



#5081 ~ Land For Development

**13 Park Drive
Shamong, NJ 08088**

Land

**Block: 27.01
Lot: 9.01**

Land Size: 10.75 Acres

Tax Information

Farm Assessed

Land Assessment:	\$ 8,200.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 8,200.

Taxes:	\$ 227.
Tax Year:	2022
Tax Rate:	2.497/\$100
Equalization Ratio:	76.44%
Updated:	11/8/2023

Zoning: PVI ~ Pinelands Village - Village Industrial District

Remarks: 10.75 Acres of Land For Development for Proposed 68,125 Sq. Ft. One-Story Building. One Existing Structure on Site. Located in a New Development Opportunity Near the Corner of Burnt House Road and Stokes Road. Easy Access to Highway 30, 70 and 206.

Price: \$ 3,300,000. ~ Sale

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

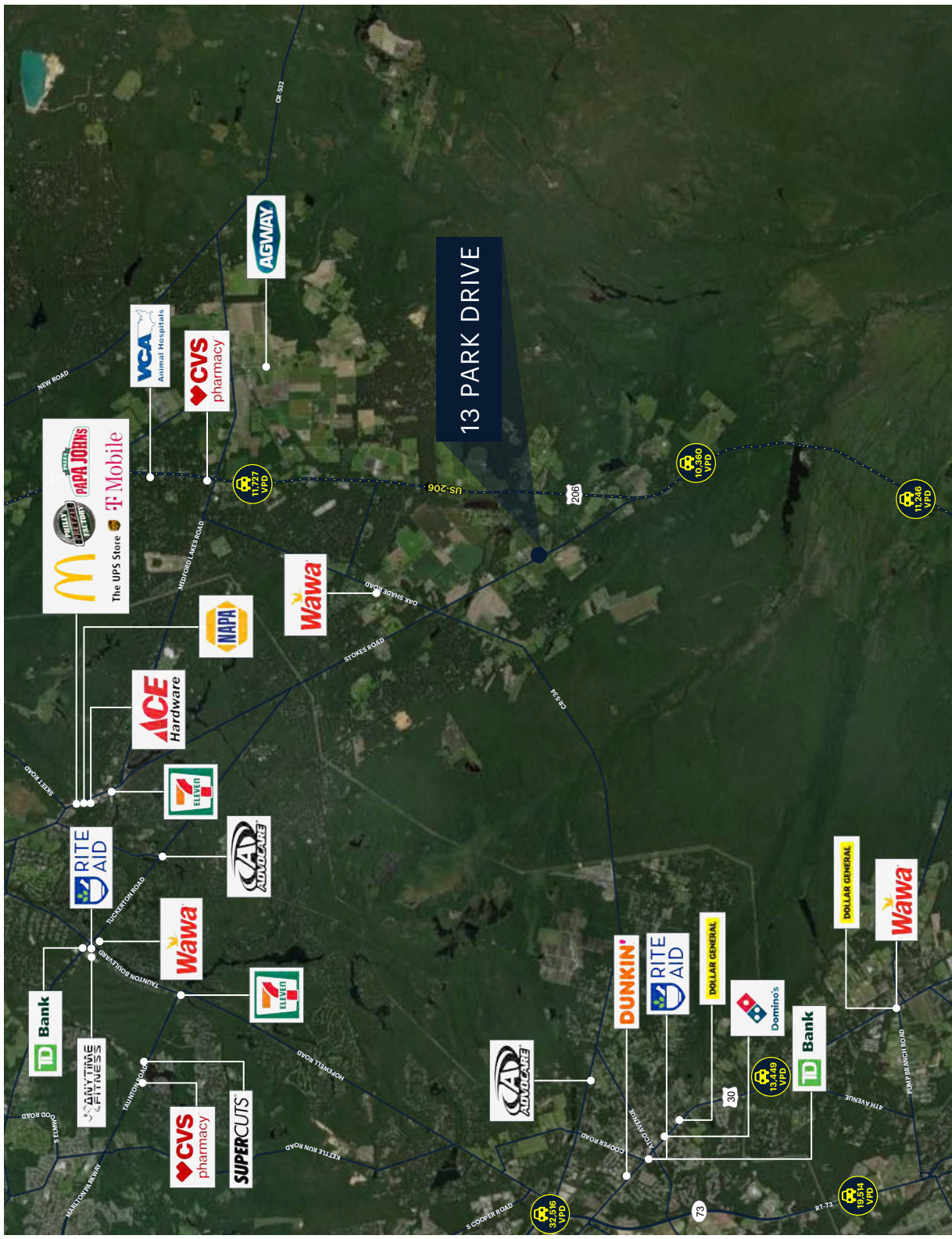
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation 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.

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4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com





MARKET RETAIL AERIAL







EXECUTIVE SUMMARY

13 Park Drive is a new development opportunity. The property is in the approved cultivation and manufacturing zone for the City of Shamong.

Environmental and Soil Report on file.

WETLANDS DELINEATION



PROPERTY SUMMARY

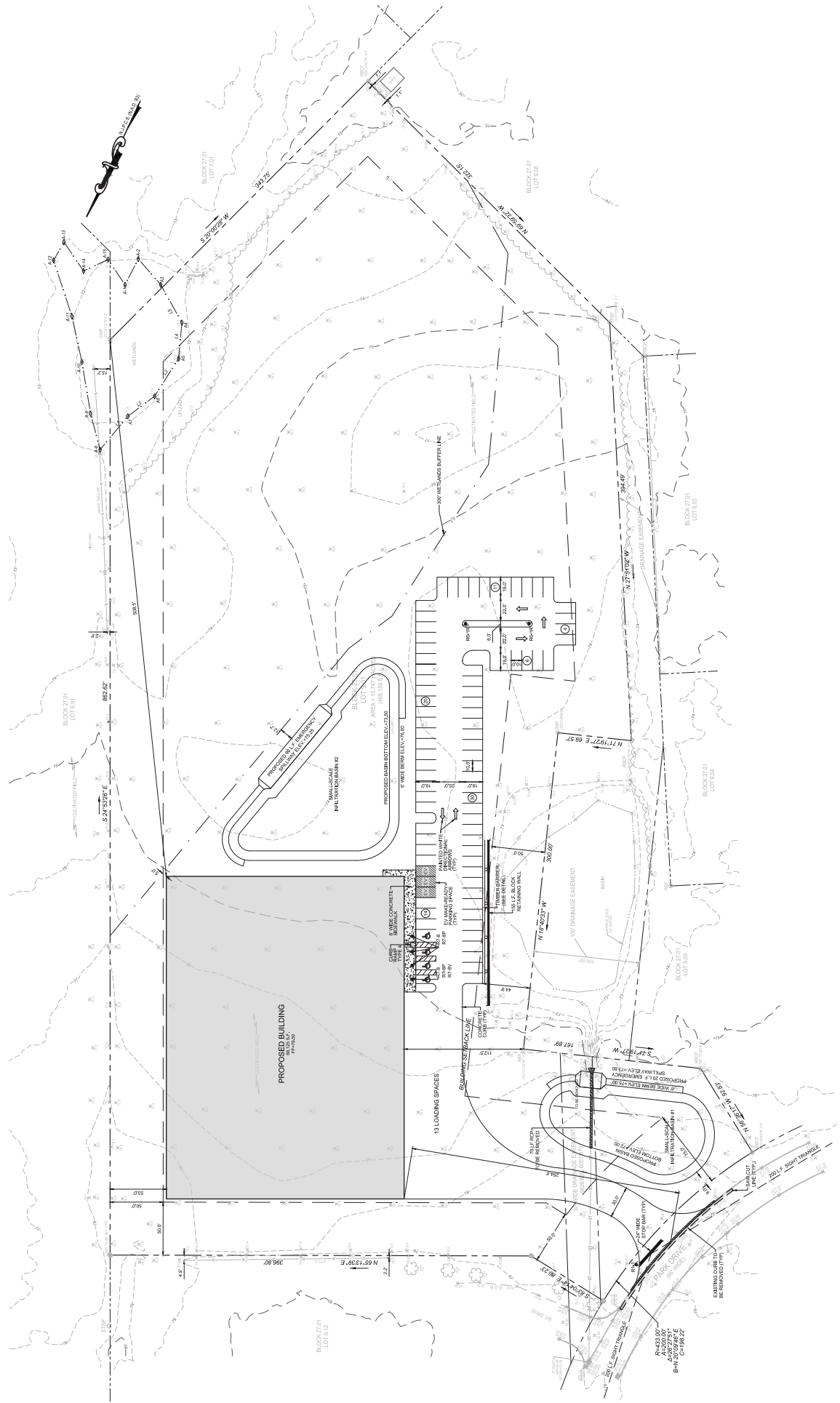
THE OFFERING

Property Address	13 Park Drive Shamong, NJ 08088
Block	27.01
Lot	9.06
Lot Size	+/- 10.75 Acres

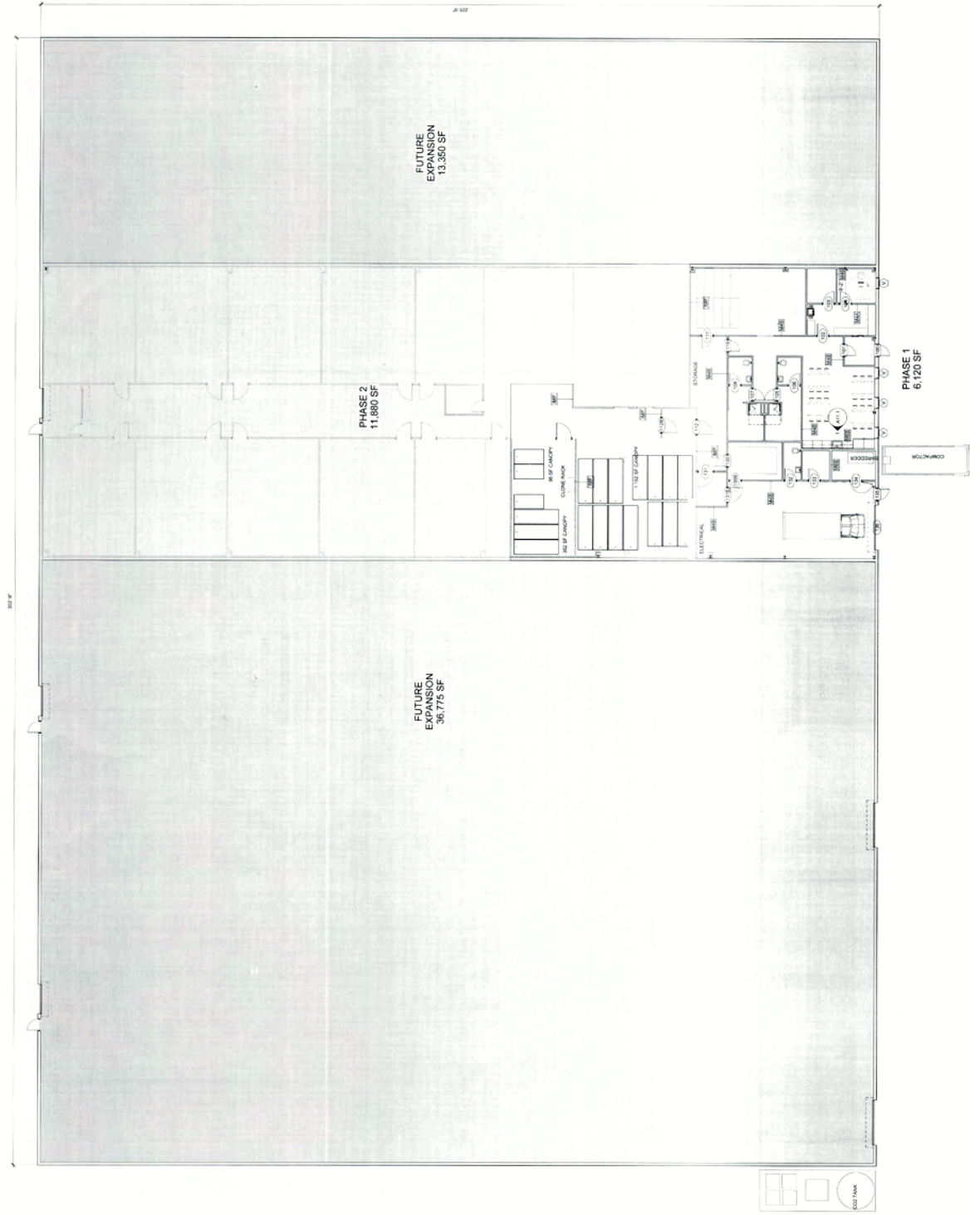
BUILDING INFORMATION

Building Dimensions	(approx.)
Stories	1
Gross Square Footage	
Zoning	PVI
Lot Size	+/- 10.75 Acres
Total Building Square Feet	68,125 Sf
Tax Rate	TBD Once Built
Taxes (2021)	TBD Once Built
Vital Day Price	TBD Once Built

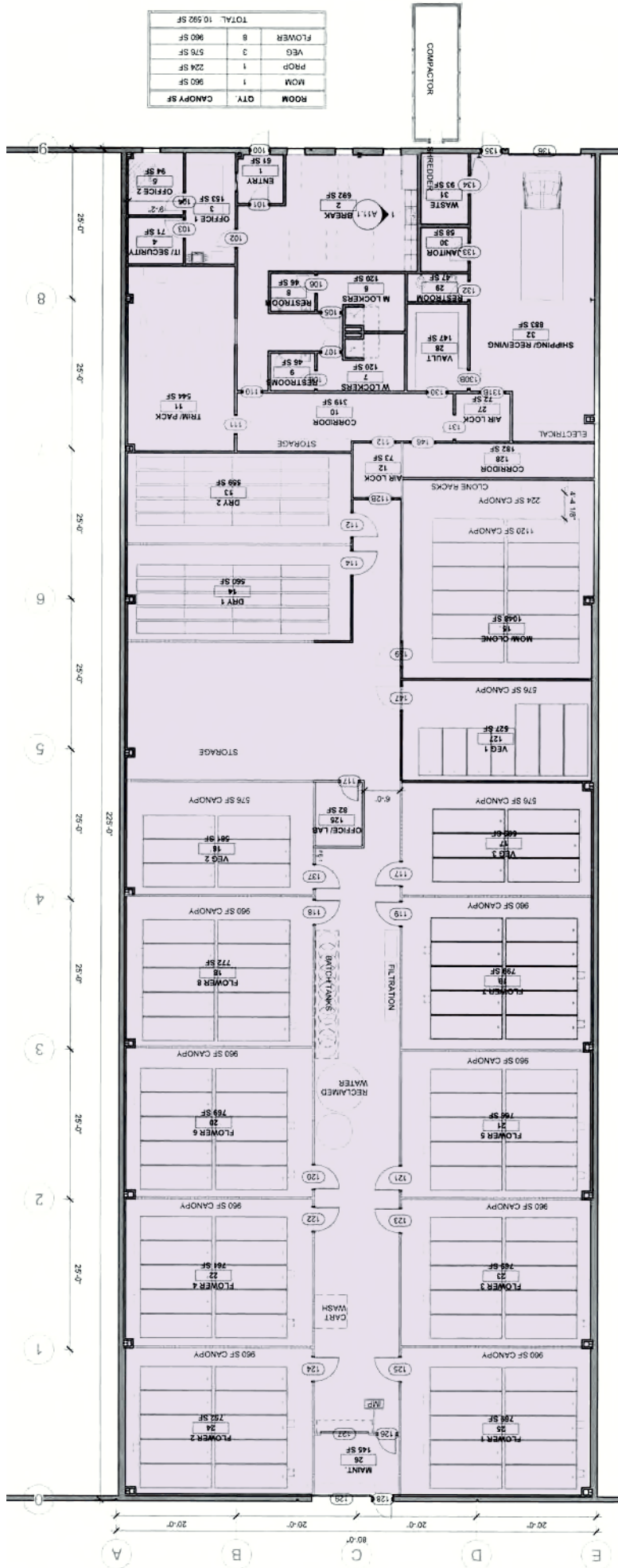
SITE PLAN

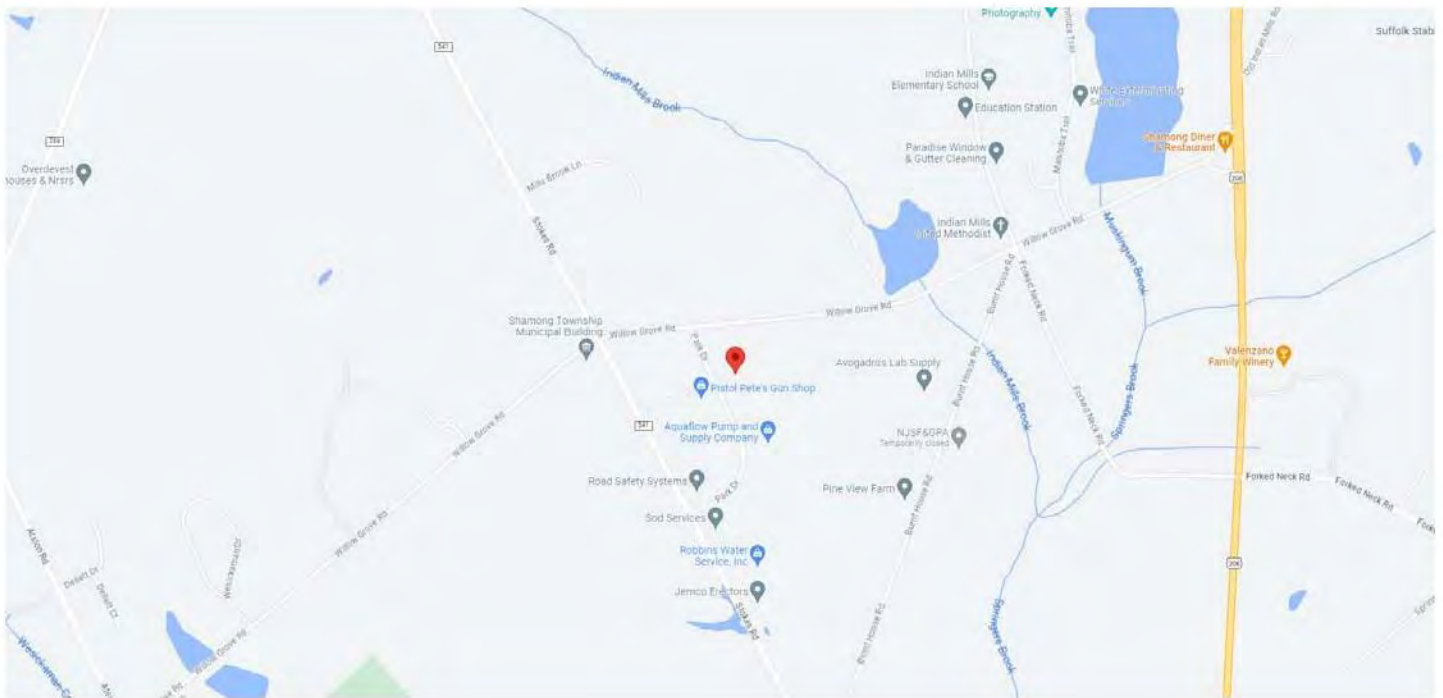
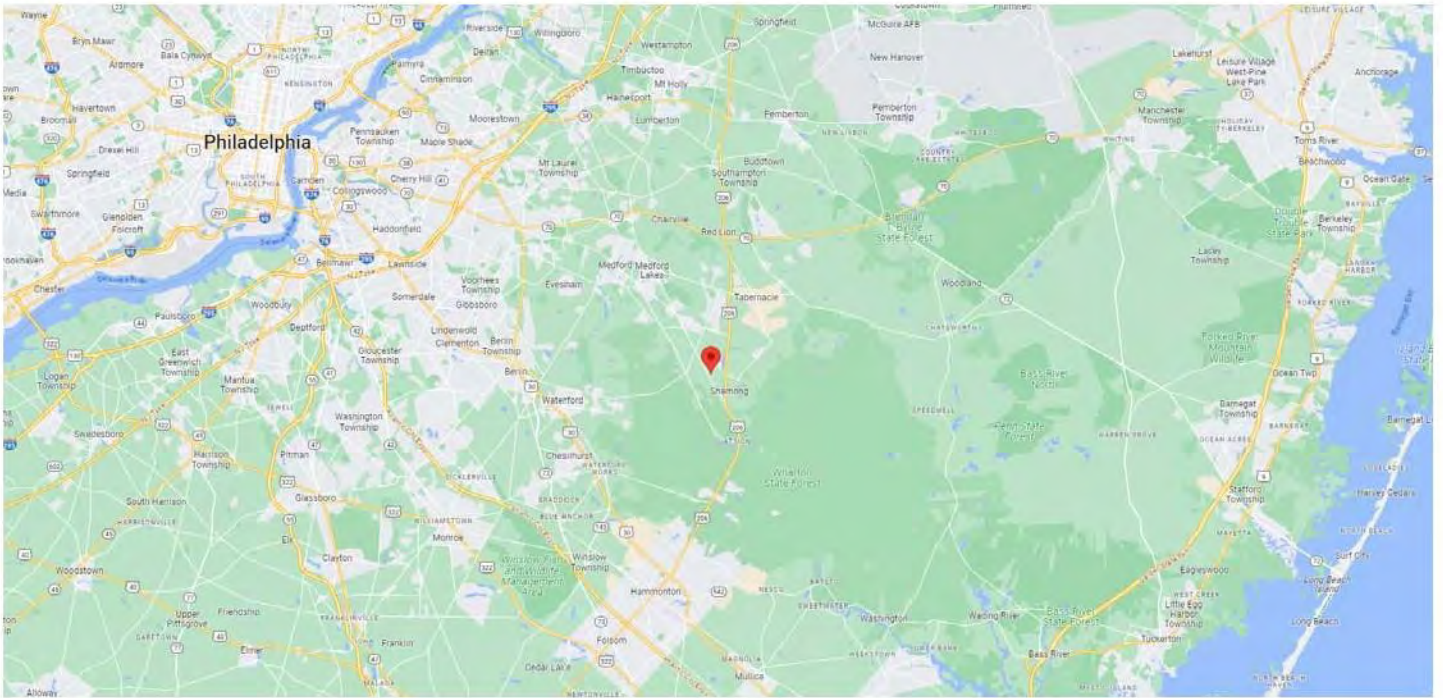


FLOOR PLAN

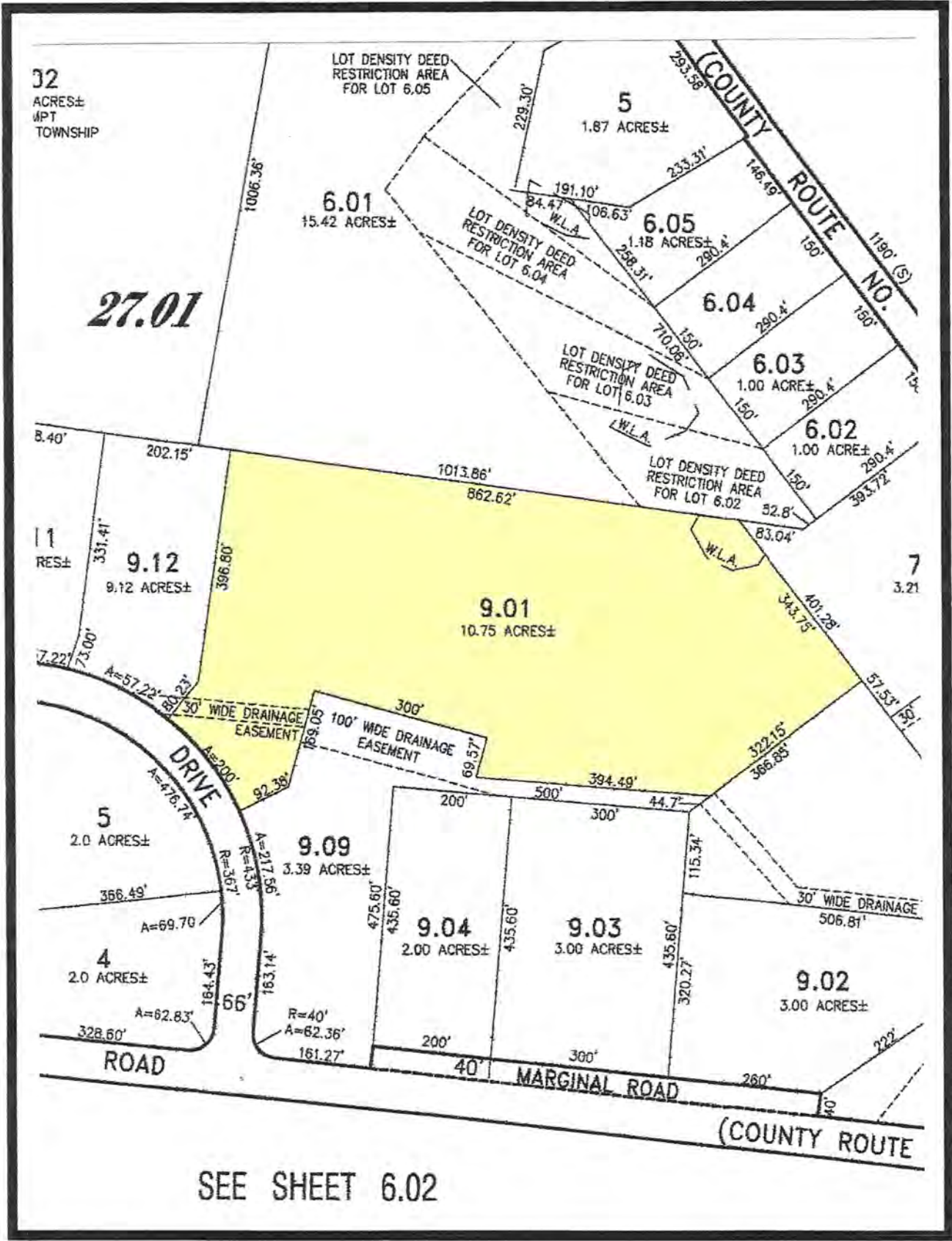


PHASE 1 CULTIVATION DESIGN PLANS



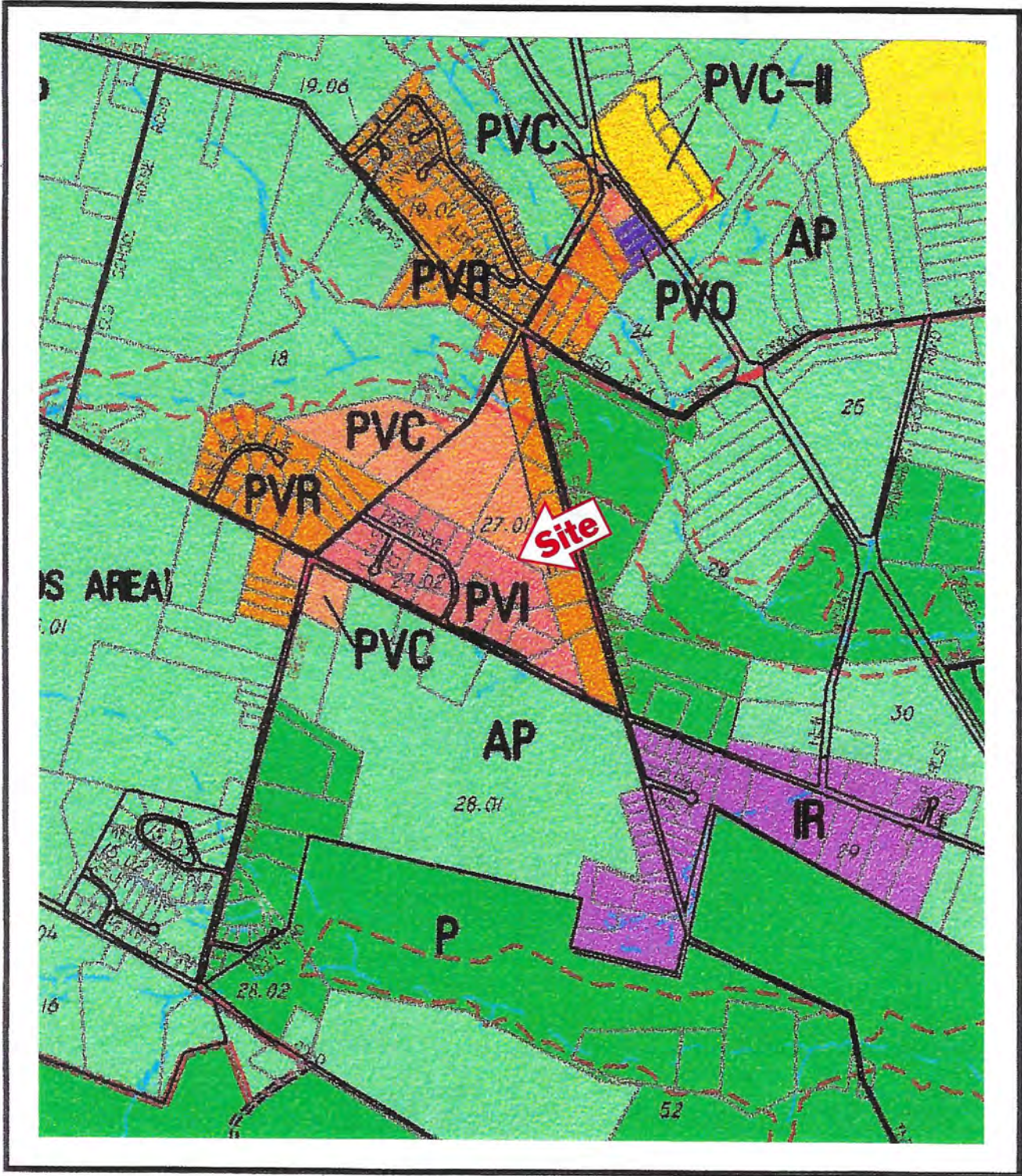


TAX MAP LOCATION



SEE SHEET 6.02

Zoning Map



farm. Such establishment shall be set back a minimum of 35 feet from the street line.

- (4) Private garages, carports, and accessory buildings less than 600 square feet in area for use with the main dwelling.
- (5) Off-street parking facilities located no closer than 10 feet to any lot line or principal building except in the case of a common driveway.
- (6) Private residential swimming pools and greenhouses.
- (7) Clubhouses with golf courses.
- (8) Section G uses where applicable.

F. Village Industrial District permitted uses.

- (1) Offices.
- (2) Manufacturing plants of a type which carry on processes within completely enclosed buildings including the manufacture, assembly or treatment of products from previously prepared materials.
- (3) Wholesale distribution centers and warehouses.
- (4) All uses permitted in the Commercial District.
- (5) Signs subject to the limitations of this chapter and the CMP.
- (6) Public service infrastructure.

G. Village Industrial District permitted accessory uses.

- (1) Off-street parking.
- (2) Fences and walls.
- (3) Garages and storage buildings.
- (4) Temporary construction trailers and one sign not exceeding 100 square feet, advertising the prime contractor, subcontractors, architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailers and sign are on the site where construction is taking place.

H. Village Industrial District general requirements.

- (1) Maximum building height. No building shall exceed 35 feet in height and 2 1/2 stories.
- (2) Area and yard requirements. See § **110-129**, Schedule of Limitations.
- (3) Any principal building may contain more than one use and/or organization and any lot may contain more than one principal structure.
- (4) No improved surface shall be closer to a property line than 35 feet if the landscaped area is grass only. The landscaped area may be reduced to 25 feet if it is sufficiently landscaped and/or bermed. The Planning Board may reduce any of these landscaped areas by 1/2 of that required upon a showing of either appropriately dense landscape treatments such as plantings, fencing, or berming, or upon a finding that because of the location of the property or the uses surrounding same that the landscaped area is unnecessary and inappropriate. A minimum landscaped area of 50 feet in width shall be provided along any common property line with a residential district or residential use.
- (5) All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock

formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.

- (6) No merchandise, products, waste, or similar material or objects shall be displayed or stored outside.
 - (7) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block walls.
 - (8) Minimum off-street parking.
 - (a) The number of spaces shall be computed in accordance with § **110-97** of this chapter which deals with off-street parking and loading for commercial and industrial uses.
 - (b) In addition, one space for every vehicle owned and/or operated by the use operating from that site shall be provided.
 - (c) In any event, each use shall provide a sufficient number of spaces in appropriate locations so that no driveway, aisle, fire lane or street right-of-way is used at any time for parking.
 - (9) Minimum off-street loading.
 - (a) Each activity shall provide for off-street loading and unloading with adequate ingress and egress from streets and shall provide such area at the side or rear of the building. Each space shall be at least 15 feet by 40 feet, and one space shall be provided for every 8,000 square feet of gross floor area or fraction thereof in each building. There shall be no loading or unloading from the street.
 - (b) There shall be at least one trash and garbage pickup location provided by each building which shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building, which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets, and adjacent residential uses or zoning districts by a fence, wall, planting or combination of the three. If located within the building, the doorway may serve both the loading and trash/garbage functions. If a container is used for trash/garbage functions and is located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container in no way interferes with or restricts loading and unloading functions.
 - (c) All off-street loading areas shall be lighted.
 - (10) Signs. One lighted sign per use shall be permitted not larger than the equivalent of 5% of the area of the front wall of the building or 50 square feet, whichever is smaller. If attached to the building, the sign shall not be higher than the roofline; if freestanding, the sign shall not exceed six feet in height and shall be set back from the right-of-way at least one foot.
- I. Conditional uses in either the Residential, Commercial, or Industrial Districts of the Pinelands Village.
- (1) Home occupation, provided that it meets the standards set forth in this chapter.
 - (2) Hospitals or nursing homes; congregate care facilities; residential care facilities.
 - (3) Preschools and day-care centers.

(4) Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercially or industrially related operations of such companies.

(5) The installation of wireless local communications facilities, provided they satisfy the standards set forth in § **110-96** of this chapter.

[Added 10-3-2000 by Ord. No. 2000-8]

J. Any municipal variance approval which grants relief from the density or lot area requirements set forth in § **110-129** or **110-125** for a residential or principal nonresidential use in the Village Residential, Village Commercial, Village Industrial, Village Commercial II or Village Professional Office Districts shall require that Pinelands development credits be used for all dwelling units or lots in excess of that permitted without the variance.

[Added 3-2-1993 by Ord. No. 1993-3; amended 6-4-1997 by Ord. No. 1997-5; 9-4-1997 by Ord. No. 1997-8]

K. No residential dwelling unit or nonresidential use shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.

[Added 3-2-1993 by Ord. No. 1993-3]

L. Pinelands Village Commercial District II permitted uses, accessory uses and conditional uses.

[Added 9-4-1997 by Ord. No. 1997-8]

(1) Permitted uses shall include those listed in § **110-124A(1)** for the Agricultural Production District.

(2) Accessory uses shall include those listed in § **110-124A(2)** for the Agricultural Production District.

(3) Uses permitted with a conditional use permit: planned commercial development subject to the standards set forth in § **110-106H**.

M. Pinelands Village Professional Office District permitted and conditional uses.

[Added 9-4-1997 by Ord. No. 1997-8]

(1) Permitted uses shall include those listed as principal permitted and accessory uses in § **110-125B** and **C** for the Pinelands Villages Residential District.

(2) Uses permitted with a conditional use permit.

(a) Professional offices, not requiring occupancy by a resident of the property. The conditions of the conditional use are the design criteria set forth below. Design criteria for the conditional use of a dwelling as a professional office shall meet the following requirements:

[1] Parking. All parking shall be in the front yard with screened planting and mounds, a minimum of five feet in height on both side property lines to screen parking from adjoining properties. Parking shall be setback 50 feet from the right-of-way of Route 206.

[2] Landscaping, lighting and signage shall follow the design criteria of the general conditions of the this chapter, Article **VII**, §§ **110-91**, **110-97** and **110-99** et seq, except as the same are modified in this chapter for the Agricultural Commercial District and the Pinelands Village Commercial District II.

[3] MOT sign. If a multiple occupancy and tenancy sign is used in this district, it shall not exceed 64 square feet.

[4] Setbacks. Setbacks of all buildings within this district shall contain a front yard setback of 200 feet from the front property line and side yard setback of 50 feet on each side.

[6] Front yard: 60 feet.

[7] Rear yard: 25 feet.

(2) Commercial accessory building:

(a) Minimum.

[1] Distance to side line: 20 feet.

[2] Distance to rear line: 20 feet.

[3] Distance to other building: 20 feet.

(b) Maximum.

[1] Building coverage of principal building: 25%.

[2] Building coverage of accessory buildings: 5%.

(3) Floor area minimum. Each building shall have a minimum gross floor area of 400 square feet, with a width of each store of no less than 20 feet.

(4) Farms: six acres.

(5) Churches: 3.2 acres.

(6) Schools: 10 acres.

C. Pinelands Village District.

(1) Maximum building height. No building shall exceed 35 feet in height and 2 1/2 stories.

(2) Village Industrial District.

(a) Principal building, industrial.

[1] Minimum.

[a] Lot area: 60,000 square feet.

[b] Lot frontage: 200 feet.

[c] Lot width: 200 feet.

[d] Lot depth: 200 feet.

[e] Side yard (each): 50 feet.

[f] Front yard: 75 feet.

[g] Rear yard: 50 feet.

(b) Accessory building.

[1] Minimum.

[a] Distance to side line: 50 feet.

[b] Distance to rear line: 50 feet.

[c] Distance to other building: 30 feet.

[2] Maximum.

[a] Building coverage of principal building: 25%.

[b] Building coverage of accessory buildings: 5%.

[3] Floor area minimum. Each building shall have a minimum gross floor area of 2,500 square feet.

(3) Village Commercial District.

(a) Principal building.

[1] Minimum.

[a] Lot area: one acre.

[b] Lot frontage: 125 feet.

[c] Lot width: 125 feet.

[d] Lot depth: 150 feet.

[e] Side yard: In order to encourage an end product which provides parking access and architectural continuity even where development occurs piecemeal and with diverse ownership, buildings may be attached. Attached buildings may include two walls which must be keyed to each side. Where buildings are built to both side lot lines, the site plan shall be accompanied by appropriate legal material and plans showing properly located loading spaces and trash receptacles with permitted access across adjacent properties. If structures are not attached, the side yard(s) shall be 20 feet.

[f] Front yard: 60 feet.

[g] Rear yard: 25 feet.

(b) Accessory building.

[1] Minimum.

[a] Distance to side line: 20 feet.

[b] Distance to rear line: 10 feet.

[c] Distance to other building: 20 feet.

[2] Maximum.

[a] Building coverage of principal building: 25%.

[b] Building coverage of accessory buildings: 5%.

D. Nonresidential uses in the Rural Development Area.

(1) Maximum building height. No building shall exceed 35 feet in height and/or 2 1/2 stories.

(2) Area and yard requirements.

(a) Principal building.

[1] Minimum.

[a] Lot area: one acre.

[b] Lot frontage: 125 feet.

[c] Lot width: 125 feet.

[d] Lot depth: 150 feet.

13 Park Dr, Shamong, NJ 08088-8995, Burlington County

POPULATION

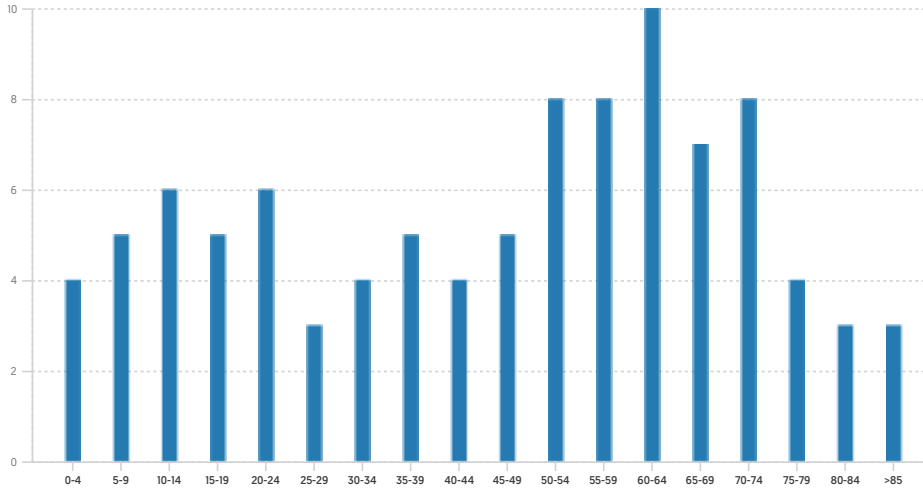
SUMMARY

Estimated Population	24,203
Population Growth (since 2010)	-9.9%
Population Density (ppl / mile)	159
Median Age	51

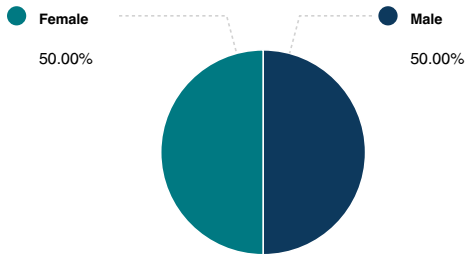
HOUSEHOLD

Number of Households	9,189
Household Size (ppl)	3
Households w/ Children	4,429

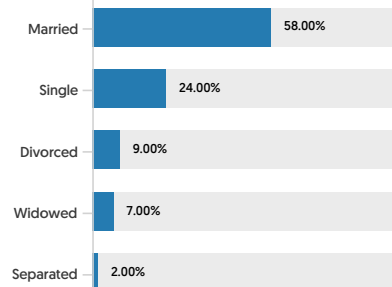
AGE



GENDER



MARITAL STATUS



HOUSING

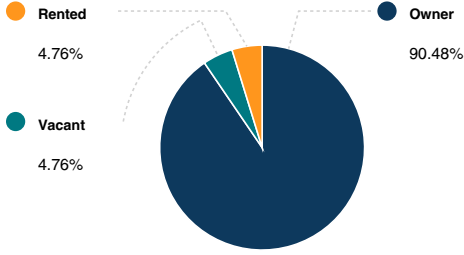
SUMMARY

Median Home Sale Price	\$288,600
Median Year Built	1977

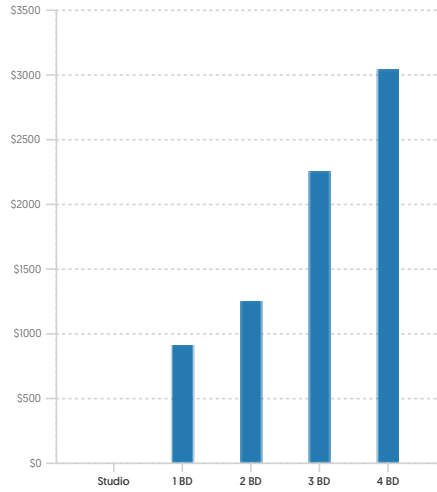
STABILITY

Annual Residential Turnover	6.63%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

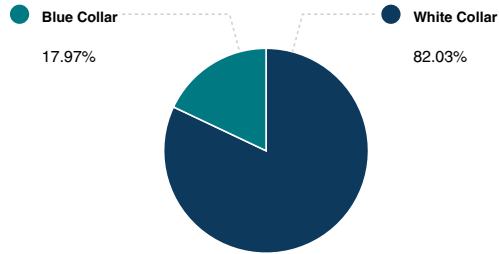


QUALITY OF LIFE

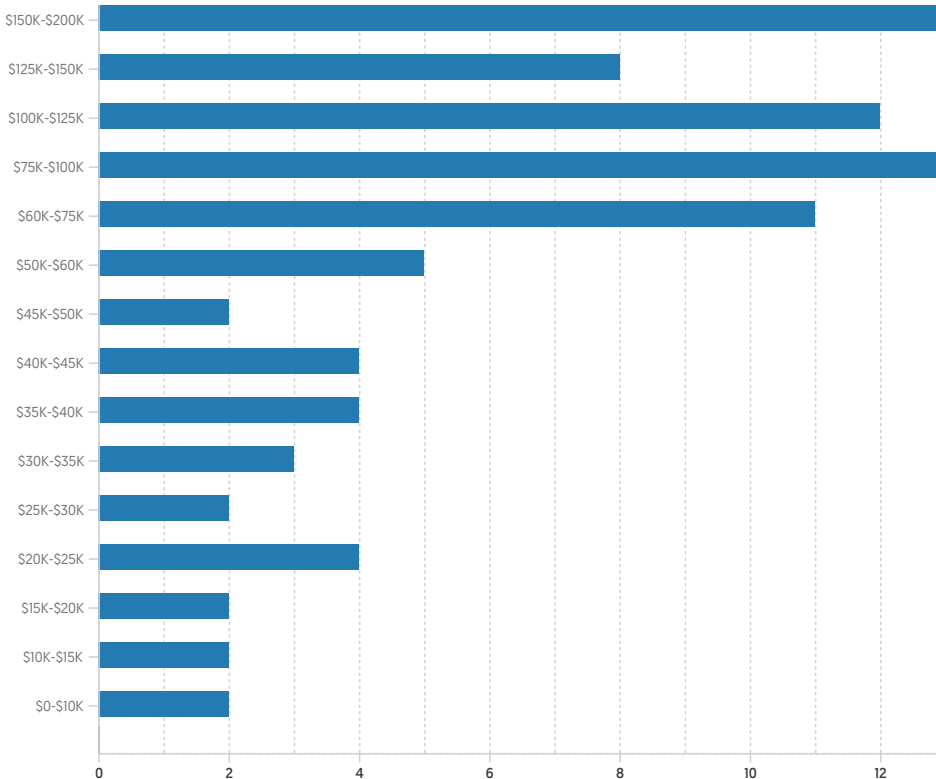
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	273
Mining	
Construction	661
Manufacturing	746
Transportation and Communications	577
Wholesale Trade	358
Retail Trade	1,095
Finance, Insurance and Real Estate	910
Services	4,117
Public Administration	680
Unclassified	

WORKFORCE



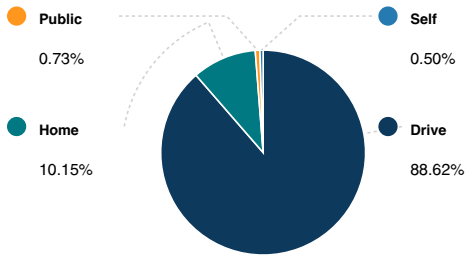
HOUSEHOLD INCOME



Average Household Income **\$94,271**

Average Per Capita Income **\$45,057**

COMMUTE METHOD



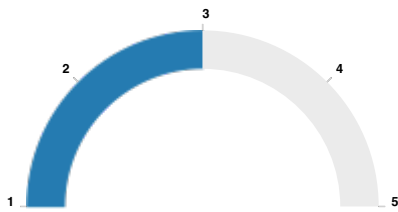
Median Travel Time **33 min**

WEATHER

January High Temp (avg °F)	40.9
January Low Temp (avg °F)	22.4
July High Temp (avg °F)	86.5
July Low Temp (avg °F)	63.4
Annual Precipitation (inches)	47.58

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	178
Some High School	1,274
High School Graduate	5,769
Some College	3,156
Associate Degree	1,279
Bachelor's Degree	5,532
Graduate Degree	2,024

(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)
Indian Mills Elementary School	0.65	Pre-K-4th	354	10	7/10

Community Rating (2)

Indian Mills Elementary School

(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.
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Coffee And Sons LLC	39 Burnt House Rd	(609) 868-1290	0.24	Coffee Shop
Shamong Diner	7 Willow Grove Rd	(609) 268-1182	0.81	American Restaurant