

FOR SALE
OFFERING MEMORANDUM

Monmouth Road Development

275 Monmouth Road
Freehold Township NJ 07728

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Monmouth Road Development

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Exclusively Marketed by:

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

ADDRESS	275 Monmouth Road Freehold Township NJ 07728
COUNTY	Monmouth
OFFERING PRICE	\$1,000,000
LAND ACRES	20
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	R-E R-R

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	508	10,639	52,250
2020 Median HH Income	\$163,323	\$177,051	\$117,395
2020 Average HH Income	\$189,232	\$207,406	\$152,246

Zoning

- The Rural Residential RR Zone encompasses lands with a prevailing high-water table and sensitive environmental features including regional aquifer recharge areas, broad floodplains, headwaters and tributaries of major streams which are designated for future surface water reservoir use, and wetlands soils. These circumstances require differentiation of densities based upon the availability of public sanitary sewer and public water service.

A. Permitted uses:

(1) Farms.(2) Public parks and playgrounds.(3) Public buildings.(4) Single-family dwellings. (5) The keeping of horses or ponies subject to the following requirements:

- Rural-Environmental Zone R-E.

The Rural-Environmental R-E Zone encompasses lands within the Manasquan River, Toms River, and Metedeconk River watersheds and their tributaries in areas that are not serviced by public sewers. The R-E Zone contains lands with a prevailing high-water table, freshwater wetlands, floodplains, and other sensitive environmental features including regional aquifer recharge areas, broad floodplains and freshwater wetland areas and lands that are surrounded by or drain to these lands. The headwaters and tributary areas of the Manasquan and Metedeconk Rivers contribute to surface waters that are utilized or planned for reservoirs for surface water for potable water purposes. The R-E Zone also provides for the designation of the nationally significant historic Monmouth Battlefield State Park and maintains the historic and scenic rural roadways that traverse the Turkey Swamp area of Freehold Township.

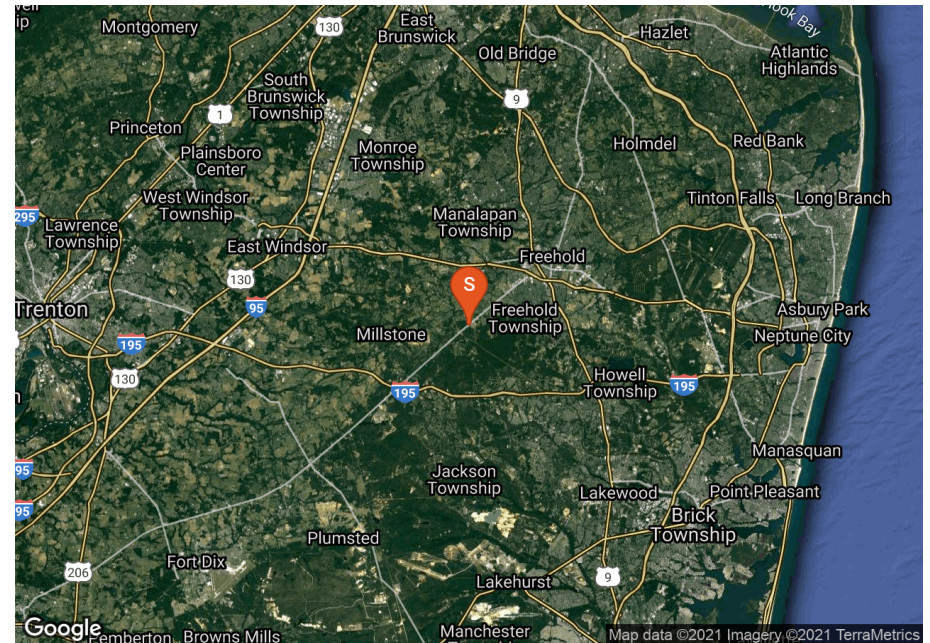
A. Permitted uses: same as RR Rural Residential zone. B. Permitted accessory uses: same as RR Rural Residential Zone.



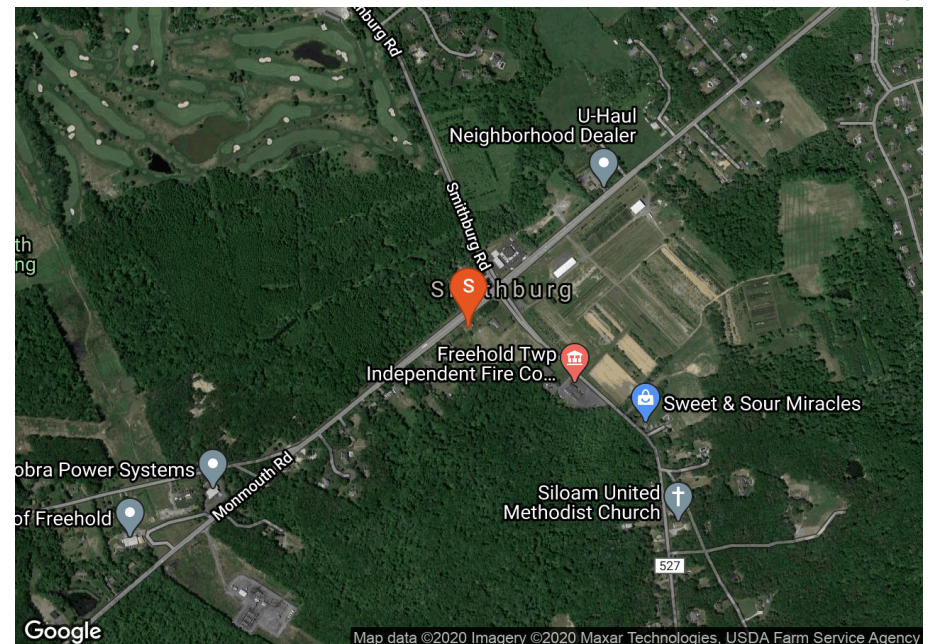
LOCATION

- Well located property at the intersection of Rt 527 & Rt 537 in Freehold Township, NJ
- 20+ Acres of wetlands are a part of the property that will be subdivided.
- Access from both Rt 527 & Rt 537
- Adjacent to new Wawa to be constructed in 2025
- New housing scheduled to be constructed in immediate proximity to the property

Regional Map



Locator Map



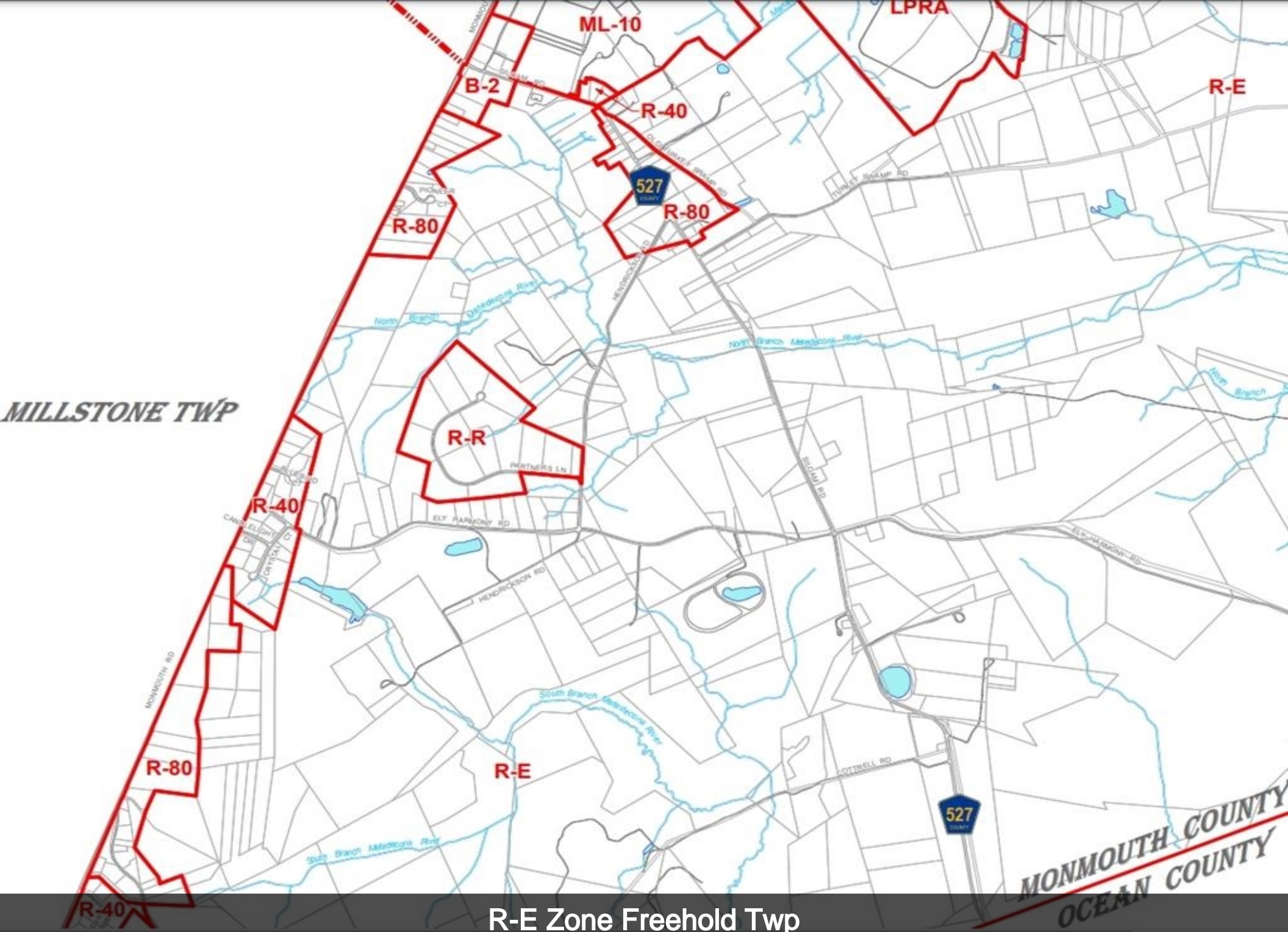
PROPERTY FEATURES

LAND ACRES	20
ZONING TYPE	R-E R-R
TOPOGRAPHY	Flat
LOCATION CLASS	B
CORNER LOCATION	Wraps Corner

UTILITIES

WATER	On Site
IRRIGATION	Available
ELECTRICITY / POWER	Available
GAS / PROPANE	Available
TELEPHONE	Available
CABLE	Available





R-E Zone Freehold Twp

Monmouth Road Development

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Midtown Commercial Realty LLC LC and it should not be made available to any other person or entity without the written consent of Midtown Commercial Realty LLC LC.

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The information contained herein is not a substitute for a thorough due diligence investigation. Midtown Commercial Realty LLC LC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Midtown Commercial Realty LLC LC has not verified, and will not verify, any of the information contained herein, nor has Midtown Commercial Realty LLC LC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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