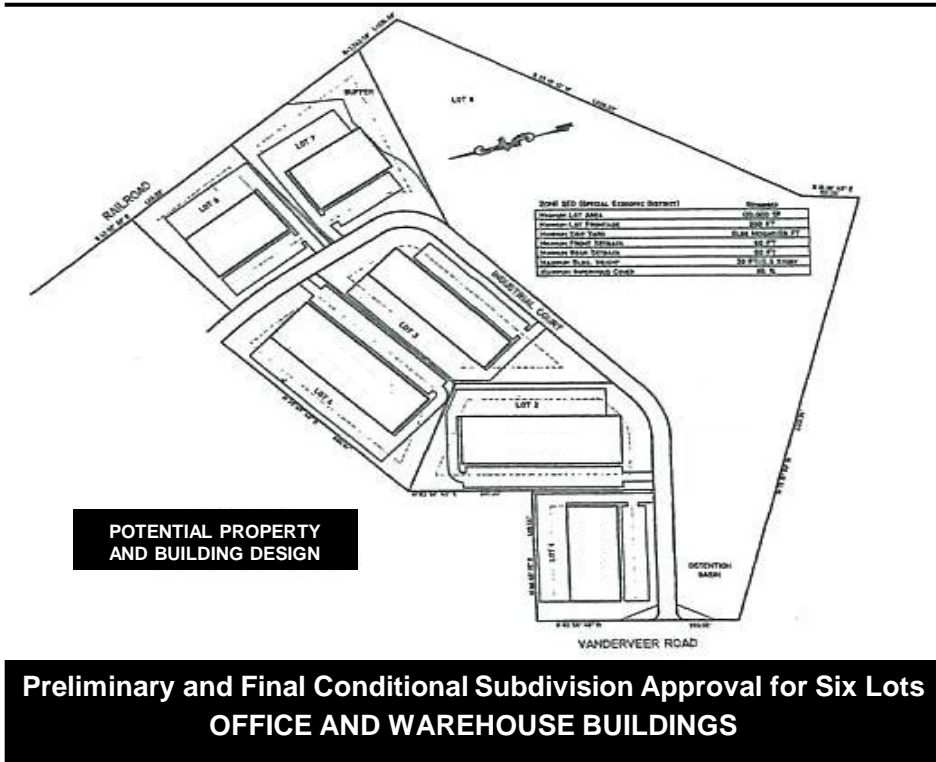




LAND FOR SALE – 50.15 ACRES

Vanderveer Business Park, Vanderveer Road, Howell NJ



POTENTIAL PROPERTY AND BUILDING DESIGN

**Preliminary and Final Conditional Subdivision Approval for Six Lots
OFFICE AND WAREHOUSE BUILDINGS**

**50.15 Acres
Howell, NJ
in Monmouth County
Sale Price \$2,775,000**

Located Directly off Route 33

- Min. Lot Frontage: 200'
- Min. Lot Area: 120,000 SF
- Min. Front Setback: 60'
- Min. Rear Setback: 50'
- Building Height: 30' max
- Max. Impervious Cov: 85%



Commercial Real Estate Services, Worldwide.

Web: www.fennelly.com ■ Email: fennelly@fennelly.com

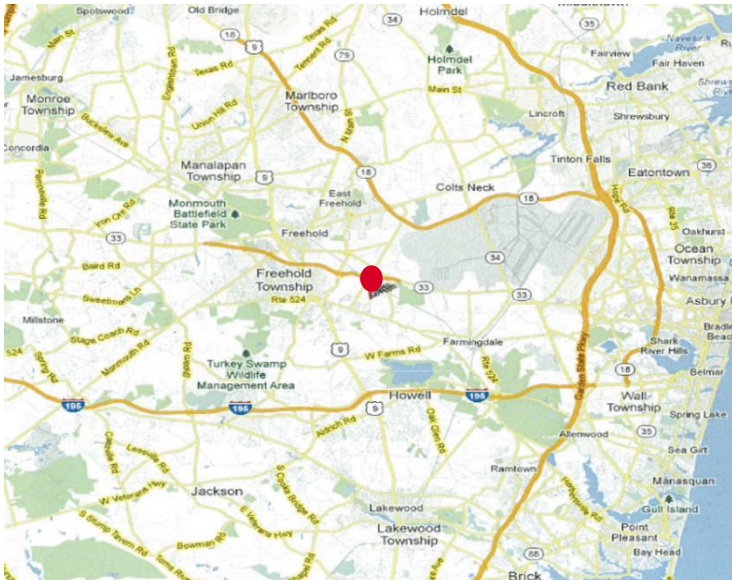
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**Contact:
Gerard J. Fennelly**

Ph: 609-520-0061

LAND FOR SALE – 50.15 AC

Vanderveer Business Park
Vanderveer Road, Howell NJ 07731



The Special Economic Development Zone (SED) allows a variety of Economic Development Opportunities such as Recreation and Sport Complexes, Medical Centers, Offices, Financial Institutions, Construction, Warehousing, Distribution, Assembly and Packaging, Manufacturing, and Solar Energy Generation Facilities.

Population

Population Growth 2011-2016	1.40%	0.70%
Per Capita Income	\$35,183	\$36,477
Average Age	38.20	38.30

Households

2011 Total Households	12,427	26,658
HH Growth 2011-2016	1.20%	0.70%
Median Household Income	\$74,008	\$79,868
Average Household Size	2.70	2.82
Average HH Vehicles	1.60	1.40

Housing

Median Housing Value	\$365,278	\$382,846
Median Year Built	1982	1980

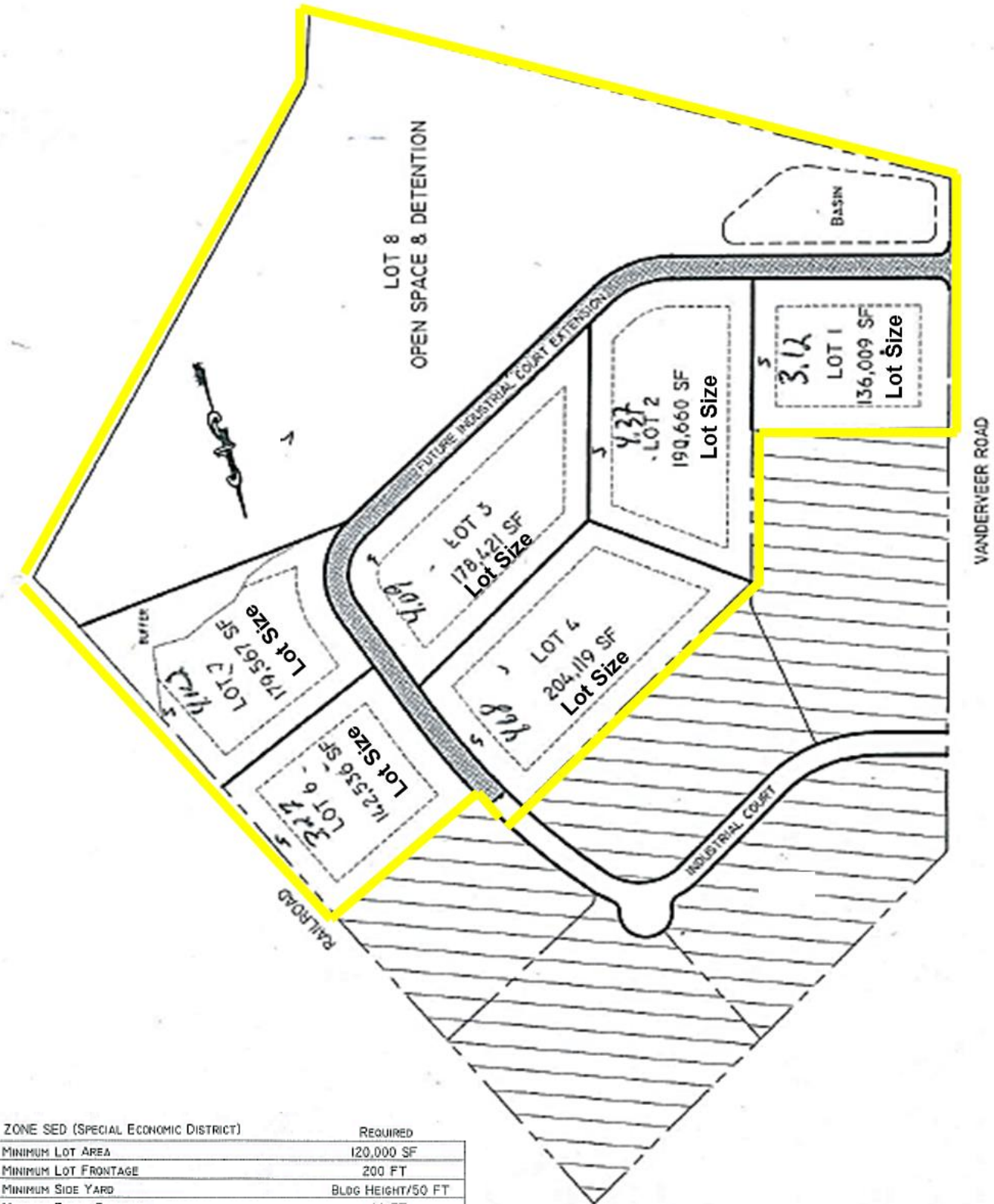
- Block 168 Lot 36.04 non QFARM:
Assessed Land: \$125,000, Building \$92,600,
total \$217,600
2014 Final RET \$5,626.22
- Block 168 Lot 236.04 QFARM:
Assessed Land: \$20,600, Building \$0,
total \$20,600
2014 Final RET \$542.60
- Block 168, Lot 36.03
- Layout: Six 3-4 Acre Lots Buildable
- Slope: Generally Flat
- Utilities: Septic Well
- Township File:H-HW-PO168-06
- Zone: Special Economic Development
- Freshwater Wetlands-Water Boundary Line,
NJDEP File #1319-06-002.1FWW060001
- Approvals: preliminary and major subdivision



NAI Fennelly
Commercial Real Estate Services, Worldwide.

Jerry Fennelly | fennelly@fennelly.com | 609.520.0061 | www.Fennelly.com

Vanderveer Business Park, Vanderveer Road, Howell NJ



ZONE SED (SPECIAL ECONOMIC DISTRICT)	REQUIRED
MINIMUM LOT AREA	120,000 SF
MINIMUM LOT FRONTAGE	200 FT
MINIMUM SIDE YARD	BLDG HEIGHT/50 FT
MINIMUM FRONT SETBACK	60 FT
MINIMUM REAR SETBACK	50 FT
MAXIMUM BLDG. HEIGHT	30 FT/2.5 STORY
MAXIMUM IMPERVIOUS COVER	85 %