

#4538 ~ Land For Development

**Highway 9 South & West Farms Road
Howell, NJ 07731**

Land

**Block: 135
Lot: 25.01**

Land Size: 14.86 Acres

Tax Information

Land Assessment:	\$ 1,188,500.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 1,188,500.

Taxes:	\$ 22,130.
Tax Year:	2023
Tax Rate:	1.855/\$100
Equalization Ratio:	92.73%
Updated:	02/09/2024

Zoning: HD-1 ~ Highway Development-1 Zone

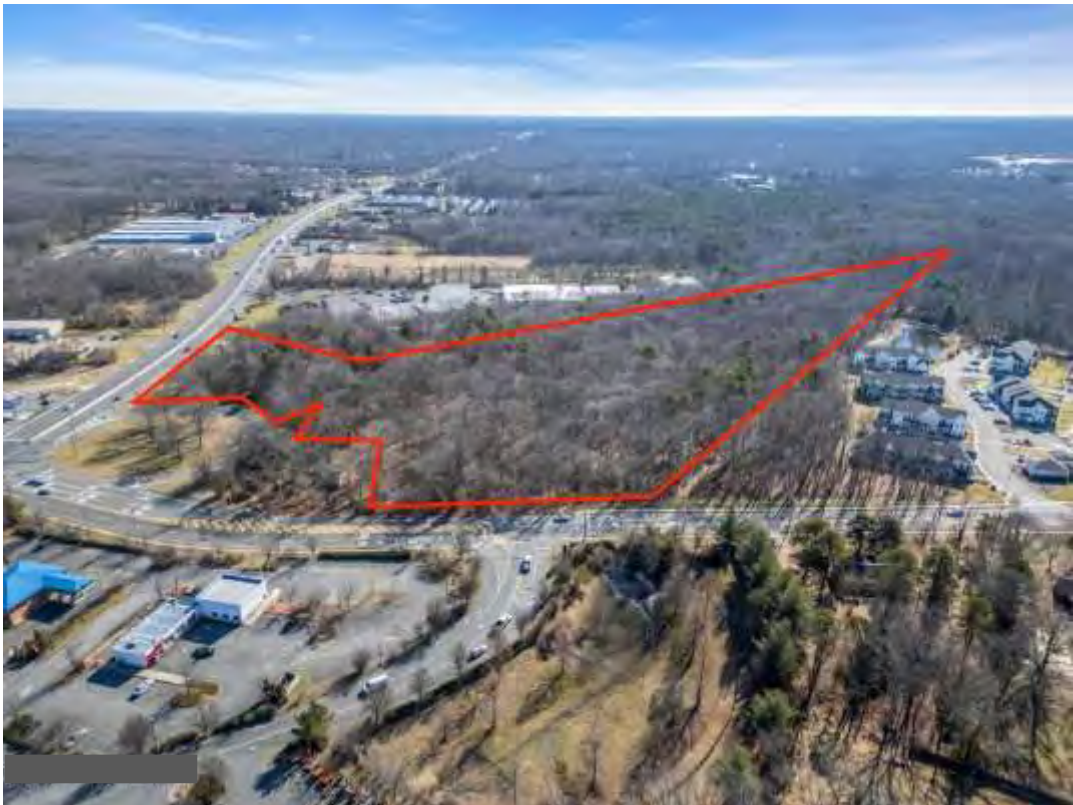
Remarks: 14.86 Acres of Land For Development (Approximately Six Acres Developable) Located at the Signalized Intersection of Highway 9 South and West Farms Road. 400' Frontage Along Highway 9. Easy Access to Highway 33, 138, Interstate 195 and the Garden State Parkway.

Price: \$ 2,100,000. ~ Sale

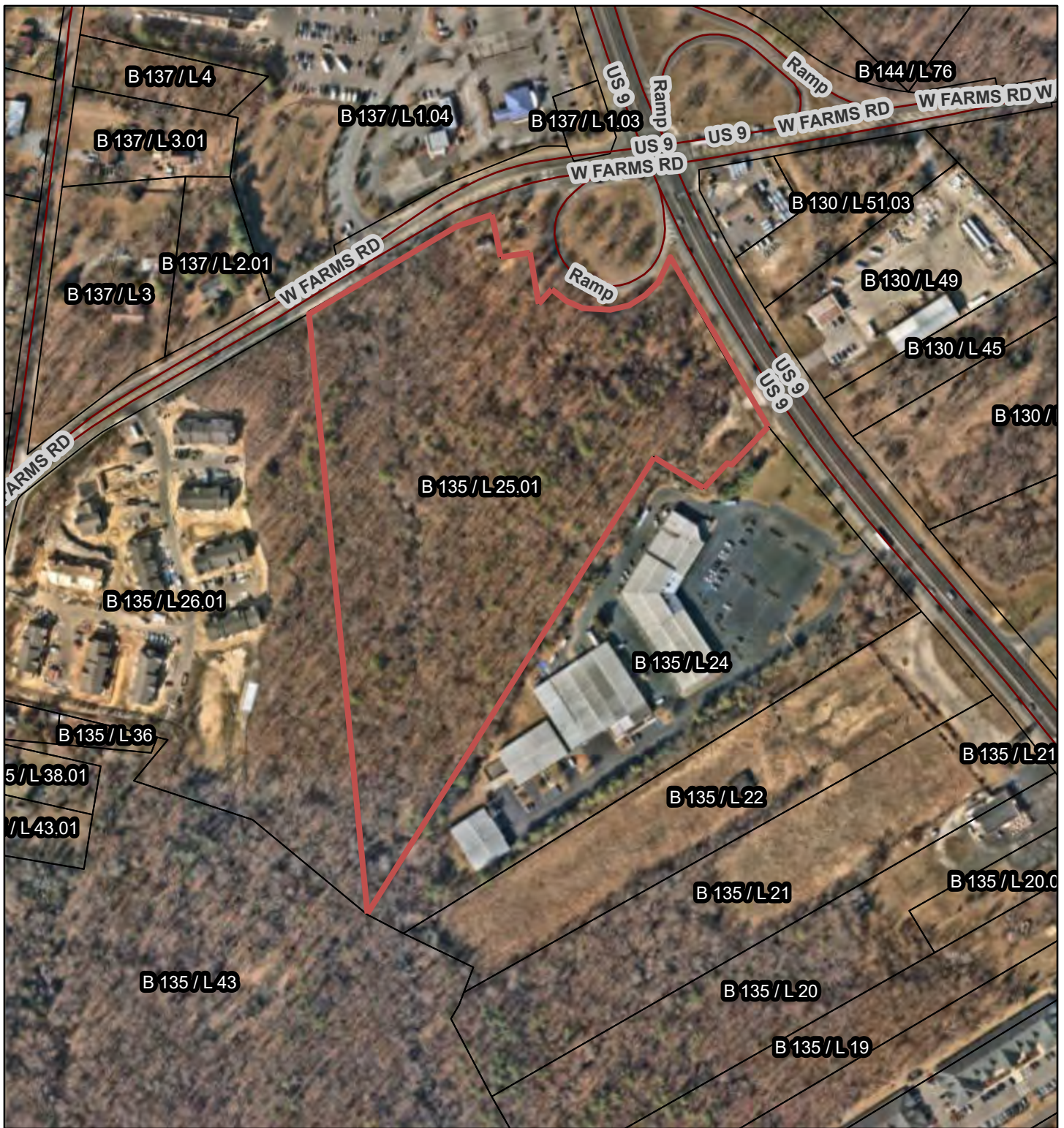
Please call Ray S. Smith/Broker of Stafford Smith Realty at (732) 747-1000 for further details.

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



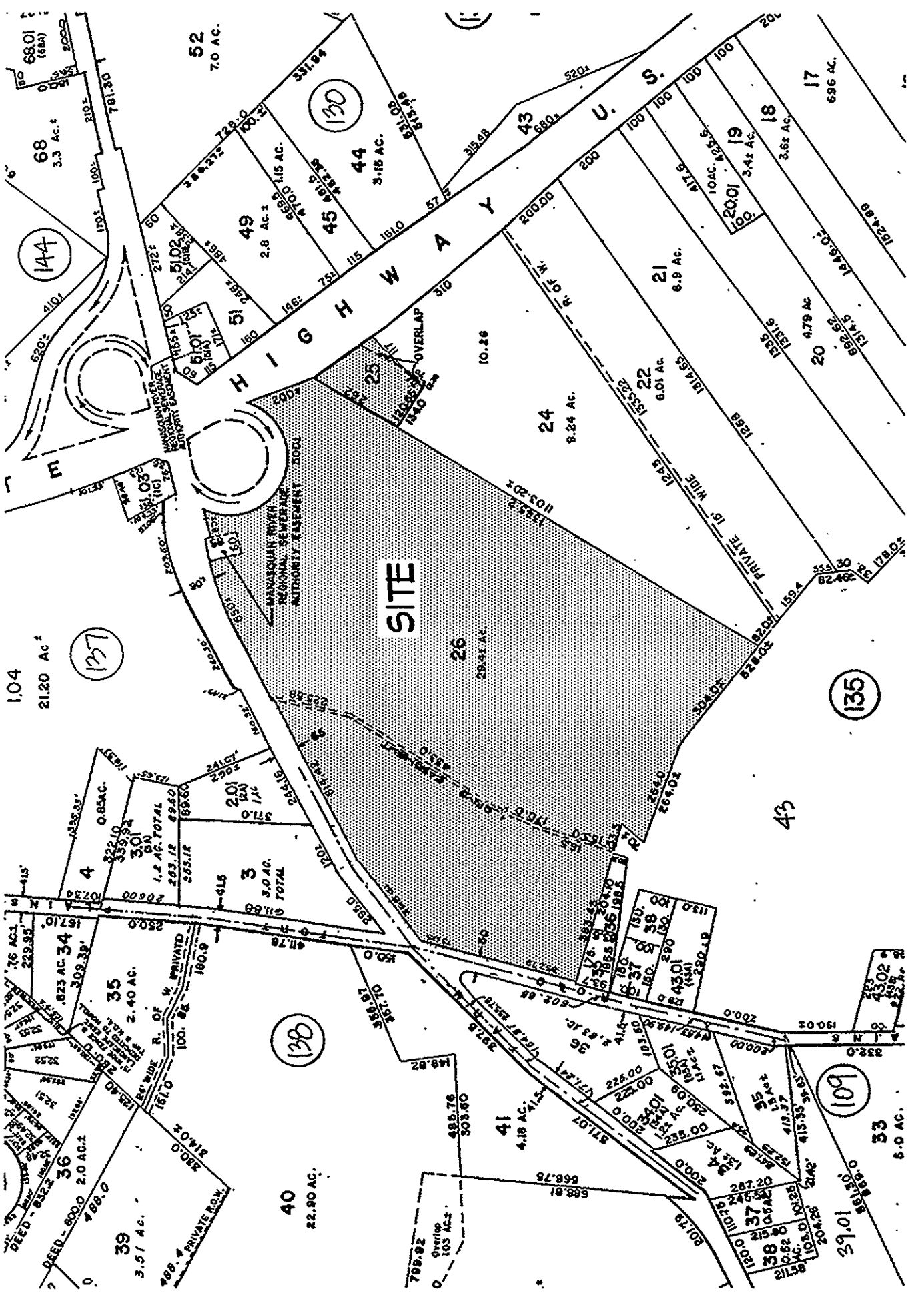
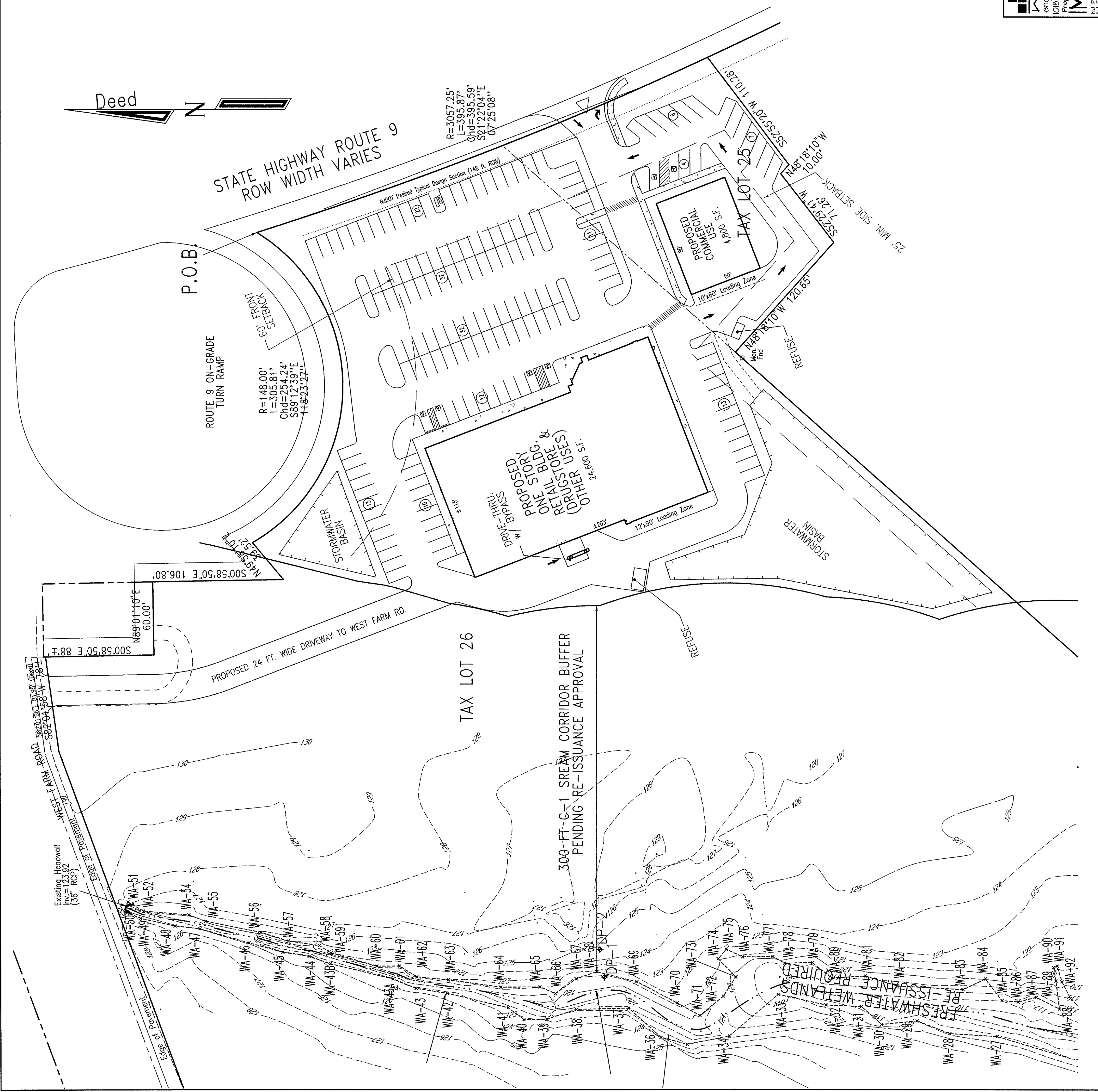




- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines



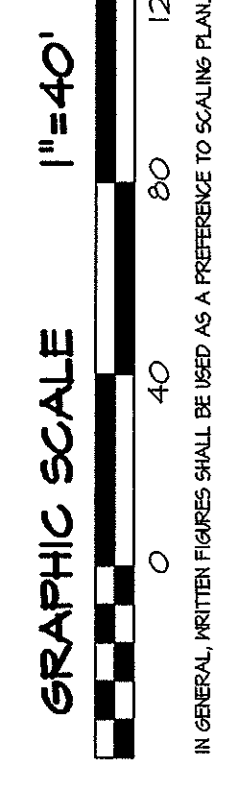
PARKING REQUIREMENTS:
 PARKING CRITERIA
 SHOPPING CENTER USE: 5.5 STALLS / 1000 SF
 24,400 SF / 1000 X 5.5 = 161 STALLS
 SUMMARY:
 TOTAL REQUIRED PARKING = 161 STALLS
 161 STALLS PROVIDED
 HANDICAP STALL REQUIREMENTS SHALL CONFORM TO ADA STANDARDS.
 6 REQUIRED & 6 PROPOSED

HD-1 HIGHWAY DEVELOPMENT-I ZONE
 REQUIRED:
 MIN. LOT FRONTAGE (SF) 50,000
 MIN. SETBACKS 200'
 FRONT YARD (FT) 60'
 REAR YARD (FT) 25'
 MAX. % IMPERVIOUS 70%

LAND USE PROPOSAL:

- ROUTE 9 FRONTAGE:
 1. 15,000 SF DRIVESTORE & 16,400 SF MIXED COMMERCIAL USES
- PROJECTED BUILDING YIELD: 24,400 SF

NOTES:
 A. PARKING MANAGEMENT DESIGN WILL DIVIDE LOT COVERSAGE AND ACTIVE BUILDING YIELD. THIS CAN ONLY BE DETERMINED UPON A DETAILED ANALYSIS OF THE SITE'S HYDROLOGY.
 B. SURVEY & TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPIK/LOCATION SURVEY TAX LOTS 25 & 26, LOCAL OFFICES, HOWELL TOWNSHIP BY EDWARD M. WEINERT, N.J.P.S. # 31224, P.E.S. ENGINEERING GROUP P.A. DRAWING # 10656, DATED 4/19/2015, UNREVISED.

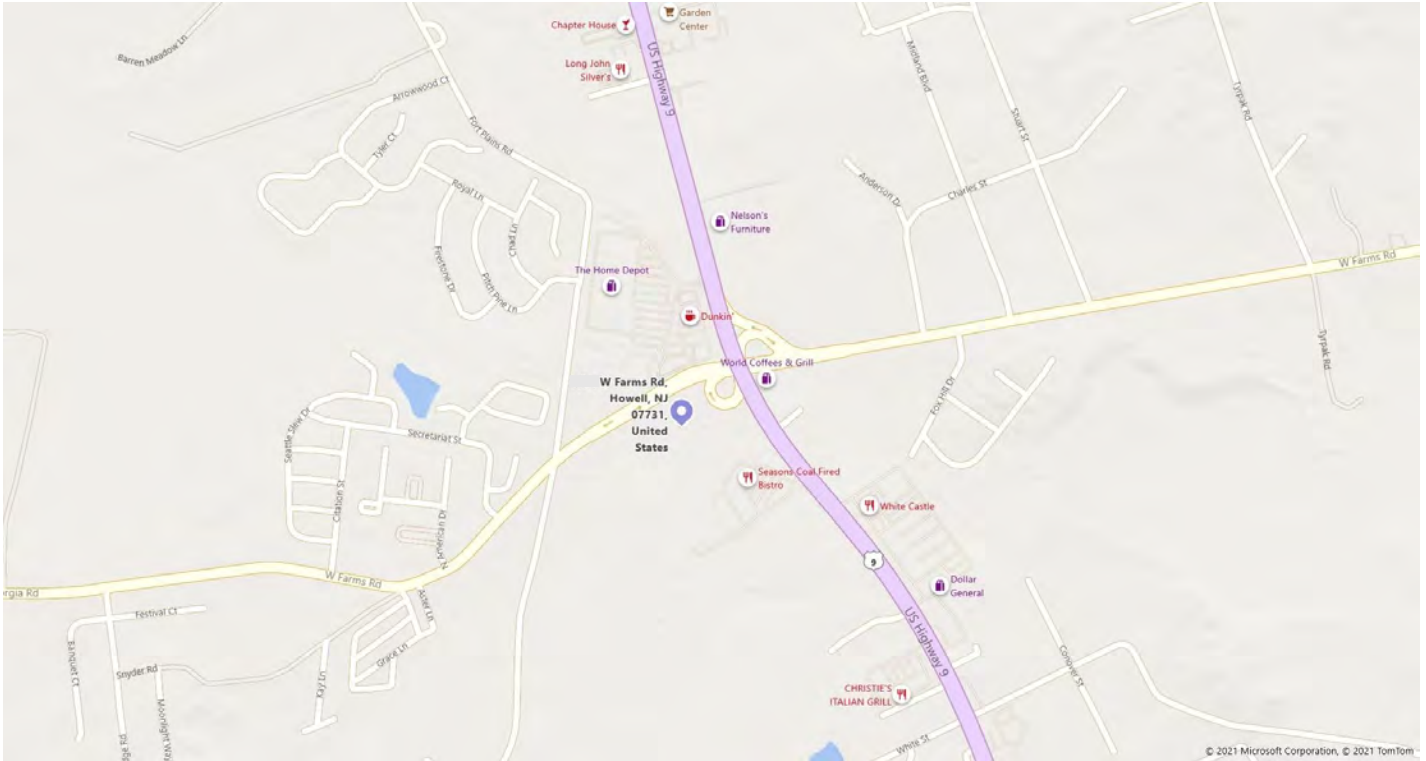
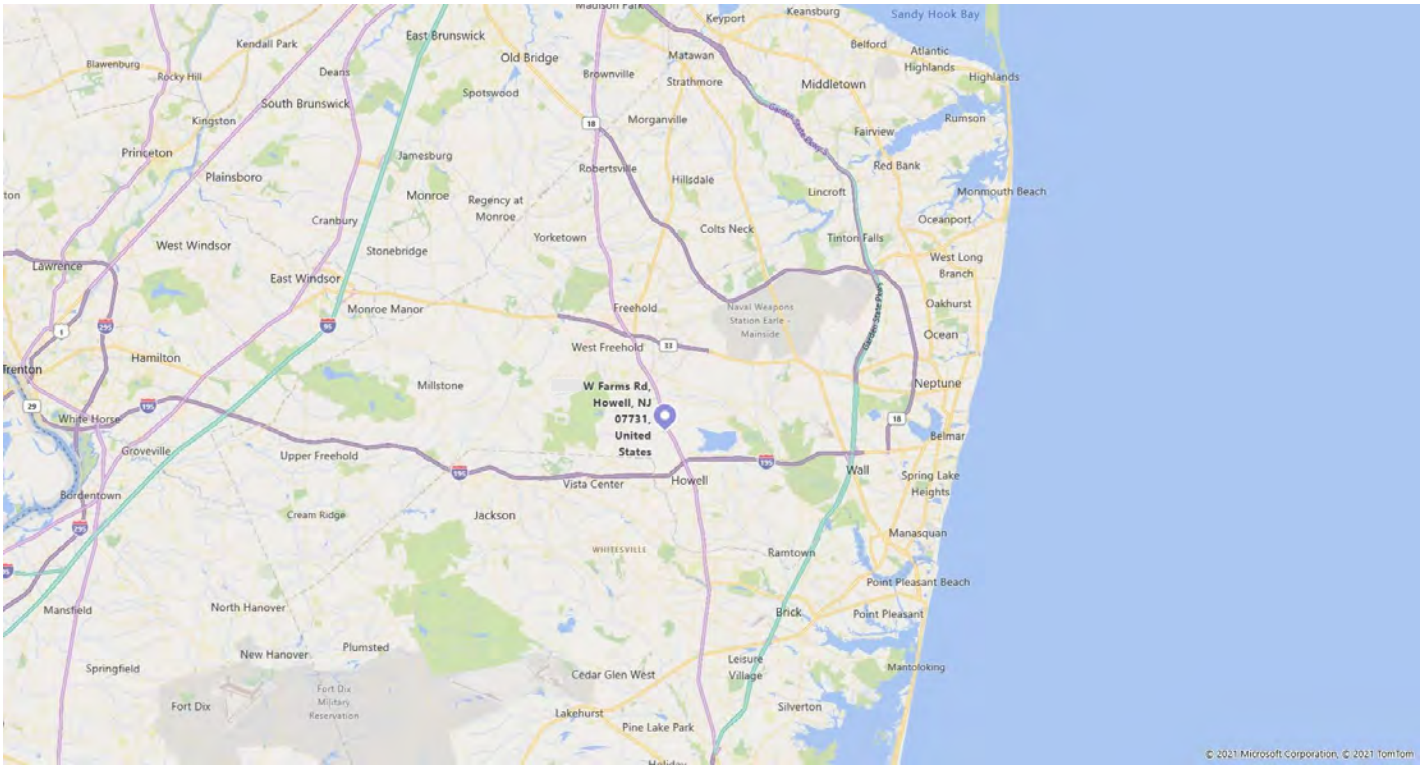


DATE	BY	CHK.	REVISION
10/27/2015	JAD	WEST FARM RD ACCESS DRIVE	

CONCEPT SKETCH A
 TAX LOT 25 & 26 BLOCK 135
 HIGHWAY DEVELOPMENT ZONE I
 TRACT CONTAINS 21.73 ACRES
 AS SHOWN ON TAX MAP SHEET T.21
 AS LAST REVISED JULY 21, 2005

des. IAS date July 14, 2015 scale 1" = 40'
 dwn. LOS CAD FILE: 2212BOB4.dwg job no. 2212BOB4
 MONMOUTH COUNTY HOWELL TOWNSHIP NEW JERSEY
 sheet 1 of 1 dwg. no. 63062 A

WSB engineering group, p.a.
 Wainert Smildzins & Baer
 engineering * environmental planning * surveying * landscape architecture
 1018 Sodercks Mill Line Road, Toms River, New Jersey 08788 (732) 244-7021 Fax (732) 505-8440
 Prepared under the supervision of:
MANTS A. SMILDZINS DATE: _____
 N.J. CERTIFIED PROFESSIONAL ENGINEER, REG. NO. 35100013700

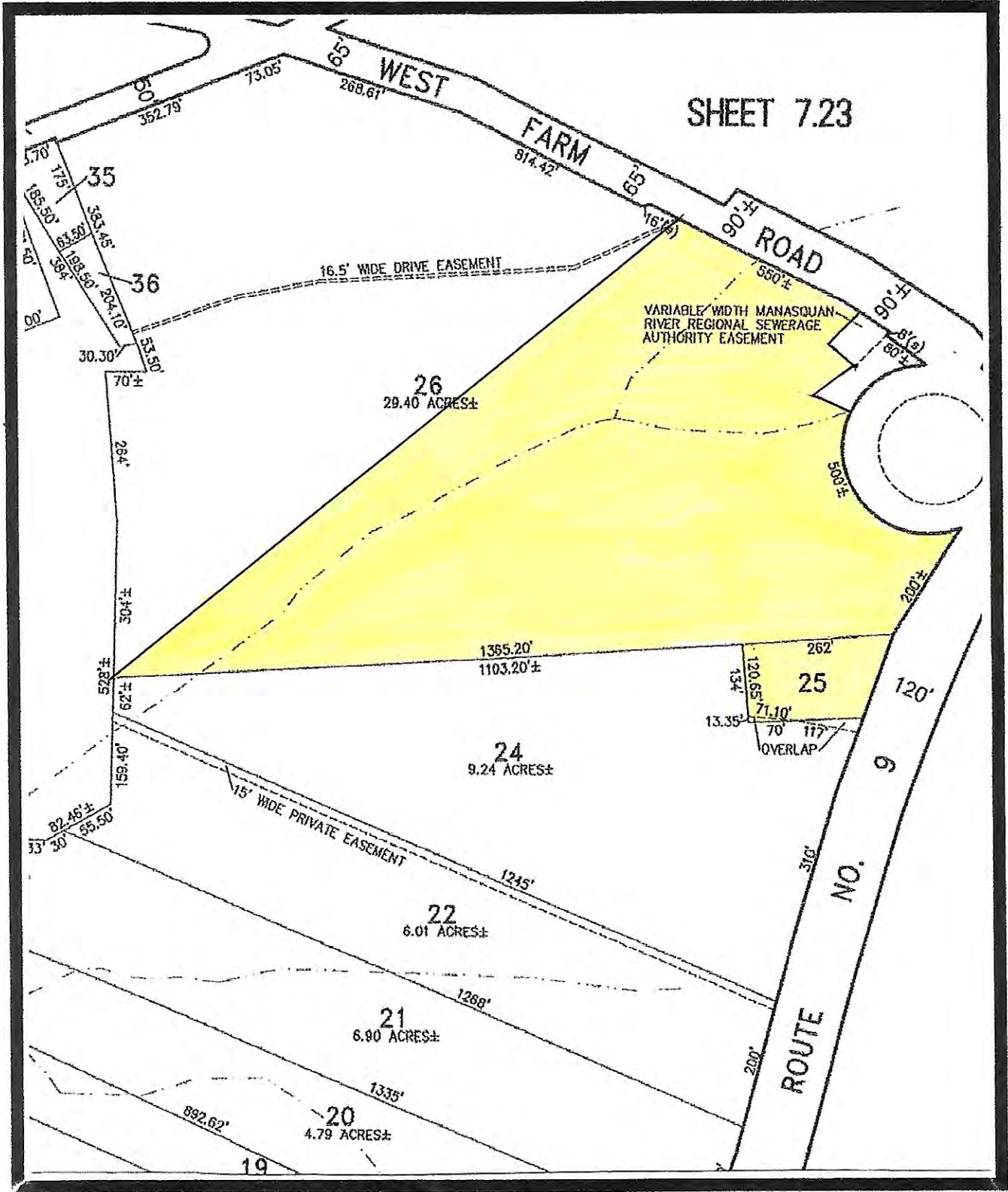


WETLANDS MAP

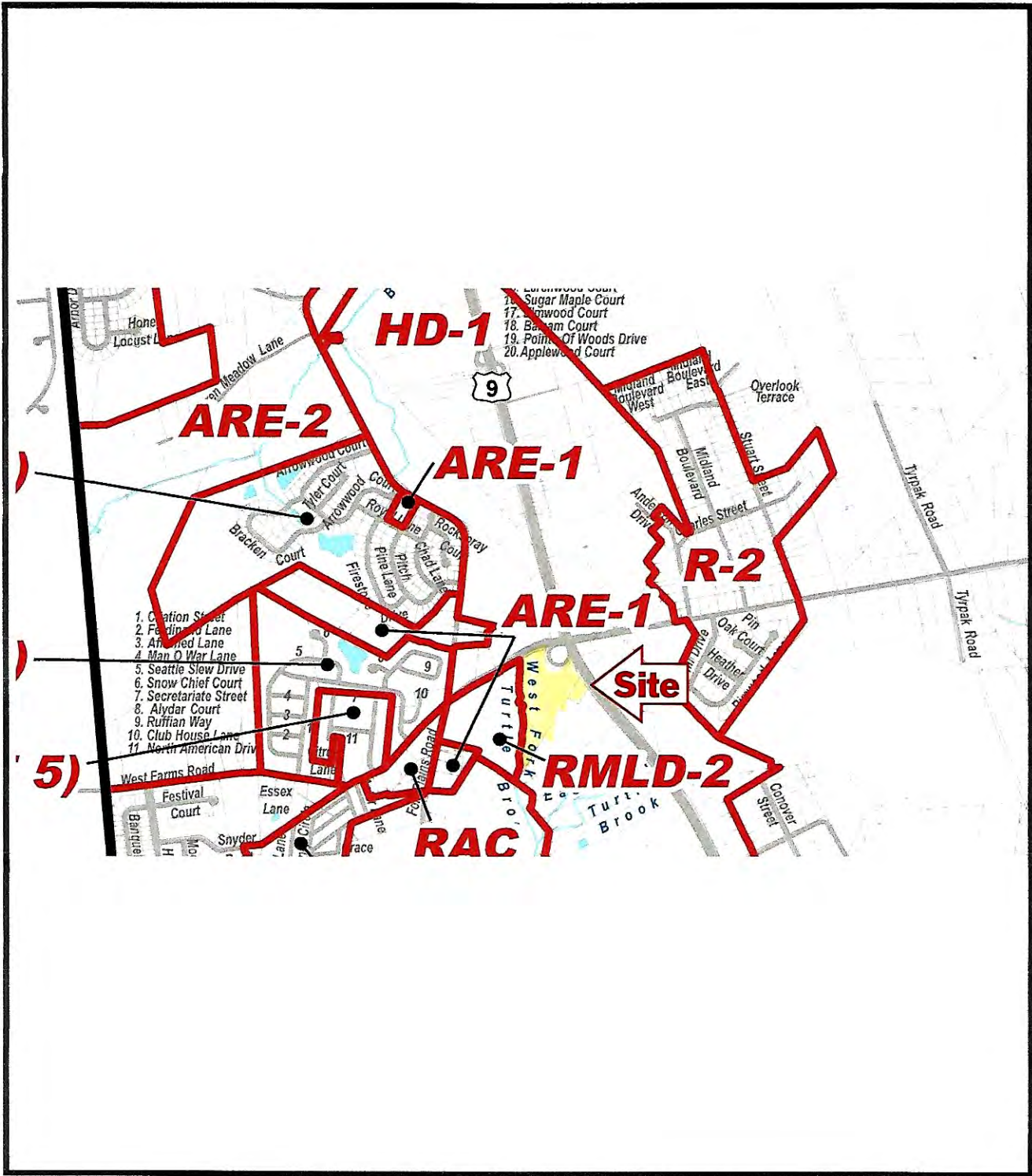


- Road Centerlines
- Parcels (cadastral non-survey)
- National Hydrography Dataset (NHD) Streams 2002 for New Jersey - Stream Network 2002 (NHD)
- Stream/River
- Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)
 - DECIDUOUS WOODED WETLANDS
 - MANAGED WETLAND IN MAINTAINED LAWN GREENSPACE
 - MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)
 - MIXED WOODED WETLANDS (DECIDUOUS DOM.)

Tax Map Location



Zoning Map



HOWELL CODE

Schedule I Permitted Uses
Nonresidential Zones

[Amended 5-24-2011 by Ord. No. O-11-13; 11-1-2011 by Ord. No. O-11-40;
12-13-2011 by Ord. No. O-11-47; 12-11-2012 by Ord. No. O-12-22;
4-9-2013 by Ord. No. O-13-07; 5-20-2014 by Ord. No. O-14-13;

7-20-2015 by Ord. No. O-15-24; 7-18-2017 by Ord. No. O-17-14; 9-13-2022 by Ord. No. O-22-51; 3-21-2023 by Ord. No. 23-6]

PPU = Principal permitted use
CU = Conditional use
Blank = Use not permitted

Uses	Commercial		Highway Development					Special Economic Development				PMU	LC/OS	
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2	PPU				
Adult day-care facility	PPU	PPU	PPU	PPU	PPU	PPU								
Age-restricted single-family residence					PPU									
Agricultural and forestry									PPU	PPU				
Assisted-living facility			PPU			PPU								
Assembly/packaging								PPU	PPU					
Automobile auctions			CU		CU	CU								
Automobile sales (new and used automobiles)			CU		CU	CU								
Automobile service station		CU	CU		CU	CU								
Automobile repair services/auto body			CU		CU	CU								
Banquet facilities														
Billboards														
Bowling alley														
Car washes		CU	CU			CU								

LAND USE

Uses	Commercial		Highway Development				Special Economic Development				PMU	LC/OS
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2			
Church, synagogues and other places of worship	CU	CU	CU	CU	CU	CU					PPU	
Commercial dog breeders, kennels, shelters, pounds, training facilities and pet shops			CU	CU	CU		CU			CU		
Community theaters and playhouses	PPU											
Construction							PPU	PPU		PPU		
Craft distillery						PPU				PPU		
Day-care facilities					CU						PPU	
Educational (schools, day-care, training/support centers)											PPU	
Entertainment uses		PPU	PPU								PPU	
Financial institutions	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU		PPU		
Flex space					PPU	PPU				PPU		
Gasoline station/convenience center			CU	CU	CU	CU						
Health care facilities/medical centers		PPU	PPU	PPU	PPU	PPU	PPU	PPU		PPU	PPU	
Health club facilities/fitness centers		PPU	PPU	PPU	PPU	PPU				PPU		
Home improvement center			PPU									
Hospitals			PPU	PPU	PPU	PPU						
Indoor recreation		PPU	PPU	PPU	PPU	PPU						
Landscape business					CU	CU				CU		

HOWELL CODE

Uses	Commercial		Highway Development				Special Economic Development				PMU	LC/OS
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2			
Manufacturing ¹								PPU	PPU	PPU		
Microbrewery	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	
Movie theaters												
Multipurpose recreation and sports complex (per § 188-86.3)								PPU	PPU	PPU		
Nature trails, hiking, horseback, riding, picnicking, fishing, nature studies												PPU
Offices	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	
Outdoor storage												
Planned mixed-use age-restricted and converted age-restricted					PPU							
Residential rental dwelling, SFD, MFD, townhomes											PPU	
Restaurants with/without drive-through	PPU		PPU	PPU	PPU	PPU	PPU				PPU	
Retail sales	PPU	PPU	PPU	PPU	PPU	PPU	PPU				PPU	
Retail services	PPU	PPU	PPU	PPU	PPU	PPU	PPU				PPU	
Schools in accordance with § 188-93		CU		CU								
Schools, commercial	PPU	PPU	PPU	PPU	PPU	PPU	PPU				PPU	
Self-storage facilities			PPU			PPU					PPU	
Solar generation facilities								PPU	PPU	PPU		
Special needs residential licensed by State of NJ												PPU

LAND USE

Uses	Commercial		Highway Development				Special Economic Development				PMU	LC/OS
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2			
Tattoo/body piercing			PPU									
Telecommunications facility		CU	CU	CU	CU	CU	CU	CU	CU			
Trade contractor business					CU	CU			CU			
Utilities							PPU	PPU	PPU			
Warehouse/distribution						CU	PPU	CU				

NOTES:

- 1 Manufacturing includes: apparel and similar finished products made from fabrics; electronic and electrical equipment; fabricated metal products; food and kindred services; furniture and fixtures; leather products; lumber and wood products; paper and allied products; photographic equipment, medical, optical goods, watches, clocks; printing and publishing; glass products; and textile products.

HOWELL CODE

**Township of Howell
Schedule II Bulk and Dimensional Requirements
Nonresidential Zones**

[Amended 7-25-2006 by Ord. No. O-06-30; 7-14-2009 by Ord. No. O-09-35; 5-24-2011 by Ord. No. O-11-13; 12-13-2022 by Ord. No. O-22-73]

	MHP	LC/OS	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2	
Minimum lot area	See specific section for requirements		15,000 sf	40,000 sf	80,000 sf	80,000 sf	40,000 sf	40,000 sf	120,000 sf	120,000 sf	120,000 sf	
Minimum lot frontage			100 ft	150 ft	200 ft	200 ft	150 ft	150 ft	200 ft	200 ft	200 ft	
Minimum side yard			15 ft	25 ft	25 ft or height of principal building, whichever is greater	25 ft	25 ft	25 ft	25 ft	50 ft or height of building, whichever is greater	50 ft or height of building, whichever is greater	50 ft or height of building, whichever is greater
Minimum front yard setback			35 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft
Minimum rear yard			35 ft	25 ft	25 ft or height of principal building, whichever is greater	25 ft or height of principal building, whichever is greater	25 ft	25 ft	25 ft	50 ft	50 ft	50 ft
Maximum impervious coverage			70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Maximum height			35 ft	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft*	45 ft*	45 ft*
Location of accessory buildings			In side or rear yards only, accessory buildings shall be set back at least twice their height.									

NOTES:

* Maximum height for solar farms in the SED Zone shall be 15 feet.

W Farms Rd, Howell, NJ 07731 Monmouth County

POPULATION

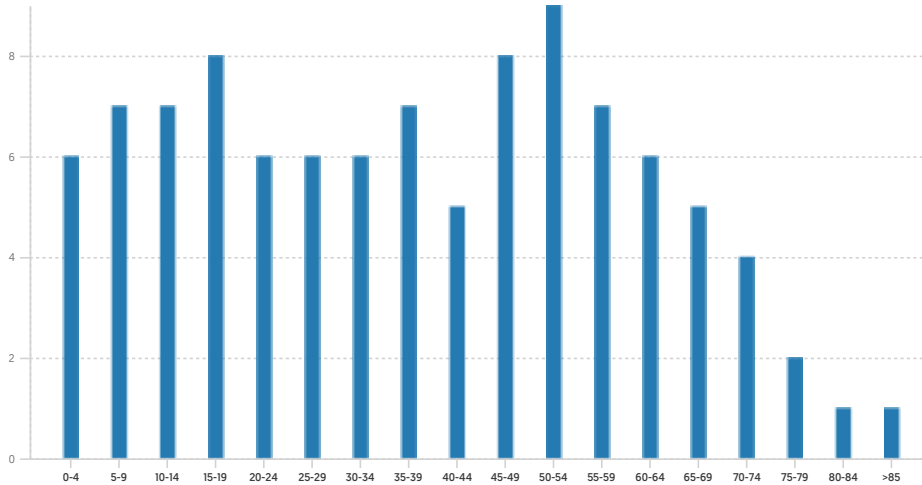
SUMMARY

Estimated Population	39,457
Population Growth (since 2010)	-11.6%
Population Density (ppl / mile)	1,215
Median Age	38.6

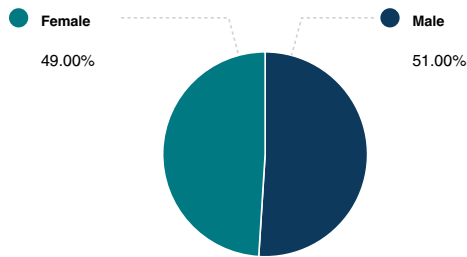
HOUSEHOLD

Number of Households	12,958
Household Size (ppl)	3
Households w/ Children	9,440

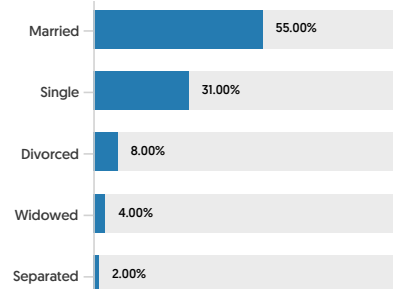
AGE



GENDER



MARITAL STATUS



HOUSING

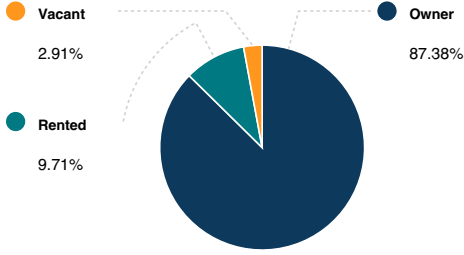
SUMMARY

Median Home Sale Price	\$362,400
Median Year Built	1983

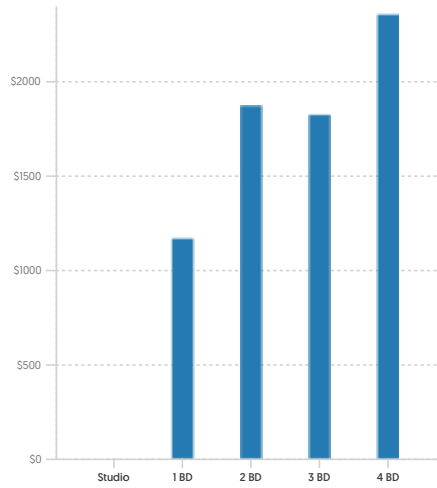
STABILITY

Annual Residential Turnover	9.46%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

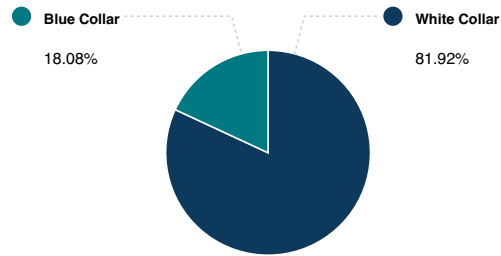


QUALITY OF LIFE

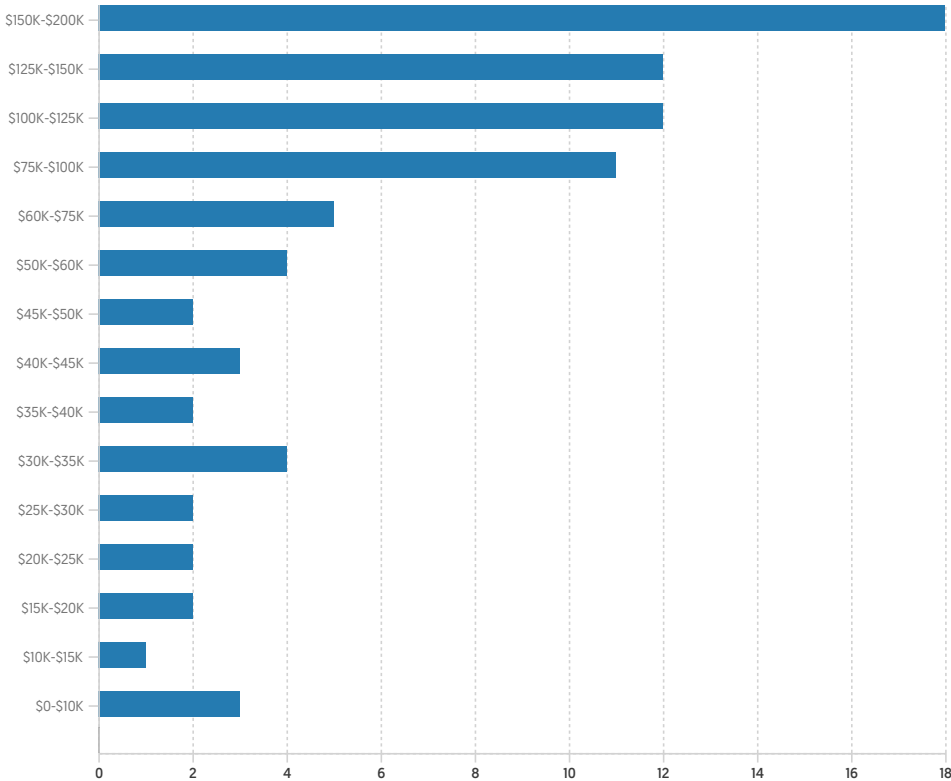
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	75
Mining	
Construction	1,610
Manufacturing	1,515
Transportation and Communications	1,255
Wholesale Trade	489
Retail Trade	2,548
Finance, Insurance and Real Estate	1,362
Services	8,430
Public Administration	1,055
Unclassified	

WORKFORCE



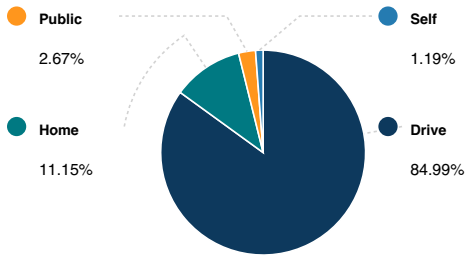
HOUSEHOLD INCOME



Average Household Income **\$122,239**

Average Per Capita Income **\$45,545**

COMMUTE METHOD



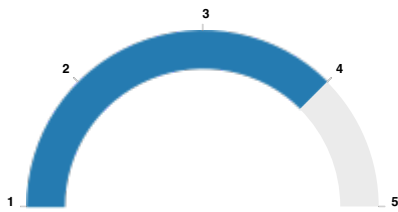
Median Travel Time **35 min**

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	370
Some High School	1,398
High School Graduate	7,349
Some College	4,551
Associate Degree	2,181
Bachelor's Degree	9,335
Graduate Degree	3,638

(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)

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Cakes By Joanne	36 Ruffian Way	(732) 303-0785	0.24	Cakes
Seasons Coal Fired Pizza	2200 US Highway 9	(732) 673-5488	0.39	Pizza Restaurants
Rampson Foods Inc	1994 Route 9	(732) 431-3249	0.42	Doughnuts
World Coffees And Grill LLC	2001 US Highway 9	(732) 780-0955	0.44	Delicatessen (Eating Place s)
Ice Cream On 9	2300 US Highway 9	(732) 780-2020	0.47	Ice Cream Stands Or Dairy Bars
China 1	2229 US Highway 9	(732) 683-2088	0.49	Chinese Restaurant
White Castle System, Inc.	2151 US Highway 9	(732) 462-5186	0.52	Fast-Food Restaurant, Chain
Boba House	2221 US Highway 9	(732) 915-0077	0.55	Chinese Restaurant
Vietnam Bistro	2221 US Highway 9	(848) 565-8769	0.55	Chinese Restaurant
The Gourmet Coach Limited Liability	30 Bracken Ct	(732) 677-2861	0.55	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Home Depot U.s.a., Inc.	1990 Route 9	(732) 409-9996	0.39	Home Centers
Take Back Your Life LLC	63 Arrowwood Ct	(908) 770-1742	0.57	Health Foods
Dolgencorp, LLC	2399 US Highway 9	(732) 410-6569	0.65	Variety Stores
Country Market	1473 US Highway 9	(732) 863-9363	0.75	Delicatessen Stores
Wawa, Inc.	2485 US Highway 9	(732) 364-3771	0.75	Convenience Stores, Chain
Twin Pond Farm Garden Center Inc	1459 US Highway 9	(732) 863-0755	0.77	Retail Nurseries
Chocolate Paradise LLC	21 Love Ln	(732) 414-1761	0.91	Candy