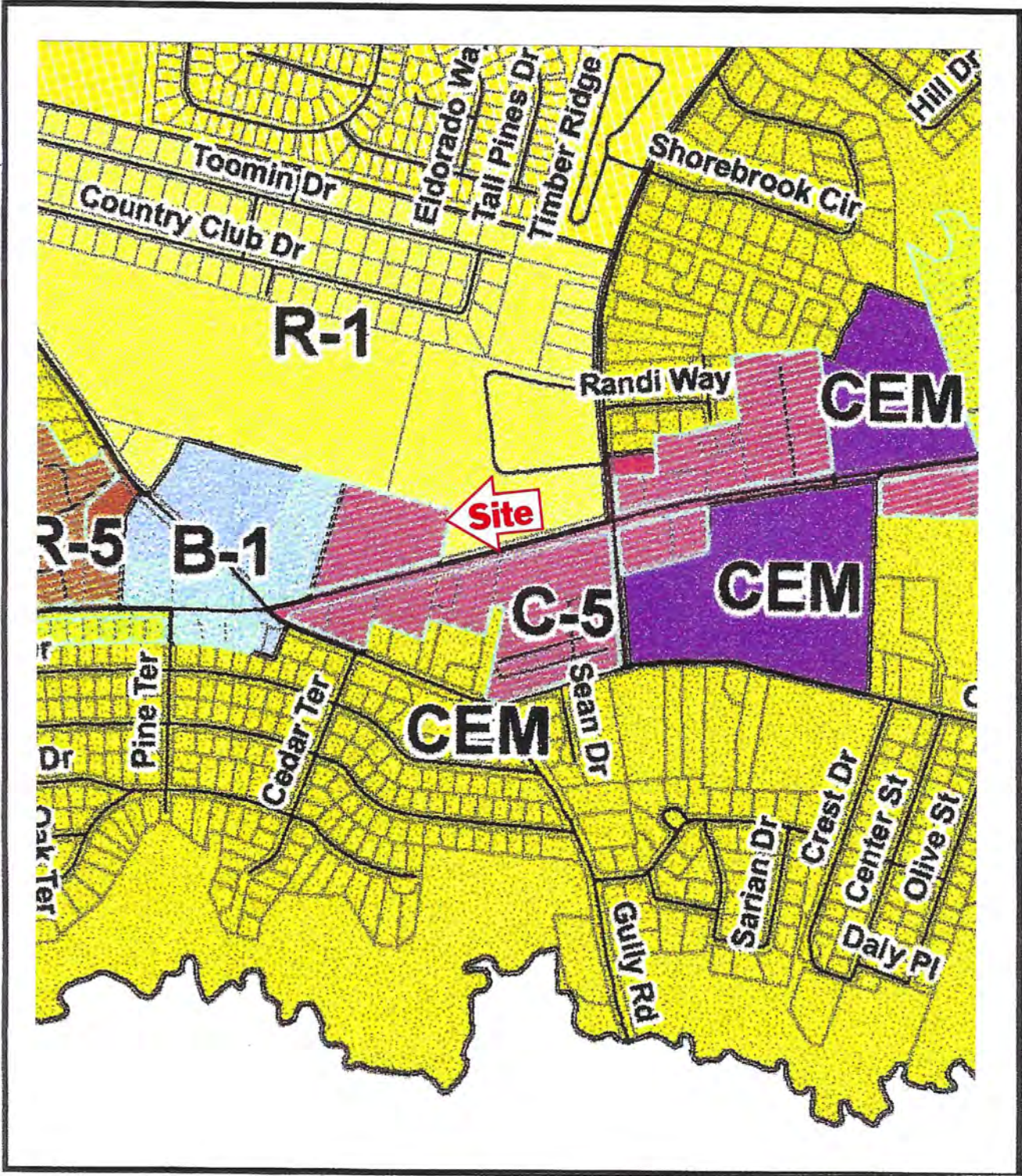


STATE HIGHWAY Y
 N 79°30'00" W
 600'±
 ROUTE No. 33
 STA. 192+00.00
 ROUTE 33 SECT. 17A & 18
 (1987)

TAX MAP LOCATION



Zoning Map



3. Parking for principal use
 4. Telephone communication distribution
 5. Coaxial cable communication distribution
 6. Emergency services radio communication facilities
 7. Natural gas distribution
 8. Electric power transmission & distribution
 9. Public water supply purveyance & distribution
 10. Sanitary sewer lines
- E. Bulk regulations. Regulations set forth in Schedule B-1 for the Town Commercial (B-1) Zone shall govern .

[NOTE: The previous section has been added per Ordinance No. 03-035]

§ 404.08 C-5 – Route 33 West Commercial

- A. Purpose. The C-5 Zone District provides for business uses appropriate to the Route 33 highway corridor situated west of Route 18.
- B. Permitted uses.
1. Furniture stores
 2. Floor covering stores
 3. Home furnishings stores
 4. Radio, television & other electronics stores
 5. Computer & software stores
 6. Musical instrument Stores
 7. Music stores (CDs, cassettes, videos, records)
 8. Hardware stores
 9. Retail bakeries
 10. Garden Centers / Nurseries
 11. Commercial banking
 12. Savings institutions
 13. Bank
 14. Credit unions

15. Consumer lending
16. Real estate credit
17. All other nondepository credit intermediation
18. Financial clearinghouse & reserve activities
19. Investment banking & securities dealing
20. Securities brokerage
21. Direct life Insurance carriers
22. Direct health & medical insurance carriers
23. Insurance agencies & brokerages
24. Claims adjusting
25. All other insurance related activities
26. Offices of real estate agents
27. Offices of real estate appraisers
28. Other activities related to real estate
29. Computer training facility
30. Apprenticeship training
31. Other technical & trade schools
32. Sports & recreation instruction
33. Art, music, dance & martial-arts instruction
34. Offices of physicians (exc mental health)
35. Offices of physicians, mental health
36. Offices of dentists
37. Offices of chiropractors
38. Offices of optometrists
39. Offices of physical, occupational and speech therapists, and audiologists
40. Offices of podiatrists
41. All other outpatient care centers
42. Diagnostic Imaging centers

43. Home health care services
44. Child Care Center
45. Agents, managers for artists & other public entertainers
46. Independent artists, writers & performers
47. Health and Fitness Club
48. Indoor recreational facility
49. Public Parks and recreational facilities
50. Places of Worship
51. Civic & social organizations
52. Professional organizations
53. Labor unions & similar labor organizations
54. Full-service restaurants
55. Restaurant
56. Other computer related services
57. Administration & general management consulting services
58. Other scientific & technical consulting services
59. Advertising agencies
60. Other services related to advertising
61. Veterinary services / animal hospital
62. Photography studios & videography services
63. Corporate, subsidiary & regional managing office
64. Office administrative services
65. Private mail centers
66. Municipal facilities
67. Fire department facilities
68. Public safety facilities
69. First aid facilities
70. Board of Education facilities

71. Newspaper publishers
 72. Book publishers
 73. Software publishers
 74. Film & sound recording studios
- C. Conditional uses.
1. Plumbing, heating & AC contractors
 2. Painting & wall covering contractors
 3. Electrical contractors
 4. Masonry & stone contractors
 5. Carpentry contractors
 6. Floor laying & other floor contractors
 7. Roofing, siding, & sheet metal contractors
 8. Glass & glazing contractors
 9. Building equipment & other machine installation contractors
 10. Electricity regulating substations
- D. Accessory uses.
1. Uses customarily incidental and accessory to a principal permitted use
 2. Recreational clubhouse, concession stand
 3. Parking for principal use
 4. Telephone communication distribution
 5. Coaxial cable communication distribution
 6. Emergency services radio communication facilities
 7. Natural gas distribution
 8. Electric power transmission & distribution
 9. Public water supply purveyance & distribution
 10. Sanitary sewer lines
- E. Bulk regulations. Regulations set forth in Schedule B-1 for the Corridor Commercial (C-2) Zone shall govern.

ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
R-1	12,500	3.40	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.30	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	35	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	3.1	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	3.1	90%	95%	3	35	2,100	30

* see Section 411.07 relating to Supplementary Regulations for Decks and Porches

** see Section 413.06 for Supplementary Yard Regulations in Ocean Grove

Neptune, NJ 07753, Monmouth County

POPULATION

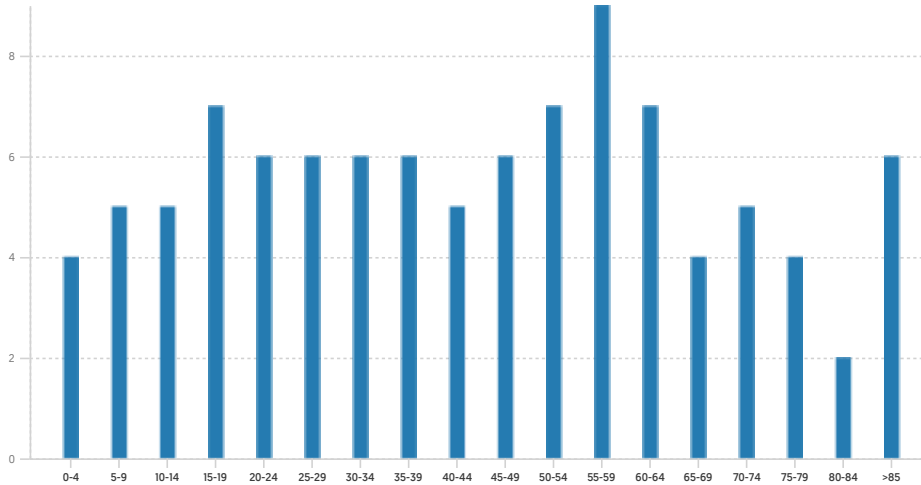
SUMMARY

Estimated Population	37,370
Population Growth (since 2010)	-4.1%
Population Density (ppl / mile)	2,221
Median Age	44.7

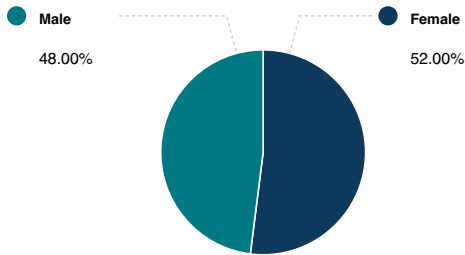
HOUSEHOLD

Number of Households	15,843
Household Size (ppl)	2
Households w/ Children	6,701

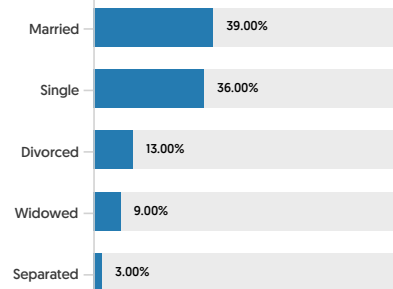
AGE



GENDER



MARITAL STATUS



HOUSING

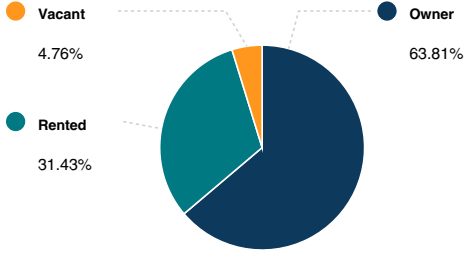
SUMMARY

Median Home Sale Price	\$320,200
Median Year Built	1976

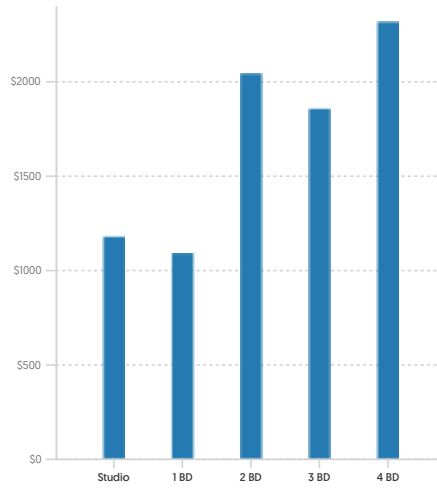
STABILITY

Annual Residential Turnover	9.98%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

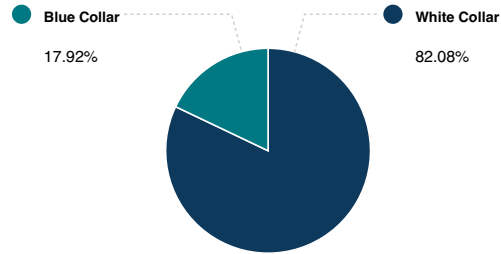


QUALITY OF LIFE

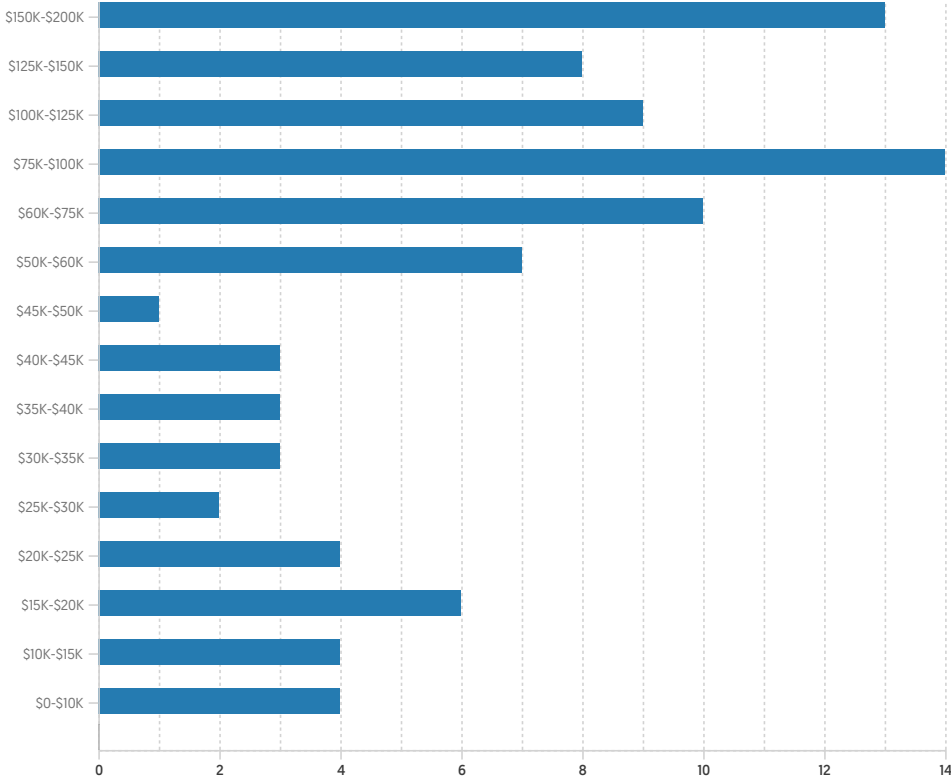
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	9
Mining	
Construction	1,096
Manufacturing	862
Transportation and Communications	1,025
Wholesale Trade	442
Retail Trade	2,115
Finance, Insurance and Real Estate	1,268
Services	7,941
Public Administration	1,310
Unclassified	

WORKFORCE



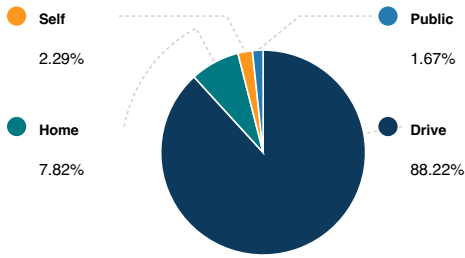
HOUSEHOLD INCOME



Average Household Income **\$81,268**

Average Per Capita Income **\$43,782**

COMMUTE METHOD



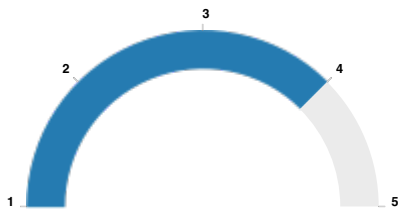
Median Travel Time **25 min**

WEATHER

January High Temp (avg °F)	41.2
January Low Temp (avg °F)	23.9
July High Temp (avg °F)	82.7
July Low Temp (avg °F)	66.1
Annual Precipitation (inches)	48.66

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	619
Some High School	1,717
High School Graduate	6,814
Some College	6,590
Associate Degree	2,364
Bachelor's Degree	8,959
Graduate Degree	2,960

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Gables Elementary School	0.54	Pre-K-5th	281	10	3/10
Woodrow Wilson	0.55	Pre-K-8th	213	7	4/10
Shark River Hills Elementary School	0.71	Pre-K-5th	233	9	1/10
Summerfiled Elementary School	0.99	Pre-K-5th	404	9	7/10

Community Rating (2)

Gables Elementary School	
Woodrow Wilson	
Shark River Hills Elementary School	5
Summerfiled Elementary School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Woodrow Wilson	0.55	Pre-K-8th	213	7	4/10
Neptune Middle School	0.62	6th-8th	704	8	4/10
Neptune High School	0.75	9th-12th	1,270	11	2/10
Monmouth County Academy Of Allied Health And Science	0.78	9th-12th	306	11	10/10

Community Rating (2)

Woodrow Wilson	
----------------	--

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Superior Caterers	108 Walnut St	(732) 988-5178	0.06	Caterers
Dave's Ice Cream	401 W Sylvania Ave 68b	(732) 298-3377	0.13	Ice Cream, Soft Drink And Soda Fountain Stands
Bilows Bar & Grill	310 W Sylvania Ave Ste 1	(732) 776-7466	0.14	Bar (Drinking Places)
Molinari's Restaurant Pizzeria & Bar	312 W Sylvania Ave	(732) 775-7733	0.27	Pizza Restaurants
Agia Irene LLC	2040 State Route 33	(732) 775-4300	0.29	Delicatessen (Eating Places)
Antonio Inc	2040 State Route 33 Ste 2	(732) 988-1325	0.29	Pizzeria, Independent
Calypso Cafe	2040 State Route 33	(732) 299-7590	0.29	Cafe
China One Of Neptune LLC	2040 State Route 33 Ste 4	(732) 988-7225	0.29	Chinese Restaurant
Irvs Deli & Restaurant	2040 State Route 33 Ste 6	(732) 775-4300	0.29	Delicatessen (Eating Places)
Liverpool Bread Distro LLC	255 W Sylvania Ave	(732) 869-4368	0.31	Bread

SHOPPING

	Address	Phone #	Distance	Description
Anish Grocery Corp	314 W Sylvania Ave	(732) 776-5583	0.23	Convenience Stores, Independent
Tropicone Inc	2040 State Route 33	(732) 502-0066	0.29	Ice Cream (Packaged)
Plaza Convenience & Deli	2459 State Route 33	(732) 918-9494	0.43	Delicatessen Stores
S Brenan Market Inc	66 Locust Ave	(732) 988-2134	0.72	Fruit And Vegetable Markets
Sherrica Mcdonald Design Concepts LLC	1 Amparo Way	(732) 682-0255	0.73	Bathroom Fixtures, Equipment And Supplies
John Crackerbarrel & Creamery	1 S Riverside Dr	(732) 455-5131	0.8	Delicatessen Stores
E & A Svc. Assoc. LLC	2232 W Bangs Ave	(732) 897-1264	0.98	Miscellaneous General Merchandise