

**PROPERTY APPROVED FOR:**

- Outdoor Storage Construction Yard
- 280,000 SF Warehouse Up To 70' High
- Up To 507,000+ SF Warehouse 50' High

±280,000 SF APPROVED INDUSTRIAL LAND

**FOR SALE**

# ±48.62 ACRES FULLY APPROVED INDUSTRIAL LAND

Wright-Debow Road, Jackson, NJ 08527

*For More Information, Contact*

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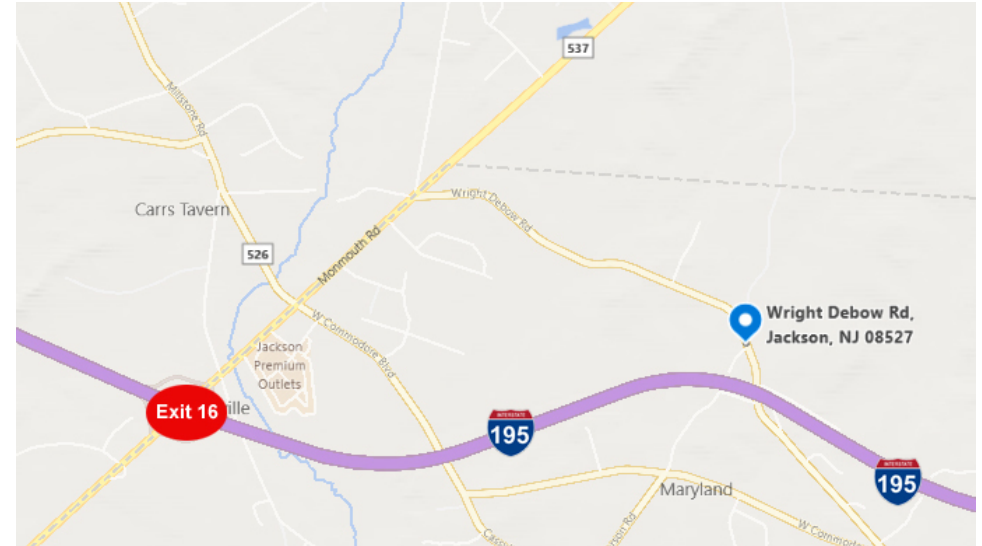
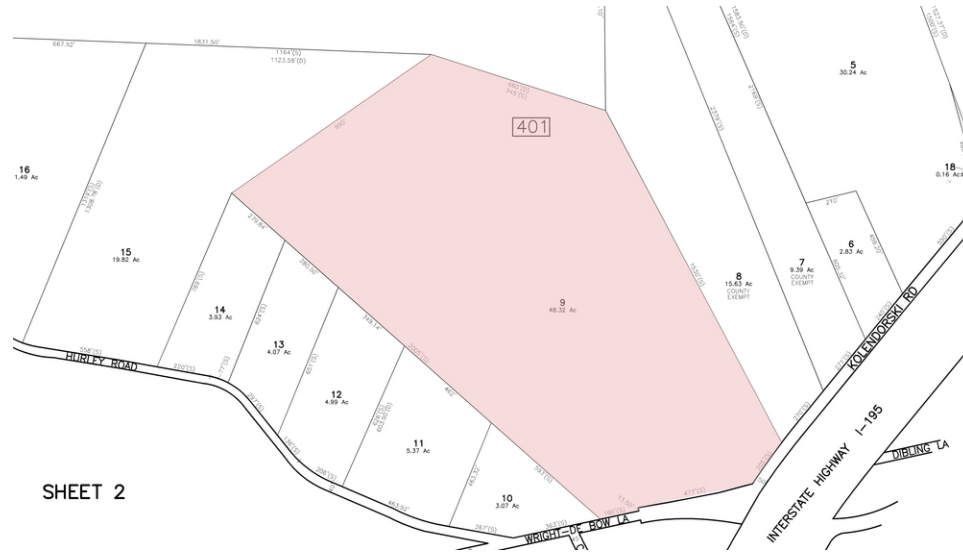
**THE BLAU & BERG COMPANY**

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±48.62 Acres Fully Approved Industrial Land

## LOCATION DESCRIPTION

±1.93 Miles to I-195, Exit 16 and Jackson Premium Outlets

±11 Miles to I-95

±15 Miles to Garden State Parkway

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	48.62 Acres

## PROPERTY HIGHLIGHTS

- By Right Property Zoned Up To 507,000+ SF Industrial Warehouse, 50' High
- Usable Size: ±48.62 Acres (Block 401, Lot 9)
- Approvals: ±280,000 SF Industrial Building
- Zoning: LM
- Taxes: \$23,530.00 (2019)

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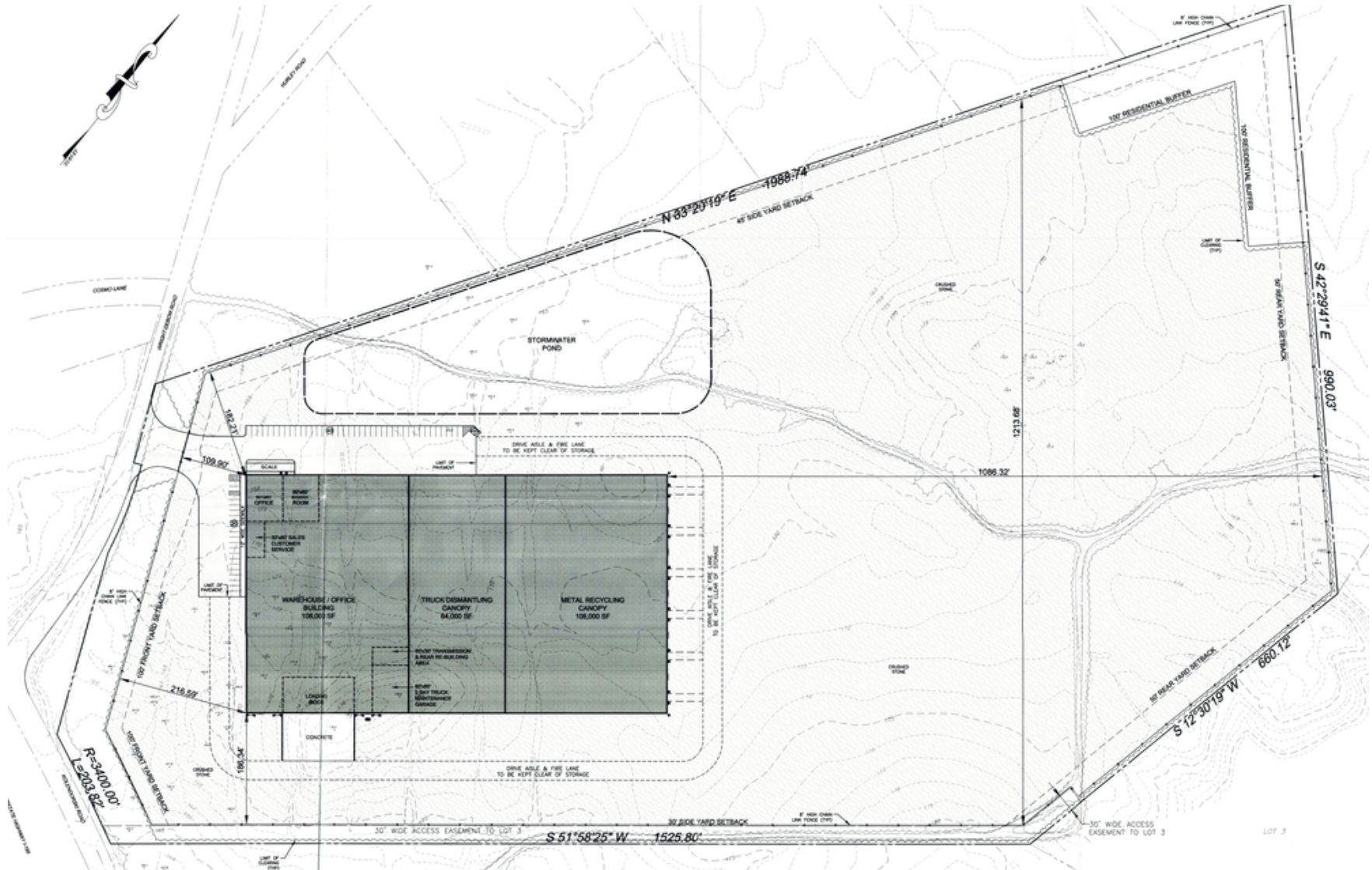
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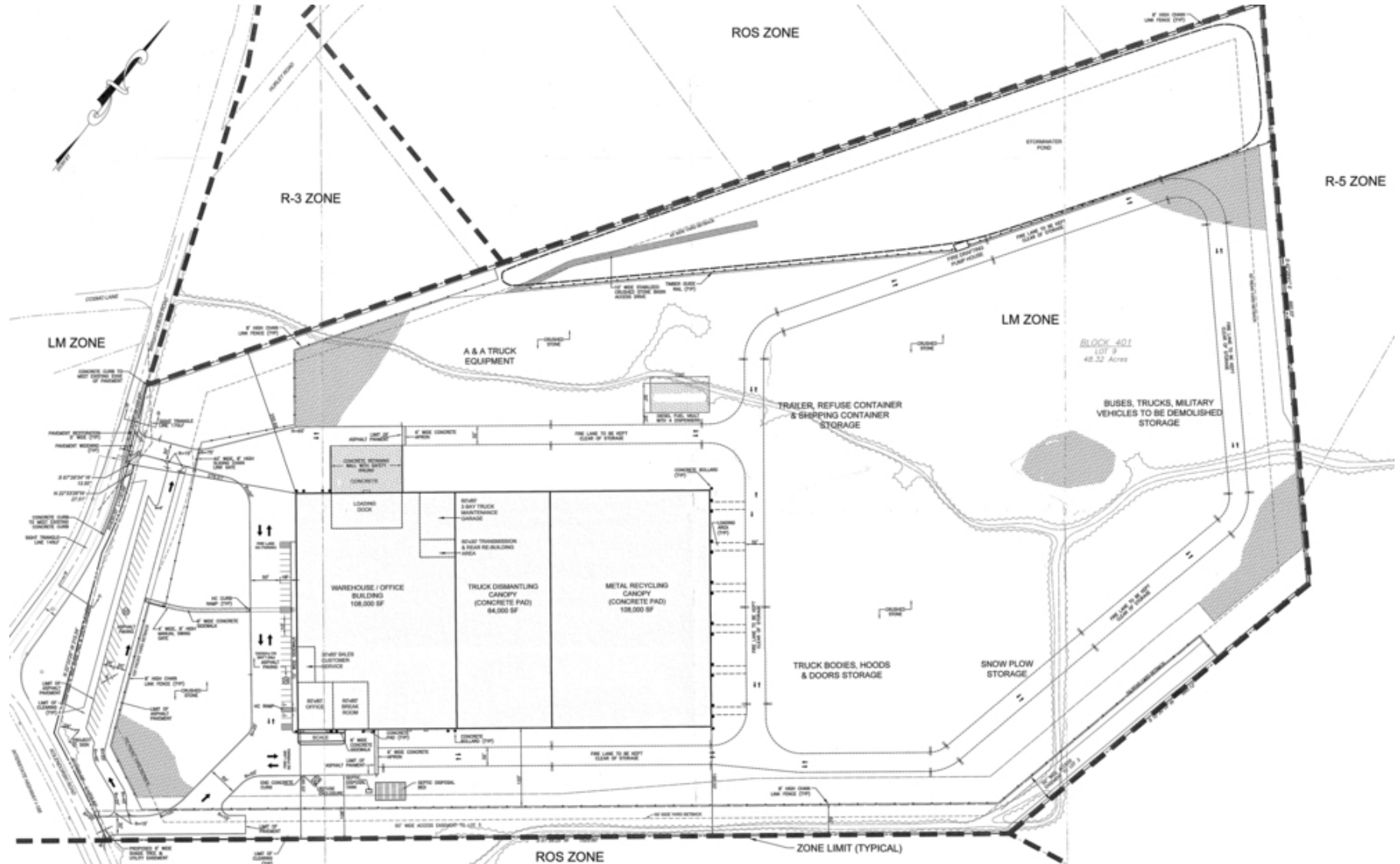
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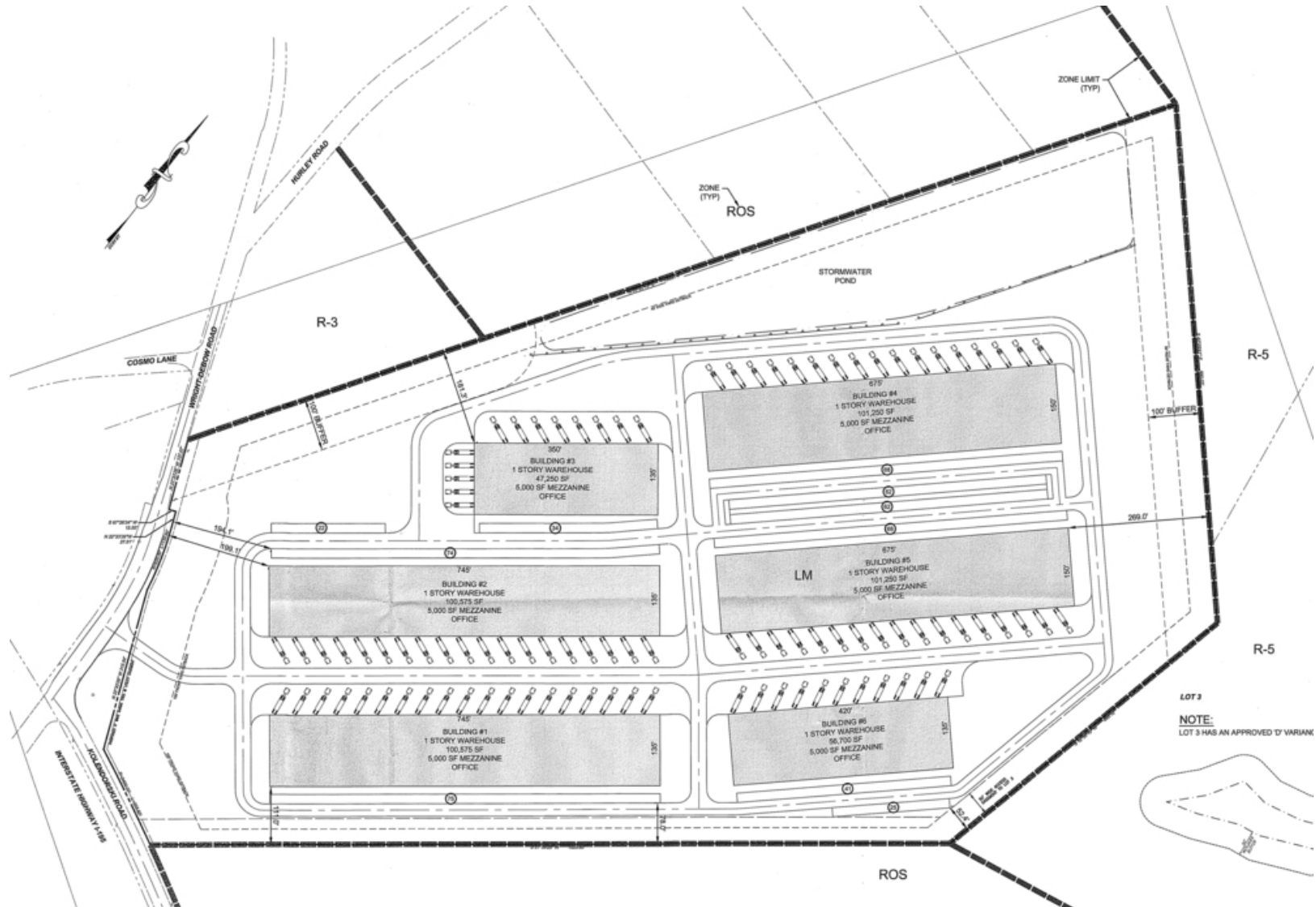
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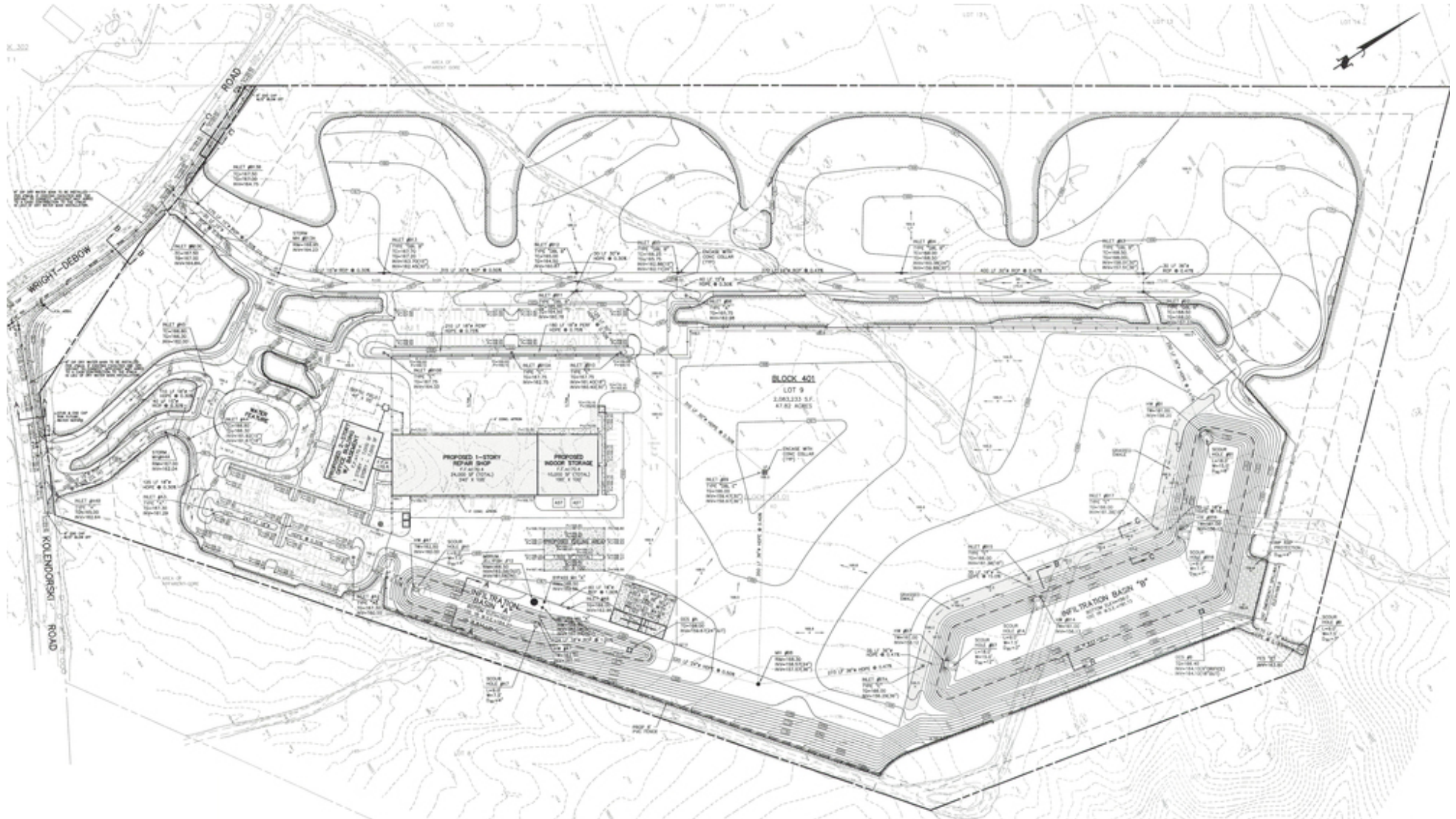
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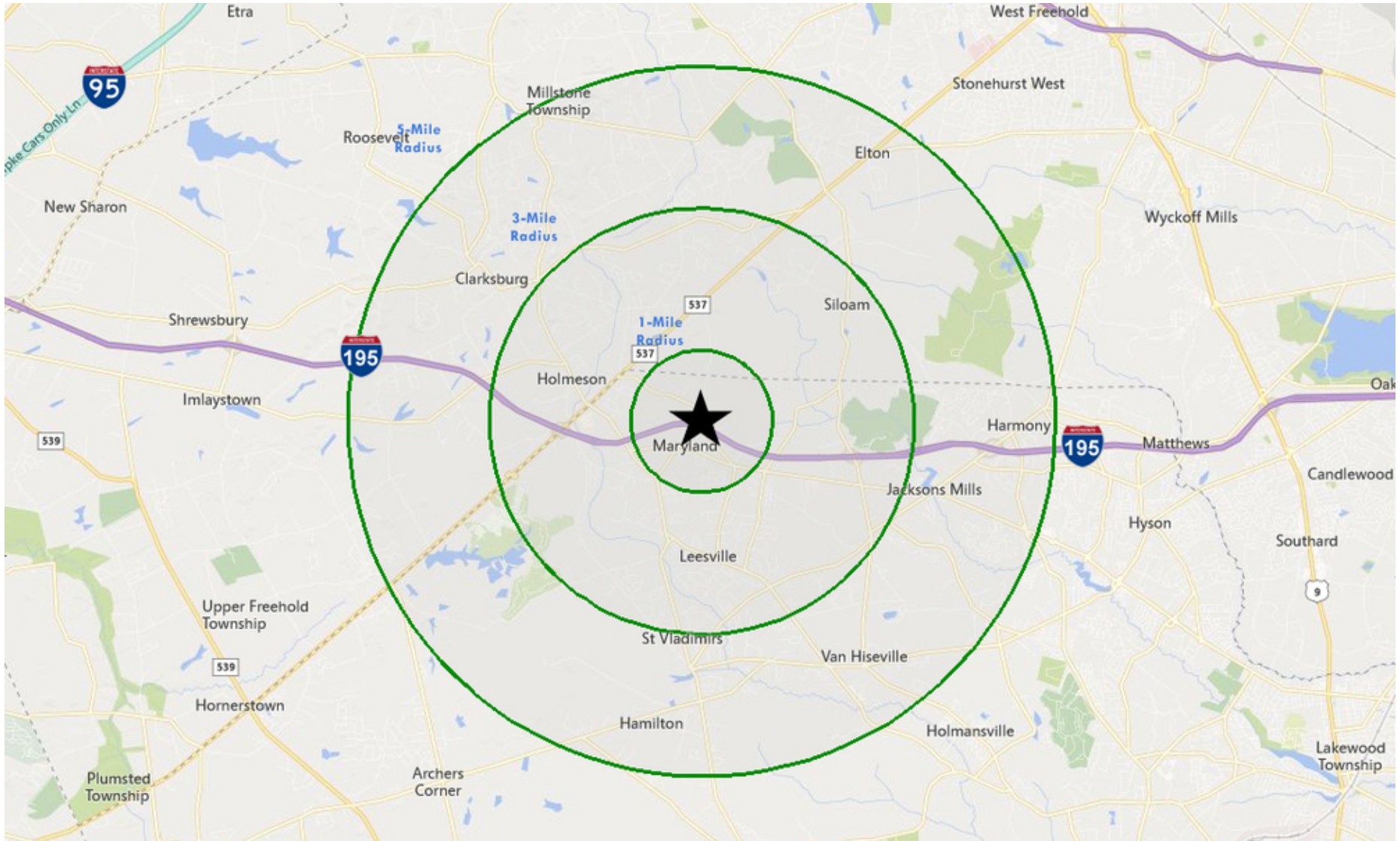
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	974	11,020	26,264
2019 Estimate	970	10,996	26,144
2010 Census	1,063	11,845	27,477
Growth 2019-2024	0.41%	0.22%	0.46%
Growth 2010-2019	(8.75%)	(7.17%)	(4.85%)
2019 Population Hispanic Origin	61	738	1,748
<b>2019 Population by Race:</b>			
White	861	9,813	23,374
Black	49	550	1,211
Am. Indian & Alaskan	2	19	44
Asian	40	443	1,106
Hawaiian & Pacific Island	0	4	10
Other	18	167	400
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Households:</b>			
2024 Projection	283	3,523	8,680
2019 Estimate	282	3,516	8,633
2010 Census	313	3,790	9,045
Growth 2019 - 2024	0.35%	0.20%	0.54%
Growth 2010 - 2019	(9.90%)	(7.23%)	(4.56%)
Owner Occupied	271	3,294	7,970
Renter Occupied	11	223	664
<b>2019 Avg Household Income</b>	<b>\$142,535</b>	<b>\$134,703</b>	<b>\$138,611</b>
<b>2019 Med Household Income</b>	<b>\$115,217</b>	<b>\$113,121</b>	<b>\$114,835</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	21	304	740
\$25,000 - \$50,000	24	369	856
\$50,000 - \$75,000	18	374	1,018
\$75,000 - \$100,000	36	447	1,026
\$100,000 - \$125,000	69	503	1,140
\$125,000 - \$150,000	14	322	796
\$150,000 - \$200,000	45	593	1,379
\$200,000+	55	604	1,678

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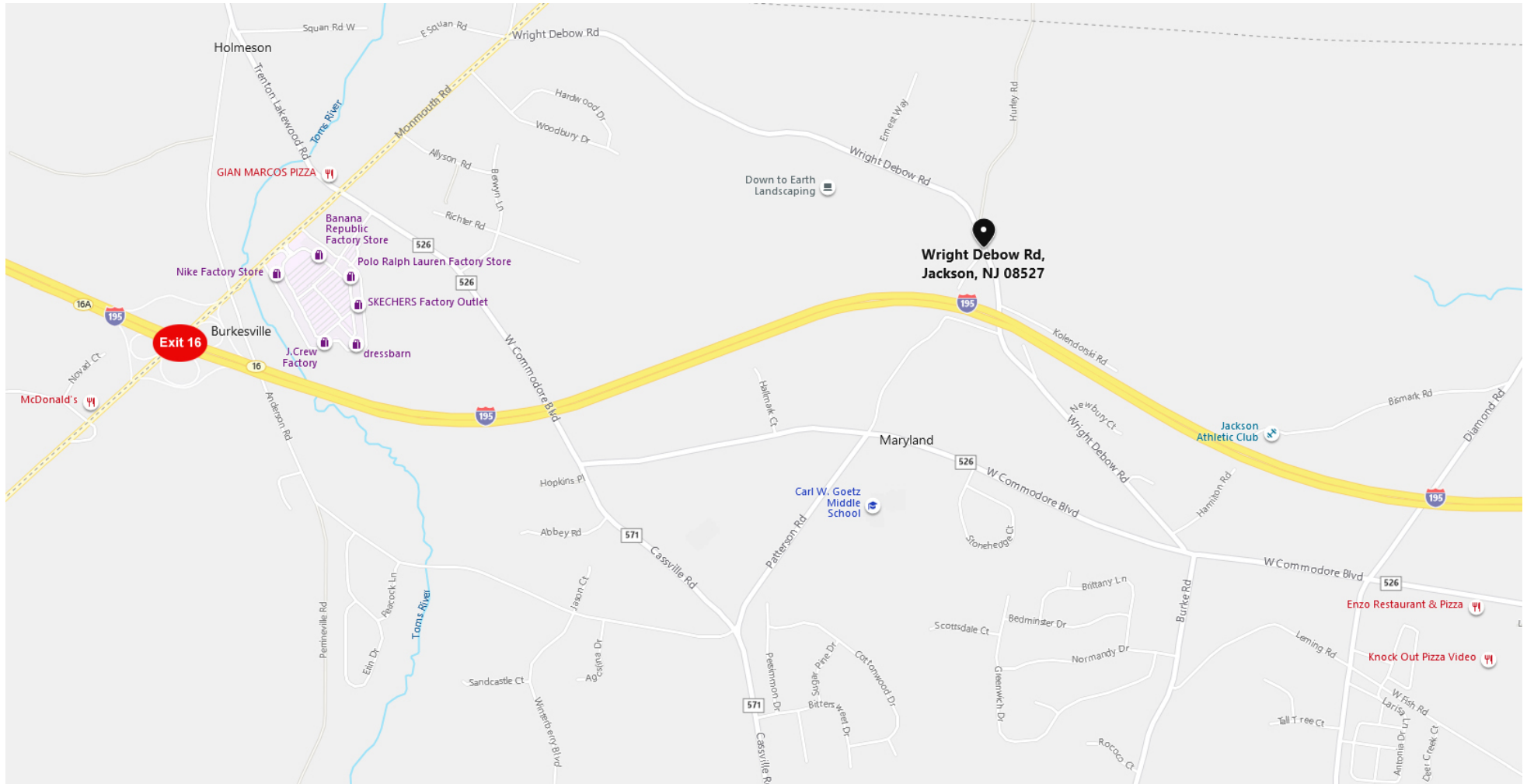


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