

#5105 ~ Land For Development

**230 Highway 33
Freehold Township, NJ 07728**

Land

**Block: 69.01
Lot: 33.01**

Land Size: 18.99 Acres

Tax Information

Land Assessment:	\$ 1,059,600.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 1,059,600.

Taxes:	\$ 19,751.
Tax Year:	2023
Tax Rate:	2.023/\$100
Equalization Ratio:	89.49%
Updated:	01/24/2024

Zoning: R-80 ~ Residential Zone

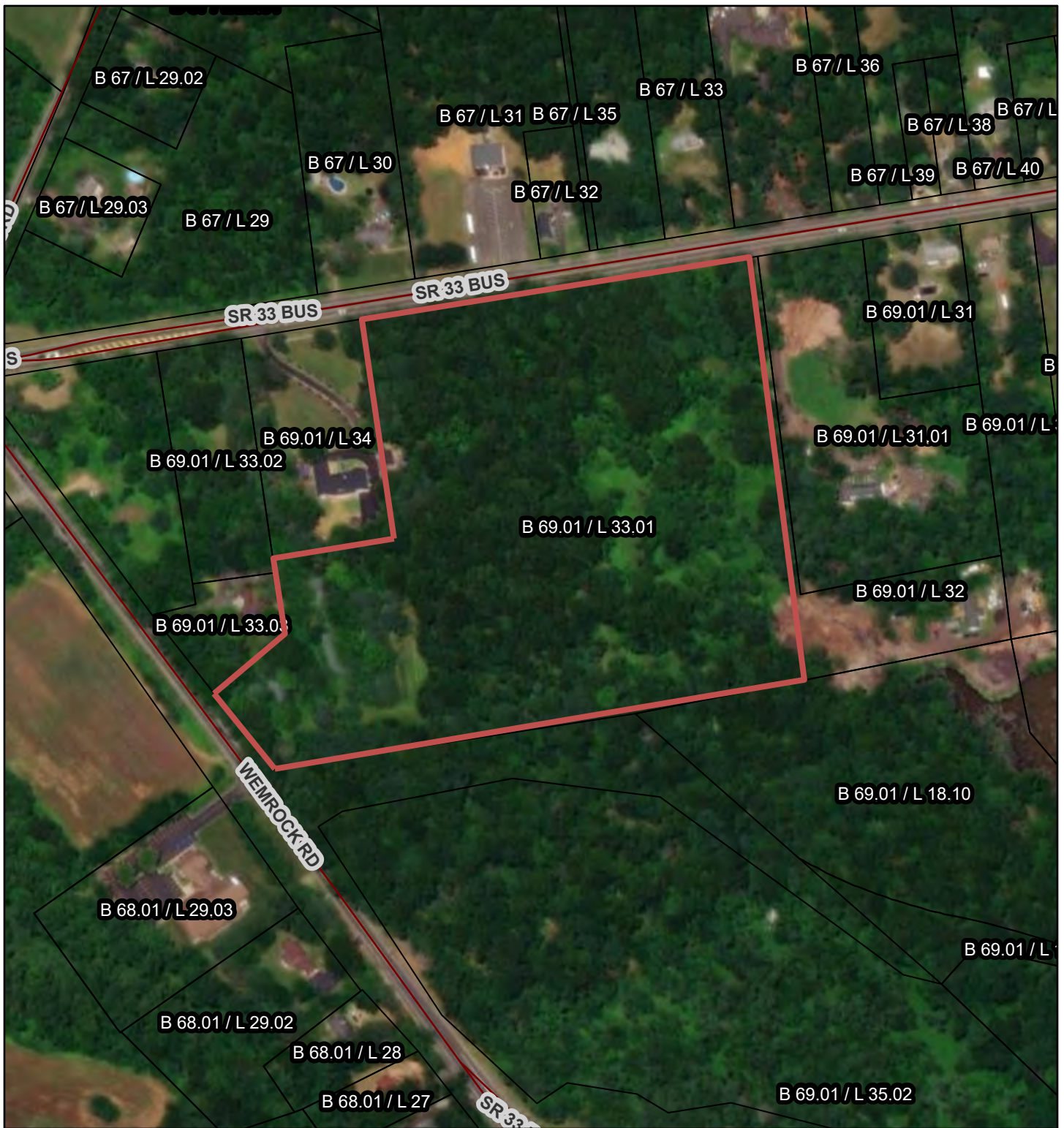
Remarks: 18.99 Buildable Acres For Development in Prime Location on Highway 33. Calling All Builders and Developers! Lot is Vacant and Wooded. Approvals in Process for Nine Single-Family Homes on Two Acres Each. Zoning Allows Building of 4,000-15,000 Sq. Ft. Homes. Easy Access to Highway 9, 18 and Interstate 195.

Price: \$ 3,400,000. ~ Sale

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

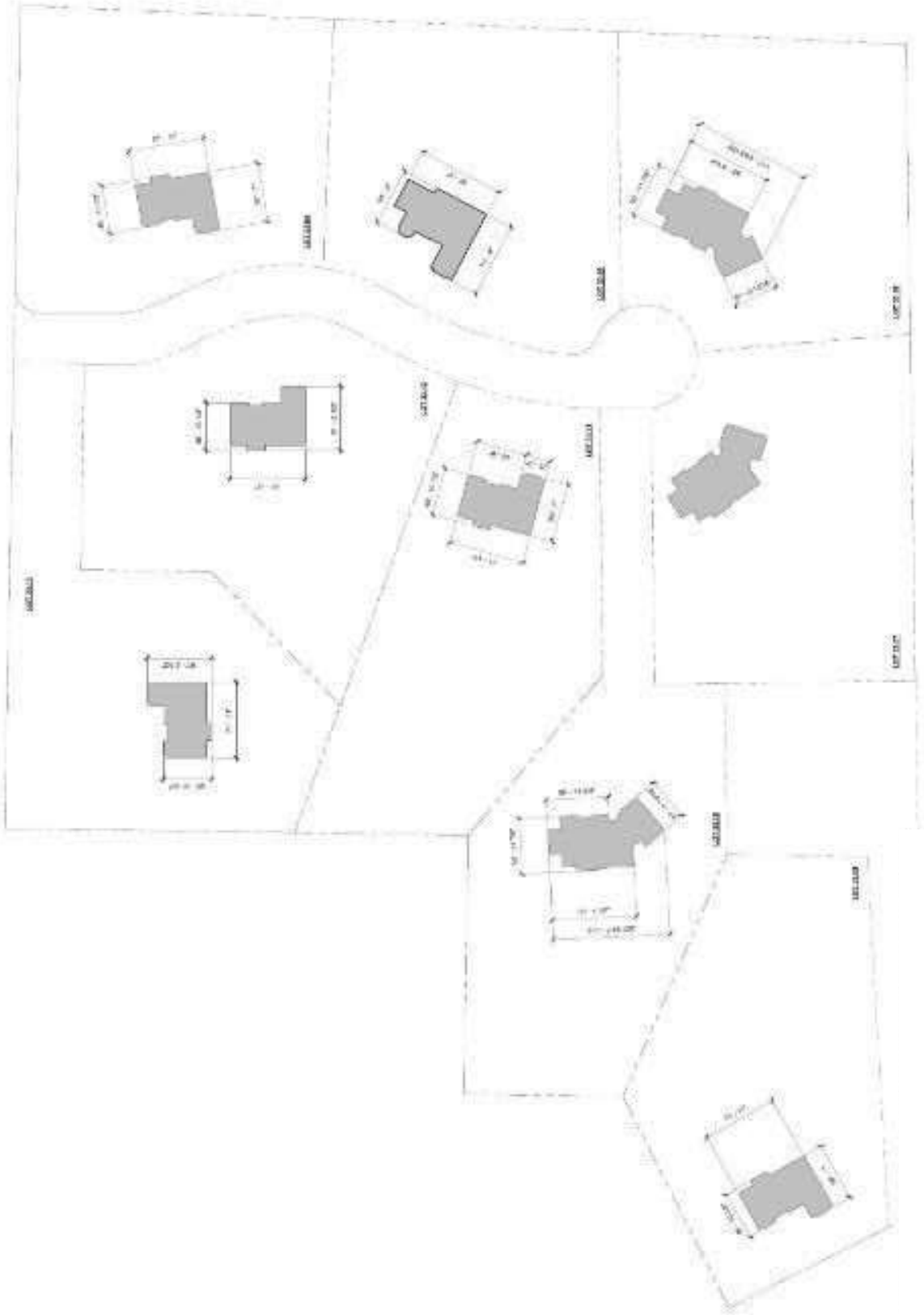
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation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

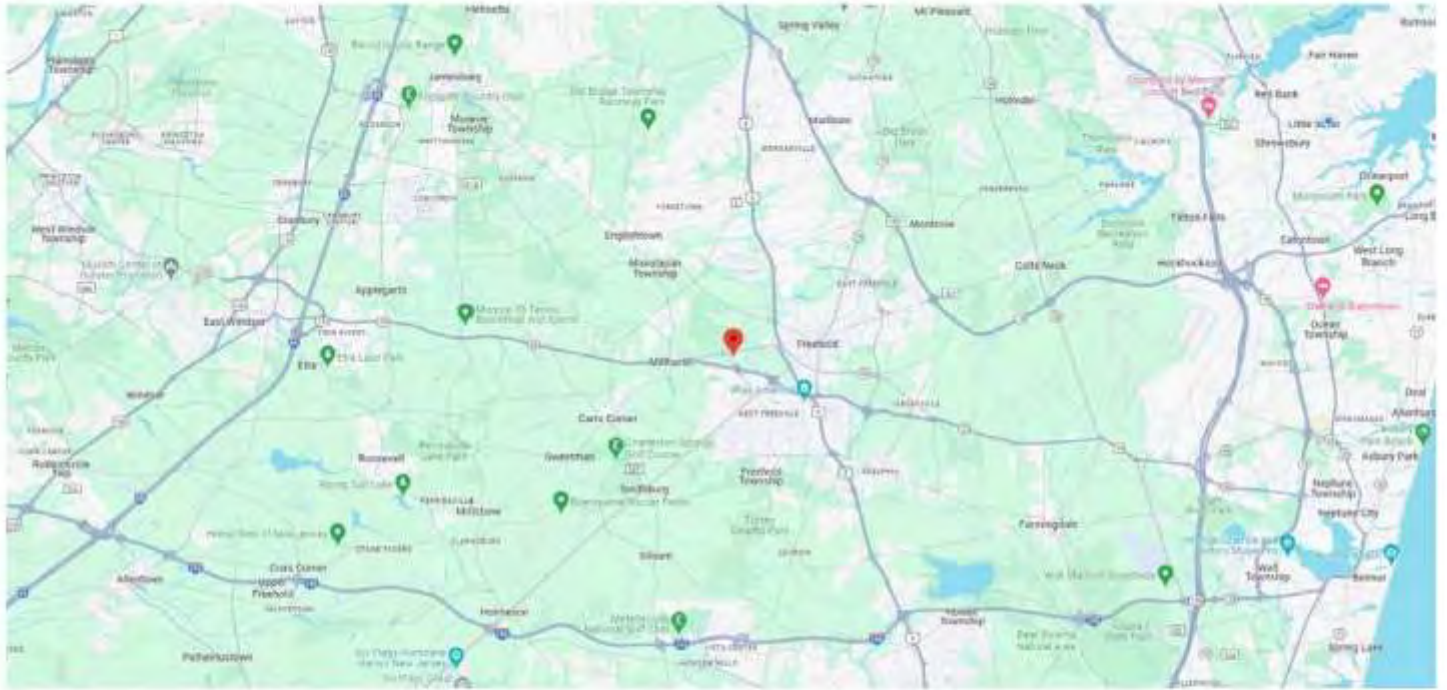
530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
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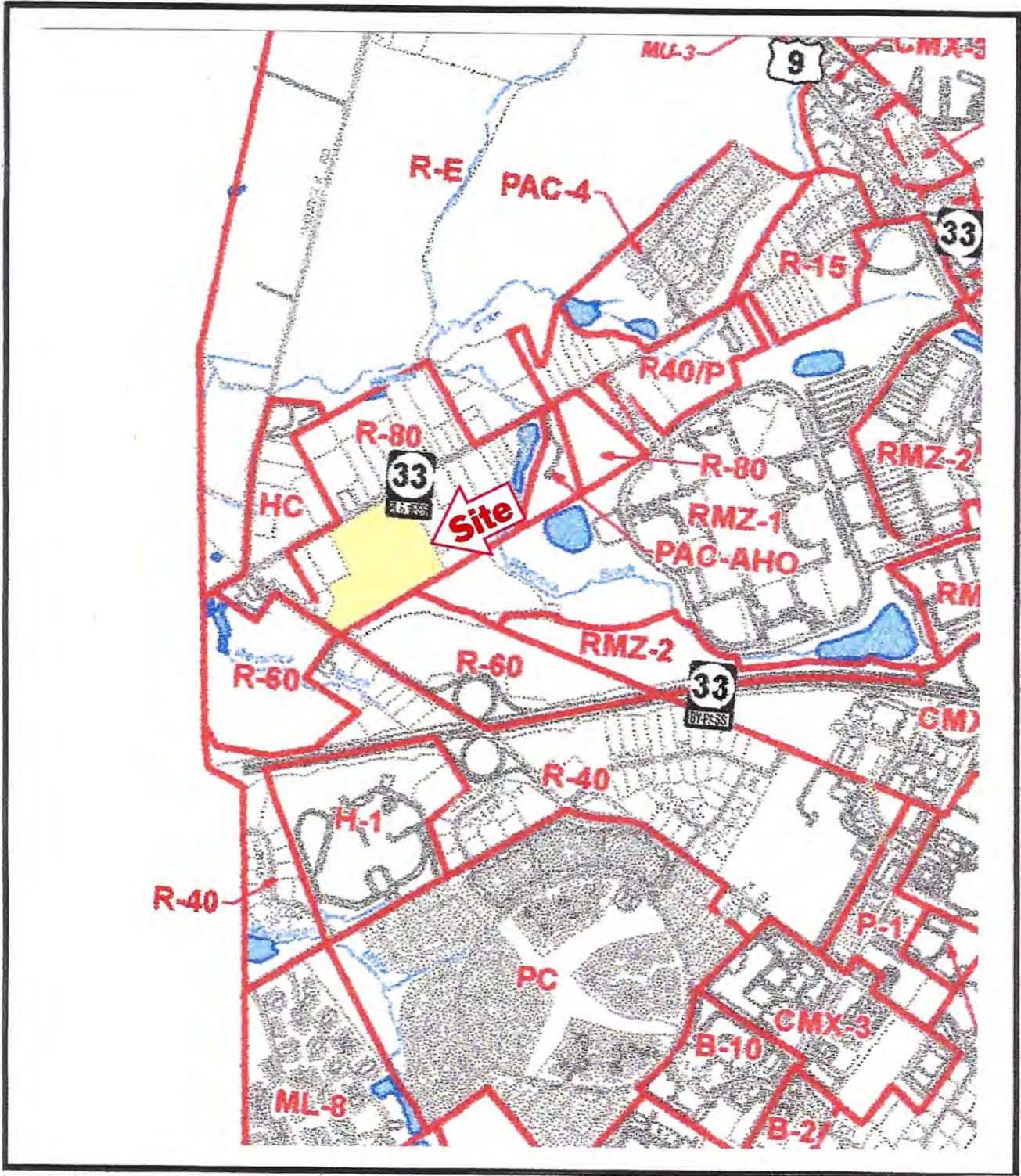
— Road Centerlines

▭ Parcels (cadastral non-survey)





Zoning Map



and subsurface drainage pollution in accordance with the requirements of the Lake Topanemus Watershed Conservation District requirements.

B. Permitted uses:

- (1) Farms, provided that no livestock or horse farms shall be permitted.
- (2) Single-family dwellings.
 - (a) On minimum lot size and yard area requirements: in accordance with Schedule C at the end of this chapter.
 - (b) On variable lot sizes: in accordance with § **190-161**.
- (3) Public parks and playgrounds.
- (4) Public buildings.

C. Permitted accessory uses: same as R-R Zone.

D. Uses permitted subject to issuance of a conditional use permit. (Reserved)
[Amended 5-13-2003 by Ord. No. O-03-11]

E. Area, yard and building requirements: as specified in Schedule C at the end of this chapter.

§ 190-129. Residential Zone R-80.

A. Permitted uses:

- (1) Farms.
- (2) Single-family dwellings.
[Amended 12-27-2005 by Ord. No. O-05-48]
 - (a) On minimum lot size and yard area requirements: in accordance with Schedule C at the end of this chapter.
- (3) Public parks and playgrounds.
- (4) Public buildings.
- (5) Keeping of horses and ponies in accordance with § **190-125A(5)** in the RR Zone District.
- (6) Houses of worship on principal arterial highways, minor arterial highways, major collector streets, minor collector streets and collector streets as defined and listed in the Circulation Plan Element of the Freehold Township Master Plan. Houses of worship shall be required to have a one-hundred-foot front yard setback and seventy-five-foot side yards, but otherwise shall be governed by the P-1 Zone in terms of other bulk standards, building coverage, impervious surface coverage and other site design standards.
[Added 6-17-2008 by Ord. No. O-08-11^[1]
[1] Editor's Note: This ordinance also renumbered former Subsection A(6) as Subsection A(7).
- (7) Planned adult community. A planned adult community is permitted as an overlay zone on Block 96, Lots 22, 24, 25 and 26, east of Jackson Mills, north of Georgia Road, in accordance with a settlement agreement in the matter of Isaacs Estate et al. vs. Mayor and Township Committee of the Township of Freehold in accordance with the following:
 - (a) General tract requirements.

[1] The minimum gross tract area for a planned retirement community shall be 40 acres.

- [2] The development shall be serviced by public water supply and public sanitary sewer facilities.
 - [3] The density of development in the PAC Overlay Zone District shall not exceed 1.9 units per gross acre and shall not exceed the following number of dwelling units: Lots 22 and 24: 75 dwelling units combined. If Lot 25 and/or Lot 26 are added to the PAC, additional PAC dwellings may be added as follows: Lot 25: 2 dwelling units, and Lot 26: 2 dwellings.
 - [4] Not more than 20% of the entire tract shall be covered by buildings.
 - [5] Not more than 40% of the entire tract shall be covered by impervious surface.
- (b) Building requirements. Only age-restricted single-family detached dwelling units and community facilities shall be permitted, and all residential lots shall conform to the following schedule:
- [1] Minimum lot area: 6,600 square feet.
 - [2] Minimum lot frontage: 55 feet; except that on a cul-de-sac or street with a curved alignment having an outside radius of 500 feet or less, lot frontage shall not be less than 75% of the required lot frontage. For corner lots, the smaller of the two lot lines coexistent with the street line shall be considered the lot frontage.
[Amended 4-24-2007 by Ord. No. O-07-9]
 - [3] Minimum lot width: 55 feet at the front building setback line.
[Amended 4-24-2007 by Ord. No. O-07-9]
 - [4] Minimum lot depth: 110 feet.
 - [5] Minimum front setback line: 20 feet.
 - [6] Minimum side yard: seven feet; driveways shall have a side yard setback of five feet, except that on a cul-de-sac or street with a curved alignment, the side yard setback for the driveway may be reduced to two feet at the front lot line.
 - [7] Minimum rear yard: 20 feet. The projection of two feet or less of a fireplace or chimney shall not be deemed a violation of the rear yard requirements.
 - [8] Maximum building height: 30 feet and two stories; the front elevation shall not give an appearance of greater than 1 1/2 stories.
 - [9] Maximum impervious lot coverage: 60%.
 - [10] Decks/patios: same as principal structures except rear yard setback: 10 feet.
 - [11] Sheds: not permitted.
 - [12] All PAC dwelling units shall, as a minimum, provide an attached one-car garage and a minimum 80 cubic feet of storage space in addition to standard closets.
- (c) Recreation and common elements. A planned adult community shall provide developed and undeveloped open space and common recreational or community facilities for the exclusive use of its residents in accordance with the following standards:
- [1] Not less than 30% of the gross tract area shall be devoted to common open space, and such common open space shall be restricted, owned and maintained by a homeowners' association. The common open space may include man-made lakes. All critical areas on the site, including wetlands, floodplains and the like, shall be encompassed within the common open space provided.
 - [2] There shall be not less than 15 square feet of floor space per dwelling unit provided in a community or clubhouse building, which building shall have a minimum floor area of

at least 1,200 square feet. Such facility shall be designed and equipped to meet the social and recreational needs of the anticipated residents. This may include hobby and craft rooms, lounge areas, meeting rooms, card rooms, kitchen, social hall, rooms providing support facilities for outdoor recreation facilities or other similar facilities, as required to meet the needs of persons 55 years of age and older. The building shall not exceed two stories or 35 feet in height.

[3] Within the common open space, facilities shall be included for outdoor recreational use, storage and maintenance. These facilities shall include, as a minimum, a tennis court and their related improvements, such as parking, lighting and ancillary buildings, and may also include, by way of illustration and not limitation, picnic areas, walking, jogging and bicycle paths, paddle boat facilities, fishing areas, shuffleboard, bocce and horseshoe courts, other racquet sport courts, chipping and putting greens and other appropriate facilities.

[4] The community clubhouse shall be operational on or prior to the issuance of certificates of occupancy for 50% of the approved residential units.

(d) Perimeter setback requirements. No buildings or structures, other than roadways, access drives, walking, jogging and bicycle paths, walkways, entrance gatehouses, walls, fences or drainage facilities and utility structures, shall be located within 50 feet of any exterior tract boundary, and the outer 25 feet of the perimeter setback shall be designated as a landscape/conservation easement.

(e) Deed restrictions. Approval of a planned adult community shall be conditioned upon the placement of restrictive covenants on the deeds to any and all portions of the tract so developed to:

[1] Insure that the age restricted units qualify as "55 or Over Housing" within the meaning of the Federal Fair Housing Act (42 USC 3601 et seq.) and applicable United States Department of Housing and Urban Development Regulations. The age restrictive covenants shall be subject to review by the Township Attorney.

[2] Garages shall not be converted to habitable space.

(f) The PAC development shall comply with all applicable requirements of the New Jersey Residential Site Improvement Standards, the New Jersey Stormwater Management Regulations and the Americans with Disabilities Act.

(g) The PAC development shall provide 12.5% of all units as affordable housing units in accordance with N.J.A.C. 94-1 et seq. and the provisions of Article **XX**, Affordable Housing.

(h) Other ordinances. In the event of any conflict between the provisions and requirements of this subsection and the provisions and requirements of any other subsections, the provisions and requirements of this subsection shall govern.

B. Permitted accessory uses: same as R-R Zone.

C. Uses permitted subject to issuance of a conditional use permit:

(1) Public schools.^[2]

[Amended 1-29-2019 by Ord. No. O-19-3]

[2] *Editor's Note: Former Subsection C(1), Houses of worship, as amended 9-25-2007 by Ord. No. O-07-25, was repealed 6-17-2008 by Ord. No. O-08-11. This ordinance also renumbered former Subsection C(2) and (3) as Subsection C(1) and (2), respectively.*

(2) Accessory apartment.

D. Area, yard and building requirements: as specified in Schedule C at the end of this chapter.

LAND USE

190 Attachment 1

Township of Freehold

SCHEDULE C

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

[Amended 3-9-2004 by Ord. No. O-04-9; 9-28-2004 by Ord. No. O-04-35; 8-23-2005 by Ord. No. O-05-26; 9-13-2005 by Ord. No. O-05-29; 9-13-2005 by Ord. No. O-05-30; 9-27-2005 by Ord. No. O-05-32; 11-20-2007 by Ord. No. O-07-29; 6-17-2008 by Ord. No. O-08-11; 12-22-2009 by Ord. No. O-09-37; 8-28-2012 by Ord. No. O-12-18; 4-23-2013 by Ord. No. O-13-15; 5-28-2013 by Ord. No. O-13-16; 12-17-2013 by Ord. No. O-13-39; 2-25-2014 by Ord. No. O-14-2; 10-28-2014 by Ord. No. O-14-14; 12-23-2014 by Ord. No. O-14-18; 12-22-2015 by Ord. No. O-15-24; 3-10-2020 by Ord. No. O-20-7; 4-27-2021 by Ord. No. O-21-9; 5-25-2021 by Ord. No. O-21-10; 3-29-2022 by Ord. No. O-22-4]

Zone	Maximum Gross Density for Major Subdivisions and Site Plans (dwelling units per acre) ²²	Min. Lot Area (in sq. ft. except as noted)		Minimum Lot Dimensions (in feet)			Maximum Lot Coverage (%)		Maximum Floor Area Ratio ^{8,22}		Minimum Yard Depths (in feet)						Minimum Width Buffer Zone (in feet)	Min. Size of Principal Bldg. (in sq. ft.)	
		Interior Lot ¹	Corner Lot ¹	Interior Lot	Building Line	Width at Corner Lot	Frontage ¹⁸	Depth	All Bldgs.	All Access. Bldgs.	All Imperv. Surf.	Ft.	Story	Front Yard	Side Yard	Rear Yard		Accessory Buildings	Scenic Corridor Buffer
RESIDENTIAL																			
R-R	-	200,000	200,000	250	250	150	165	5	5	8	0.10	2 1/2	65	30	50	10	10	-	35
R-E	-	10 acres	10 acres	500	500	400	500	3	2	5	0.05	2 1/2	150	100	200	100	150	-	50
RR/PAC																			
PAC-3																			
PAC-3A																			
PAC-4																			
PAC-AHO																			
R-120 ¹⁷	-	120,000	120,000	300	300	300	400	10	5	15	0.10	2 1/2	65	30	50	10	10	-	35
R-80 ¹⁷	-	80,000	80,000	250	250	200	300	10	5	15	0.10	2 1/2	65	30	50	10	10	-	35
R-60 ¹⁷	-	60,000	60,000	225	225	180	250	12	5	18	0.12	2 1/2	65	30	50	10	10	-	35
R-40	0.9	40,000	40,000	200	200	125	165	20	5	25	0.12	2 1/2	65	30	50	10	10	-	35
R-25	1.4	25,000	30,000	125	150	100	165	25	5	30	0.18	2 1/2	50	20	35	5	5	-	25
R-20	1.7	20,000	25,000	100	115	75	150	25	5	30	0.20	2 1/2	50	15	35	5	5	-	25
R-15 ²⁵	2.3	15,000	20,000	100	115	75	140	30	7	35	0.20	2 1/2	50	15	35	5	5	-	25
R-12	2.9	12,000	14,000	95	110	70	120	30	8	35	0.25	2 1/2	35	15	30	5	5	-	20
R-9	3.9	9,000	10,000	90	100	60	100	35	10	35	0.27	2 1/2	30	10	25	5	5	-	20
MH																			
MILC-6	6.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	2						
MIL-3																			
ML-8	7.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	2						
ML-7	8.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	5						
ML-9																			
ML-12																			
High Density	6.0/Townhse 8.0/Gdn. Apt.	10 acres	10 acres	400	400	400	200	25	5	50	0.25	30	2	65	30	50	50	25	(See § 190-138.)
HD-2																			
MU-1																			
MU-2																			
MU-3																			
NONRESIDENTIAL																			
B-10	-	10 acres ⁴	10 acres ⁴	1,000	1,000	1,000	500	15	-	60	0.15	2	100	100	100	30	30	75	10,000
B-2	-	20,000	25,000	100	115	100	150	20	-	65	0.20	2	40	20	20	5	5	20	1,000
CMX-10	-	10 acres	10 acres	1,000	1,000	1,000	400	15	-	60	0.15	3	100	100	100	30	30	75	1,000
CMX-4	-	4 acres	4 acres	300	325	275	400	20	-	60	0.20	5 ²³	50 ³	50	50	10	10	50	7,500
CMX-3	-	3 acres	3 acres	300	300	300	400	20	-	65	0.20	40	2	75 ³	50	30	30	50	5,000
CMX-3/A	-	3 acres	3 acres	300	300	300	400	20	-	65	0.20 ²⁴	40	2	100	50	30	30	50 ¹⁵	5,000

FREEHOLD CODE

Zone	Maximum Gross Density for Major Subdivisions and Site Plans (dwelling units per acre) ²²	Min. Lot Area (in sq. ft. except as noted)		Minimum Lot Dimensions (in feet)			Maximum Lot Coverage (%)			Maximum Building Height ²		Minimum Yard Depths (in feet)						Minimum Width Buffer Zone (in feet)	Min. Size of Principal Bldg. (in sq. ft.)		Scenic Corridor Buffer
		Interior Lot ¹	Corner Lot ¹	Width at Building Line		Depth	All Bldgs.	Access. Bldgs.	All Imperv. Surf.	Ft.	Story	Principal Bldgs			Accessory Buildings				Building Area	Building Area	
				Interior Lot	Corner Lot							Front Yard	Side Yard	Rear Yard	Side Yard	Rear Yard					
CMX-2	-	2 acres	2 acres	200	200	200	20	-	60	35 ²³	3 ²³	100	50	50	30	30	30	2,000	50	50	
HC	-	80,000	80,000	250	250	300	10	5	15	35	2 1/2	100	50	50	30	30	30	(See 190-148B.)	50	50	
H-1	-	3 acres	3 acres	250	250	200	25	-	65	50	5	75	50	50	30	30	30	2,000	40	40	
LI-3 ¹³	-	3 acres	3 acres	250	300	300	25	5	65	35	3	50 ¹⁹	35 ¹⁹	50 ¹⁹	10 ²⁰	10 ²⁰	10 ²⁰	10,000	25	25	
LI	-	40,000	45,000	140	160	200	25	-	65	30	2	30	25	25	5	5	75	3,000	20	20	
M-1	-	5 acres	5 acres	350	350	500	25	-	65	50 ²	2	125 ¹⁹	50 ^{5, 19}	50 ¹⁹	50 ^{5, 20}	50 ^{5, 20}	75 ²¹	5,000	50	50	
M-2	-	2 acres	2 acres	200	200	350	25	-	65	35	2	75 ^{5, 19}	25 ¹⁹	50 ¹⁹	25 ^{5, 20}	25 ^{5, 20}	75 ²¹	3,000	40	40	
P-1	-	2 acres	2 acres	200	200	200	20	-	50	35	2	75	50	50	30	30	30	3,000	40	40	
P-2	-	25,000	30,000	100	115	200	20	5	50	35	2	50	25	25	10	10	15	1,000	25	25	
ROL	-	40 acres	40 acres	500	500	800	15	-	50	50	3	150	100	100	100	100	100,000	50	50		
RC	-	5 acres	5 acres	300	300	400	20	-	40	35	2	100	35	35	35	35	35	50	50	50	
R-40/P ⁶	-	40,000	40,000	200	200	200	20	5	60	35	2	65	30	50	10	10	1,000	35	35		
RMZ-1	-	50 acres	50 acres	500	500	500	25 ⁷	5 ⁷	65 ⁷	75 ¹¹	3	150	150	150	50 ¹²	50 ¹²	200,000	50	50		
RMZ-2	-	8 acres	8 acres	300	300	200	20 ⁷	5 ⁷	65 ⁷	50 ¹¹	2	75 ¹²	50 ¹²	50 ¹²	50 ¹²	50 ¹²	75,000 ⁹	50	50		
RMZ-3	-	3 acres	3 acres	300	300	300	20	-	65	50 ¹¹	2	50 ¹²	20 ¹²	50 ¹²	-	-	6,000	50	50		
VC	-	10 acres	10 acres	500	500	1,000	20	-	60	35	2 ¹⁶	-	-	-	-	-	-	-	50	50	

(See § 190-147.)
(See § 190-140.1.)
(See § 190-153.1, Flex Space Zone, Option B)

NOTES:

- All lots shall provide a minimum developable lot area suitable for the purpose or purposes for the proposed use. Minimum developable lot area shall not include lands which are within an existing one-hundred-year floodplain, lands which have slopes of 25% or greater, which have a seasonable high-water table of 24 inches or less, or are classified as freshwater wetlands by NJDEP or U.S. Army Corps of Engineers, and freshwater wetland transition areas. Lands with existing slopes of 15% to 24.9% shall not exceed 25% of the developable lot area. Lands with existing slopes of 10% or greater shall not exceed 50% of the minimum developable lot area. Lots within the R-80 or R-60 Zoning Districts shall provide a contiguous developable lot area for residential and nonfarm uses equivalent to or greater than the required minimum lot area for an R-40 forty-thousand-square-foot lot. Lots within the R-E, R-R, R-R/PAC (when developed under the R-R regulations) and R-120 zoning districts shall provide a contiguous minimum developable lot area for residential and nonfarm uses equivalent to or greater than 80,000 square feet.
- No development of buildings or structures shall be permitted on existing slopes of 12% or greater. Steep slope areas shall conform with the general zoning provisions of § 190-124, Steep slope requirements. All development shall be designed to minimize disturbance of development sites to the greatest extent practicable.
- See § 190-104, Height requirements.
- One hundred feet minimum from roads classified as primary or secondary arterial roads in the Master Plan of the Township of Freehold.
- See § 190-145D for lot areas within approved shopping centers.
- No side or rear yard required where necessary to build adjacent to a rail siding.
- Requirements for office uses shall conform with the requirements of the P-2 Zone. Residential uses shall conform with the requirements of the R-40 Zone. In all RMZ Zones, parking garages shall not be counted as structures for floor area ratio. For maximum area lot coverage computations and for impervious coverage computations, they shall be computed only at the contiguous "as-built" grade levels. The maximum height of a parking garage shall be 30 feet and not more than three stories in all zones except the RMZ-1. In the RMZ-1 the maximum height of a parking garage shall be 30 feet and not more than three stories except for a parking garage located on the west side of the principal mall structure which shall not exceed 50 feet and four stories in height, provided that vehicles on the top deck shall not extend above the height of the adjacent principal mall structure and shall be screened from sight lines from the intersections of Winners Circle and Trotters Way and Raceway Mall Drive east of the mall when viewed to the west.
- Where as part of the planned development of property for nonresidential use, an individual lot or lots are utilized for detention/retention basins, open space or other uses for the common benefit of the planned development, then the floor area which would have been generated and permitted, except for the use of such lots for the common benefit, may be transferred and added to other lot(s) in the development.
- For offices only in the RMZ-2 Zone, each detached building shall have a minimum of 20,000 square feet of gross leasable floor area except for municipal, governmental and other public facilities, public utility installations and structures, and passenger bus stations for which there is no minimum size of building. The maximum combined floor area of all office buildings shall not exceed 100,000 gross leasable square feet in the RMZ-2 area southwest of Winners Circle. Office buildings shall be a maximum of three stories and 40 feet in height above grade with the grade to be determined upon the average final grade within a two-hundred-foot radius of the building or buildings. Office buildings may be built into the grade within the site development area in a "shelved" design with multilevel entrances; such buildings shall be a maximum of four stories and 50 feet in height measured from the elevation of the lowest floor to the highest point of the roof for flat roofs, and to the mean between eaves and ridge for gable, hip and gambrel roofs. Roof parapets of not greater than five feet may be permitted to screen mechanical equipment on buildings with flat roofs, which parapet shall not be utilized in the maximum height computation.
- (Reserved)
- In the RMZ-1 and RMZ-2 Zones, maximum height in feet includes penthouses or similar structures, parapets, HVAC and other equipment installed on roofs.
- In the RMZ Zones, all yard setbacks shall be 100 feet along public roadways. In the RMZ-2 Zone, lots may front on either public roads or connecting roads which are designed and constructed in accordance with Article IX (§ 190-70) et seq.) and Article X (§ 190-86 et seq.) of this chapter and on which a Title 39 agreement will be entered into with the Township when the roadway is completed.
- Commercial development in the LI-3 Zone shall be restricted to planned commercial development in accordance with § 190-203, Planned commercial development.
- In all RMZ Zones, no loading areas shall face any public street, mall loop or access roads.

LAND USE

15 Minimum planted buffer shall be: 50 feet abutting a residential zone; 25 feet abutting a nonresidential zone.

16 Gross floor area of buildings in the VC Zone shall not exceed 300,000 square feet of office buildings and 300,000 square feet of commercial shopping center development.

17 All development within R-60, R-80 and R-120 Zones within the Lake Topanemus Watershed Conservation District shall also conform to special zoning requirements and site development regulations specified in § 190-143, Lake Topanemus Watershed Conservation District.

18 Minimum lot frontage on a cul-de-sac or street with a curved alignment having an outside radius of 500 feet or less may be reduced to not less than 75% of the required lot frontage.

19 The minimum yard dimension shall be 250 feet where a principal building is located adjacent to a residential zone district.

20 The minimum yard dimension shall be 125 feet where an accessory use or building is located adjacent to a residential zone district.

21 The minimum width of a buffer and landscape area shall be 100 feet adjacent to a residential zone district. Within the buffer, a six-foot high berm, with landscape screening shall be provided to screen the building, parking areas and loading area to the greatest extent practicable.

22 The density for residential development and the floor area ratios for residential and nonresidential development shall be based upon the minimum developable lot area as established in Footnote 1 and excluding other critical areas as defined in this chapter.

23 The maximum building height for hotels and conference centers only in the CMX-2 and CMX-4 Zones shall be 55 feet and 5 stories.

24 The maximum floor area ratio for motor vehicle showrooms, offices and mechanical repair and maintenance service facilities within the CMX-3/A Zone shall be 0.25.

25 Major subdivisions occurring after the time of adoption of this subsection and containing a total tract area of 15 acres or greater may reduce the following R-15 zoning requirements: Minimum lot width at building line – 80 feet for interior lots; 100 feet for corner lots. Minimum front yard setback – principal building - 35 feet. (Editor's Note: see § 190-135E.)

230 State Route 33, Freehold, NJ 07728, Monmouth County

APN: 17-00069-01-00033-01 CLIP: 8106103837

POPULATION

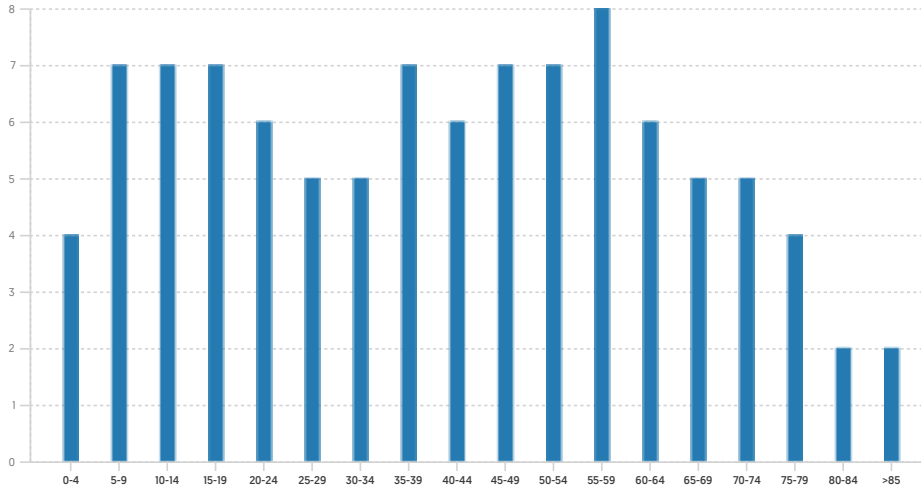
SUMMARY

Estimated Population	57,245
Population Growth (since 2010)	-10.8%
Population Density (ppl / mile)	1,147
Median Age	41.5

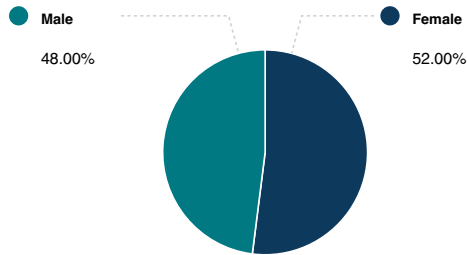
HOUSEHOLD

Number of Households	20,651
Household Size (ppl)	3
Households w/ Children	12,946

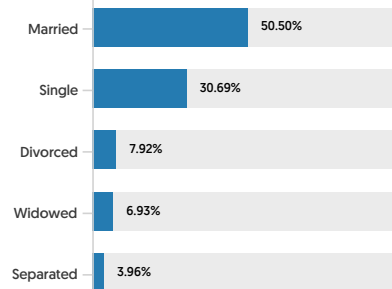
AGE



GENDER



MARITAL STATUS



HOUSING

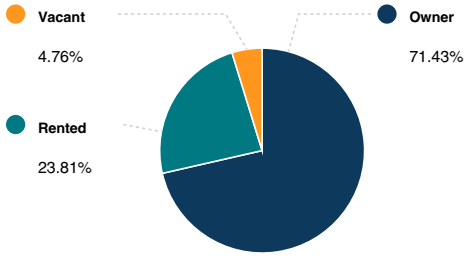
SUMMARY

Median Home Sale Price	\$408,600
Median Year Built	1981

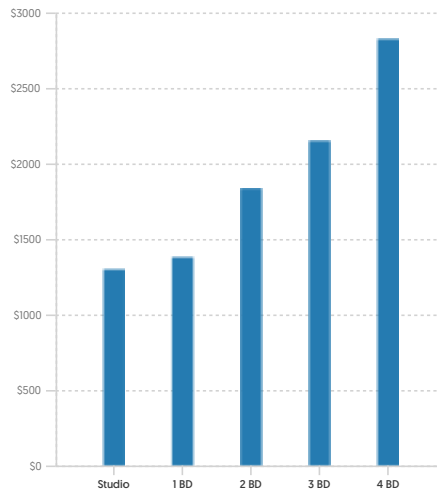
STABILITY

Annual Residential Turnover	6.82%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

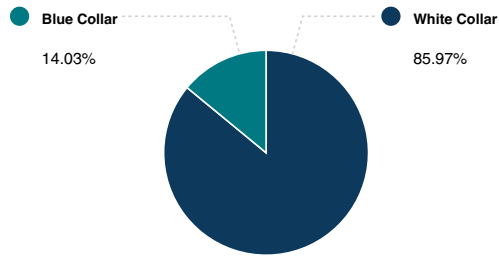


QUALITY OF LIFE

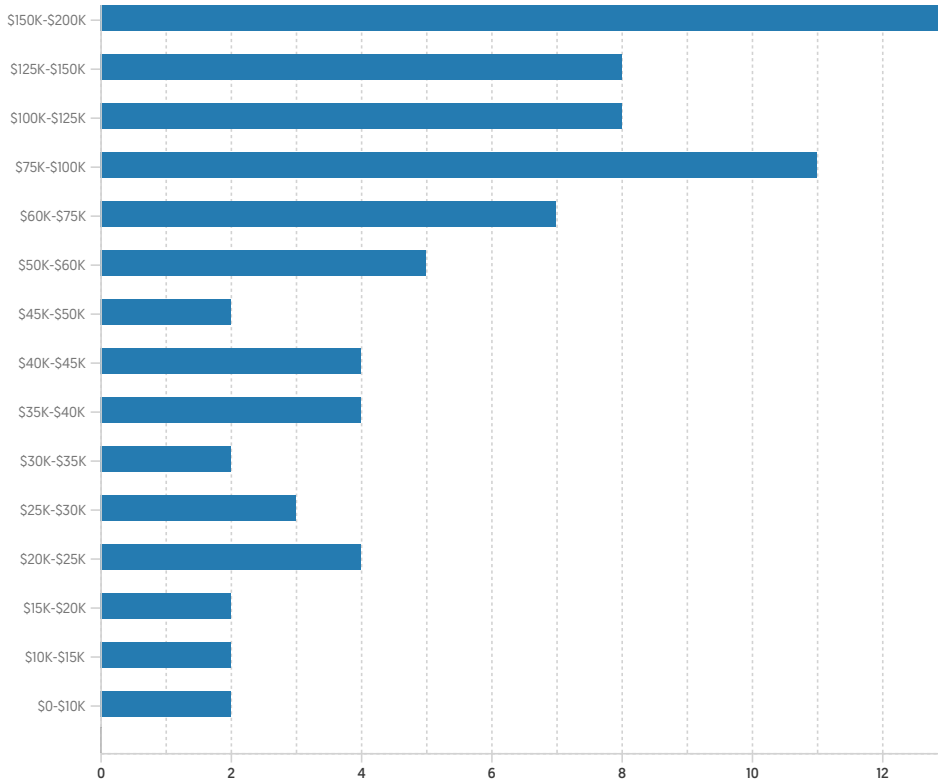
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	153
Mining	
Construction	1,656
Manufacturing	1,494
Transportation and Communications	1,130
Wholesale Trade	987
Retail Trade	3,136
Finance, Insurance and Real Estate	2,383
Services	11,164
Public Administration	1,679
Unclassified	

WORKFORCE



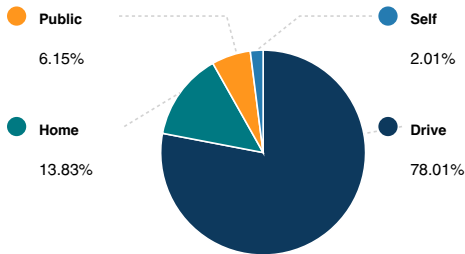
HOUSEHOLD INCOME



Average Household Income **\$101,043**

Average Per Capita Income **\$48,436**

COMMUTE METHOD



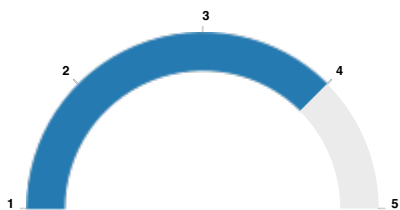
Median Travel Time **33 min**

WEATHER

January High Temp (avg °F)	40
January Low Temp (avg °F)	22.4
July High Temp (avg °F)	85.3
July Low Temp (avg °F)	65.9
Annual Precipitation (inches)	46.87

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	1,067
Some High School	3,686
High School Graduate	8,765
Some College	5,626
Associate Degree	3,645
Bachelor's Degree	14,018
Graduate Degree	7,051

(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)
West Freehold School	0.89	K-5th	430	9	8/10

Community Rating (2)

West Freehold School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Kiddie Academy	0.92	Pre-K-K	15		

(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
Bun Boys Of Freehold, Nj	3710 US Highway 9 # 2718	(732) 780-9024	0.65	Pretzels
Mrs. Fields Cookies	3710 US Highway 9 # 2716	(732) 577-1470	0.65	Cookies
P.f. Chang's China Bistro, Inc	3710 Route 9 S Ste 2817	(732) 308-1840	0.65	Chinese Restaurant
Qdoba Mexican Grill	3710 US Highway 9 # 2418	(732) 303-1685	0.65	Mexican Restaurant
Tokyo Cafe Inc	3710 US Highway 9 # 2309	(732) 462-2787	0.65	Japanese Restaurant
Turkey Salad Express Inc	3710 US Highway 9 # 2305	(732) 303-0011	0.65	Sandwiches And Submarines Shop

Bold Food, LLC	3710 US Highway 9	(732) 677-7944	0.75	Fast-Food Restaurant, Independent
Co-Cool Smoothie & Bubble Tea	3710 US Highway 9	(724) 208-5634	0.75	Cafe
Fine Fast Food Inc	3710 Route 9 N	(732) 303-8443	0.75	Fast-Food Restaurant, Chain
Jobella 910-3 LLC	3710 US 9	(732) 984-9743	0.75	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Jonathan Biggs	209 State Route 33	(732) 780-6265	0.19	Lumber And Other Building Materials
Gloria Jean's Gourmet Coffees Corp.	3710 US Highway 9 # 1201	(732) 294-9898	0.65	Coffee
Godiva Chocolatier, Inc.	3710 Rte 9 Ste 1211	(732) 303-1505	0.65	Candy
Macy's Retail Holdings, Inc.	3710 US Highway 9 # 3000	(732) 683-1345	0.65	Department Stores, Non-Discount
Penney Opco LLC	3710 US Highway 9 # 1600	(732) 780-4001	0.65	Department Stores, Non-Discount
Sears, Roebuck And Co.	3710 US Highway 9 Ste 1	(732) 303-7000	0.65	Department Stores, Non-Discount
Ever Green Landscapes Inc	70 State Route 33	(732) 780-9032	0.69	Retail Nurseries
Five Below, Inc.	3710 U S 9	(732) 837-0083	0.75	Department Stores
Christmas Tree Shops, LLC	100 Trotters Way	(732) 577-2555	0.97	Variety Stores