



63-UNIT DEVELOPMENT OPPORTUNITY

FOR SALE

95 SHEPHERDS LANE

95 Shepherds Lane, Totowa, NJ 07512

For More Information, Contact

SCOTT G. SAVASTANO

Director of Capital Markets
sgsavastano@blauberg.com
973.379.6644 x147



THE BLAU & BERG COMPANY

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

www.blauberg.com

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95 Shepherds Lane, Totowa, NJ 07512



PROPERTY DESCRIPTION

63-Unit Development Opportunity - Condos for Sale or Rent
All Approvals In Place

LOCATION DESCRIPTION

Conveniently Located Off Union Boulevard
Approximately 2 Miles from I-80 and Routes 46 and 23

PROPERTY HIGHLIGHTS

- Total Buildings: Six 3BR, Twelve 2BR No Den, Thirty-Three 2BR with Den, Twelve 1BR
- Building 1: Twelve 2BR with Dens / Three 3BR / Six 1BR
- Building 2: Eighteen 2BR with Dens / Three 2BR No Den
- Building 3: Three 2BR with Den / Six 2BR No Den / Three 1BR
- Building 4: Three 2BR No Den / Three 3BR / Three 1BR
- COAH Requirement: ± 10 Units
- Acreage: ± 5.59 AC (Block 11, Lot 9.01)
- Zoning: Townhome Condos or Rentals
- Parking: 129 Open Spaces

UNIT SIZES

- 1BR: 820 SF - 998 SF
- 2BR No Den: 1,086 SF - 1,129 SF
- 2BR with Den: 1,267 SF - 1,365 SF
- 3BR: 1,512 SF - 1,550 SF

OFFERING SUMMARY

Sale Price:	\$3,250,000
Lot Size:	5.59 Acres

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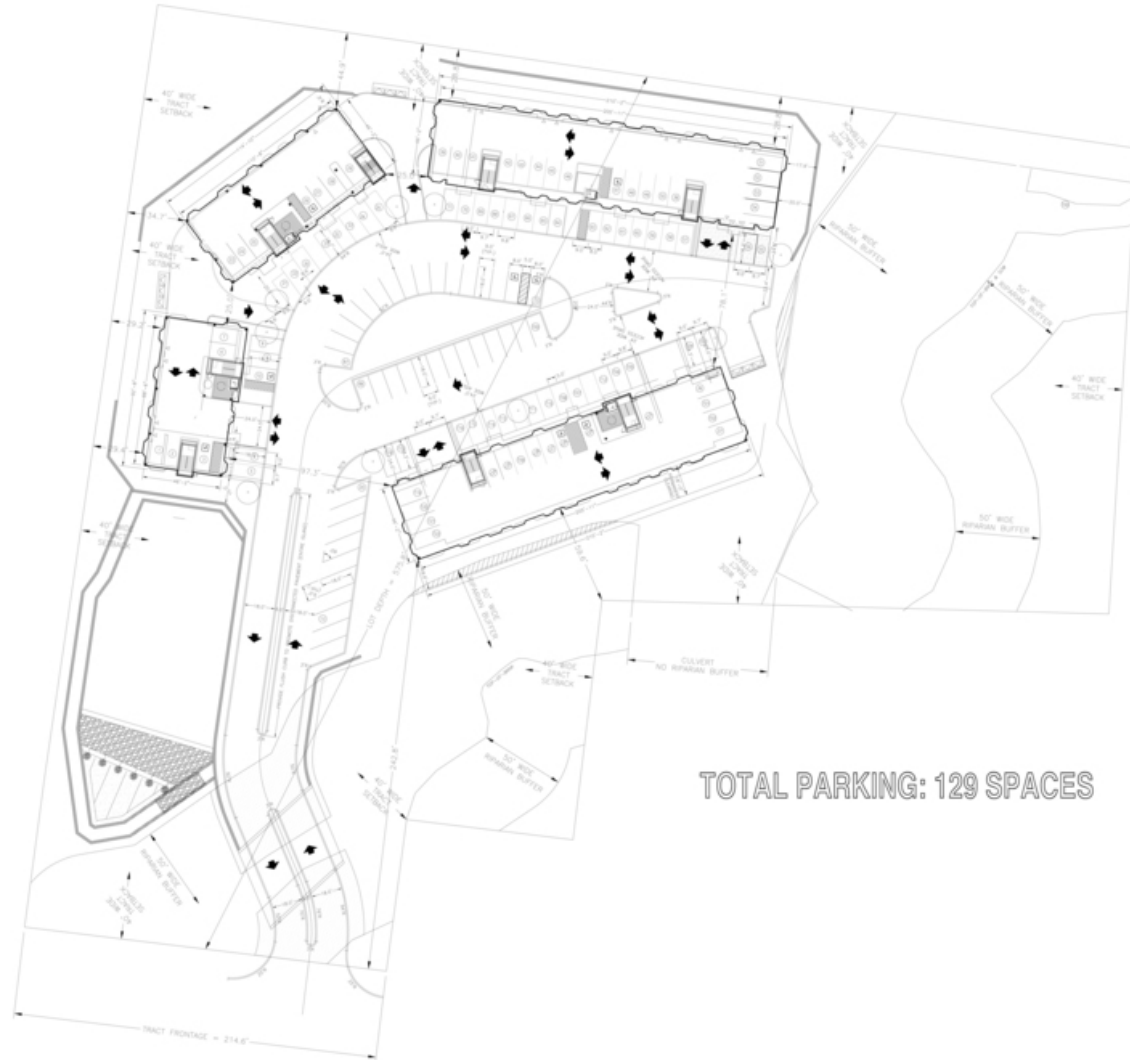
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BLDG 1	(12) 2BR & DEN (3) 3 BR (6) 1BR 21 Total
BLDG 2	(18) 2BR & DEN (3) 2 BR WO/DEN 21 Total
BLDG 3	(3) 2BR & DEN (6) 2 BR WO/DEN (3) 1 BR 12 Total
BLDG 4	(3) 3 BR (3) 2 BR WO/DEN (3) 1 BR 9 total
(TOTAL)	(6) 3 BR (12) 2 BR WO/DEN (33) 2 BR & DEN (12) 1 BR 63 total

NOTE: ALL BUILDINGS ARE 3-STORY ABOVE PARKING. BUILDING HEIGHT WILL VARY ACCORDING TO PARKING HEIGHT CLEARANCE REQUIREMENTS AND GRADE VARIATIONS. ELEVATORS MAY REQUIRE ATTIC ACCESS AND ROOF PENETRATION.

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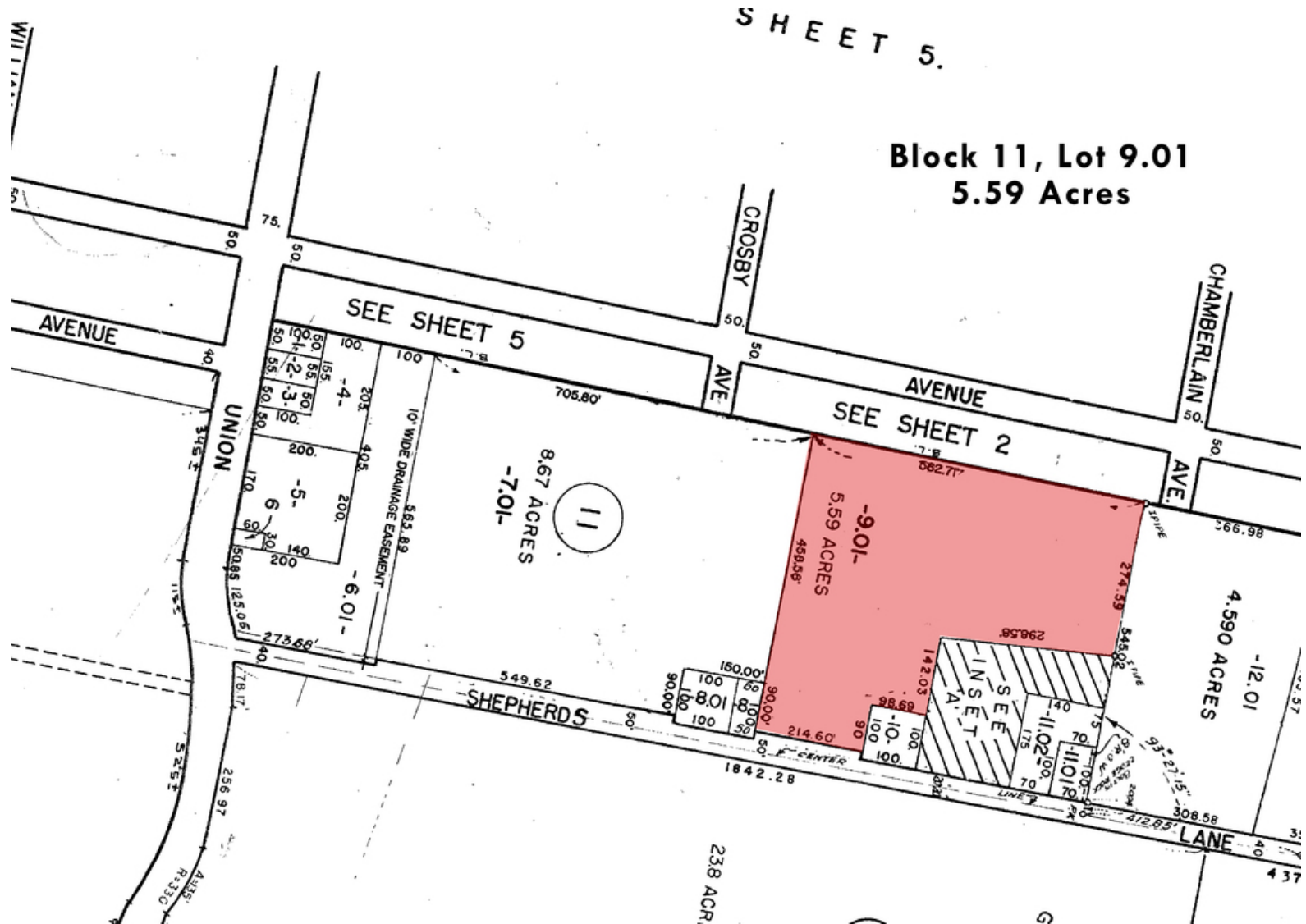
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95 Shepherds Lane, Totowa, NJ 07512 - Tax Map



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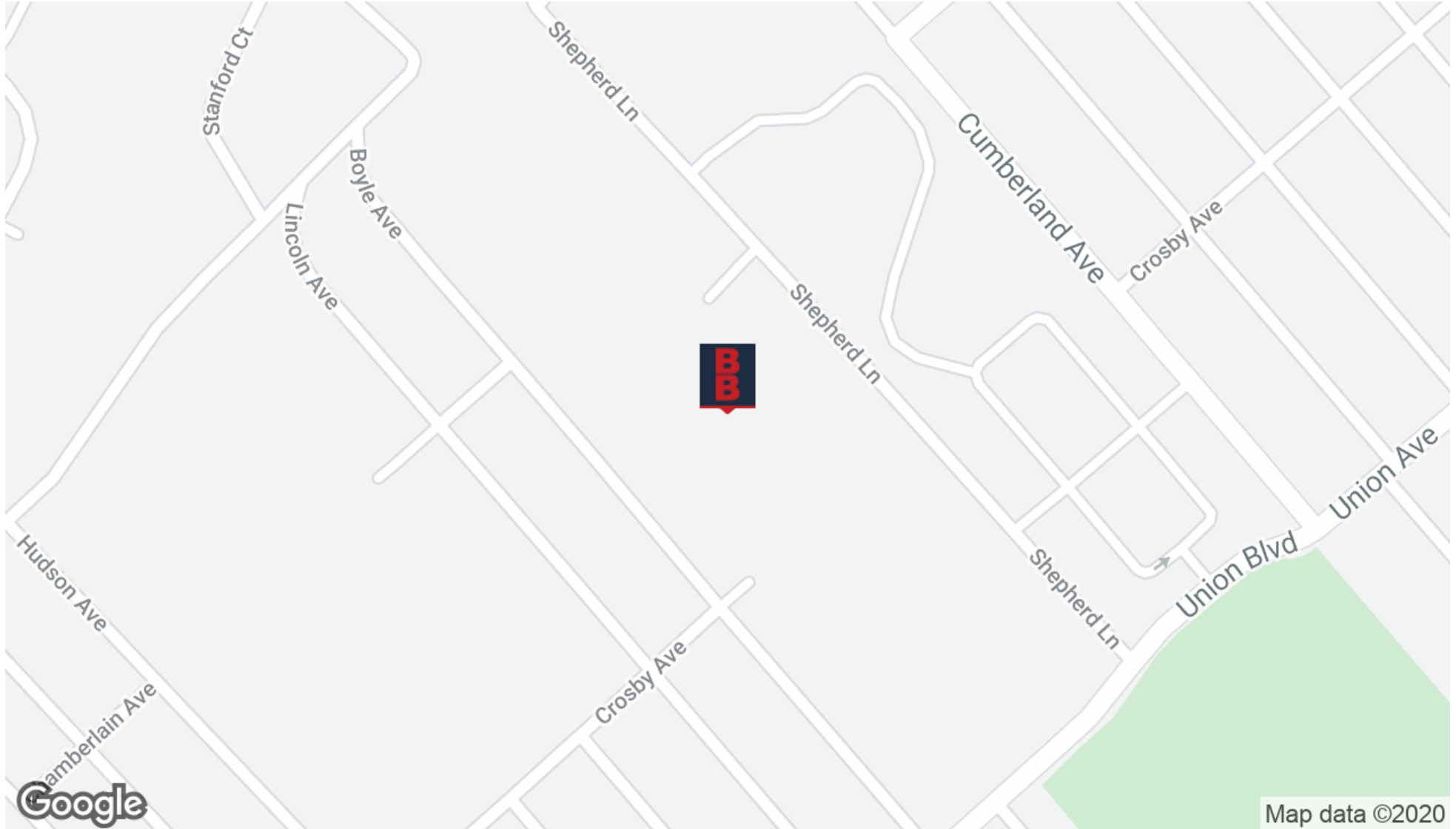
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95 Shepherds Lane, Totowa, NJ 07512 - Location Map



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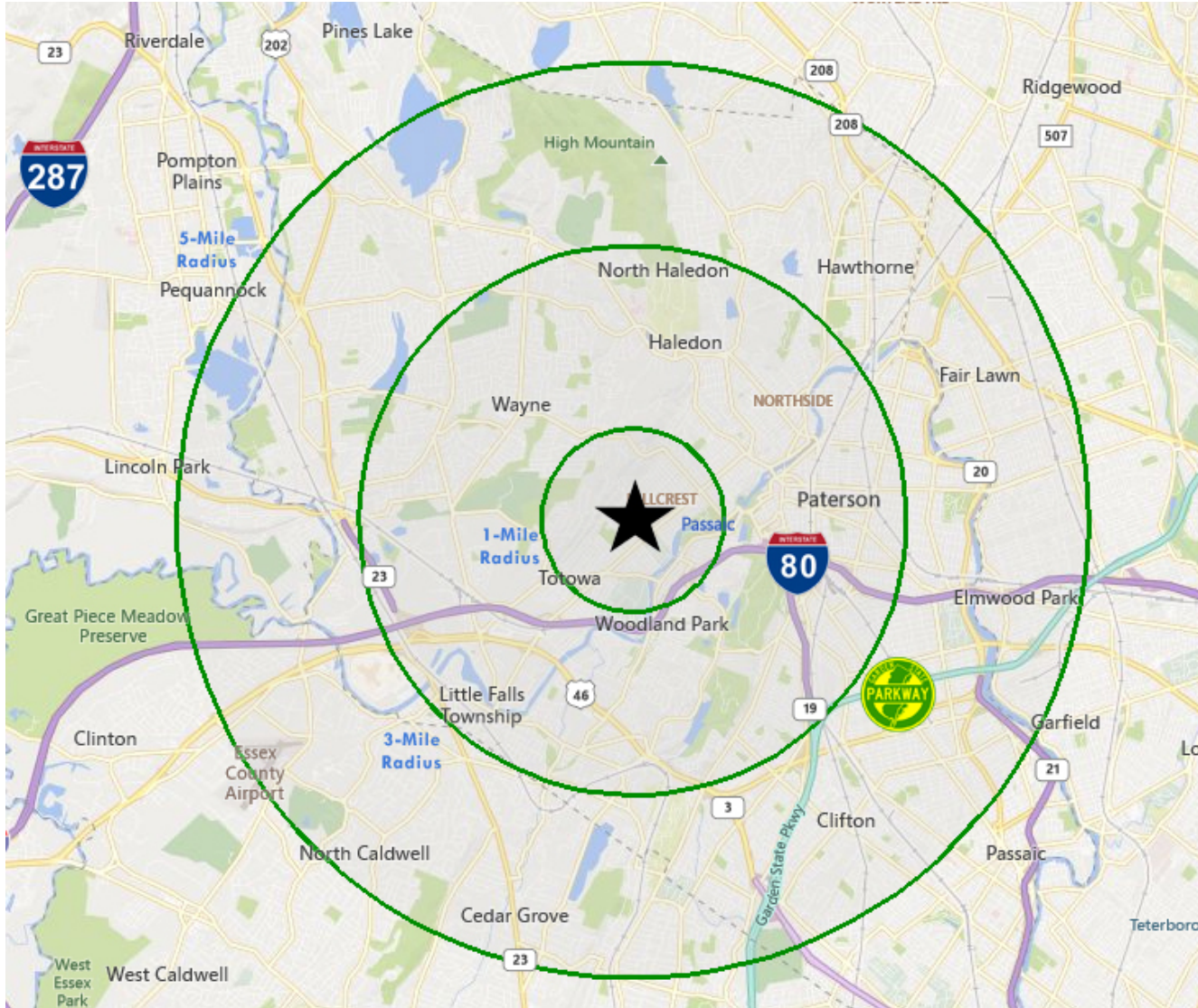
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95 SHEPHERDS LANE

95 Shepherds Lane, Totowa, NJ 07512 - Radius



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95 SHEPHERDS LANE

95 Shepherds Lane, Totowa, NJ 07512 - Demographics 2019

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	17,654	195,479	435,257
2019 Estimate	18,044	193,569	431,819
2010 Census	20,350	186,094	423,250
Growth 2019-2024	(2.16%)	0.99%	0.80%
Growth 2010-2019	(11.33%)	4.02%	2.02%
2019 Population Hispanic Origin	8,036	92,580	168,035
2019 Population by Race:			
White	13,435	129,860	315,440
Black	2,280	42,931	69,278
Am. Indian & Alaskan	198	3,347	5,547
Asian	1,599	10,625	28,643
Hawaiian & Pacific Island	26	467	775
Other	505	6,338	12,136
U.S. Armed Forces:	0	58	84
Households:			
2024 Projection	5,656	63,737	146,775
2019 Estimate	5,802	63,088	145,628
2010 Census	6,650	60,485	142,824
Growth 2019 - 2024	(2.52%)	1.03%	0.79%
Growth 2010 - 2019	(12.75%)	4.30%	1.96%
Owner Occupied	3,706	28,428	79,598
Renter Occupied	2,095	34,660	66,030
2019 Avg Household Income	\$93,529	\$78,540	\$94,194
2019 Med Household Income	\$75,958	\$50,656	\$67,862
2019 Households by Household Inc:			
<\$25,000	970	17,538	29,421
\$25,000 - \$50,000	1,152	13,751	28,096
\$50,000 - \$75,000	748	8,866	20,921
\$75,000 - \$100,000	835	6,492	17,009
\$100,000 - \$125,000	764	4,836	14,753
\$125,000 - \$150,000	376	2,992	9,005
\$150,000 - \$200,000	505	3,959	11,944
\$200,000+	454	4,654	14,479

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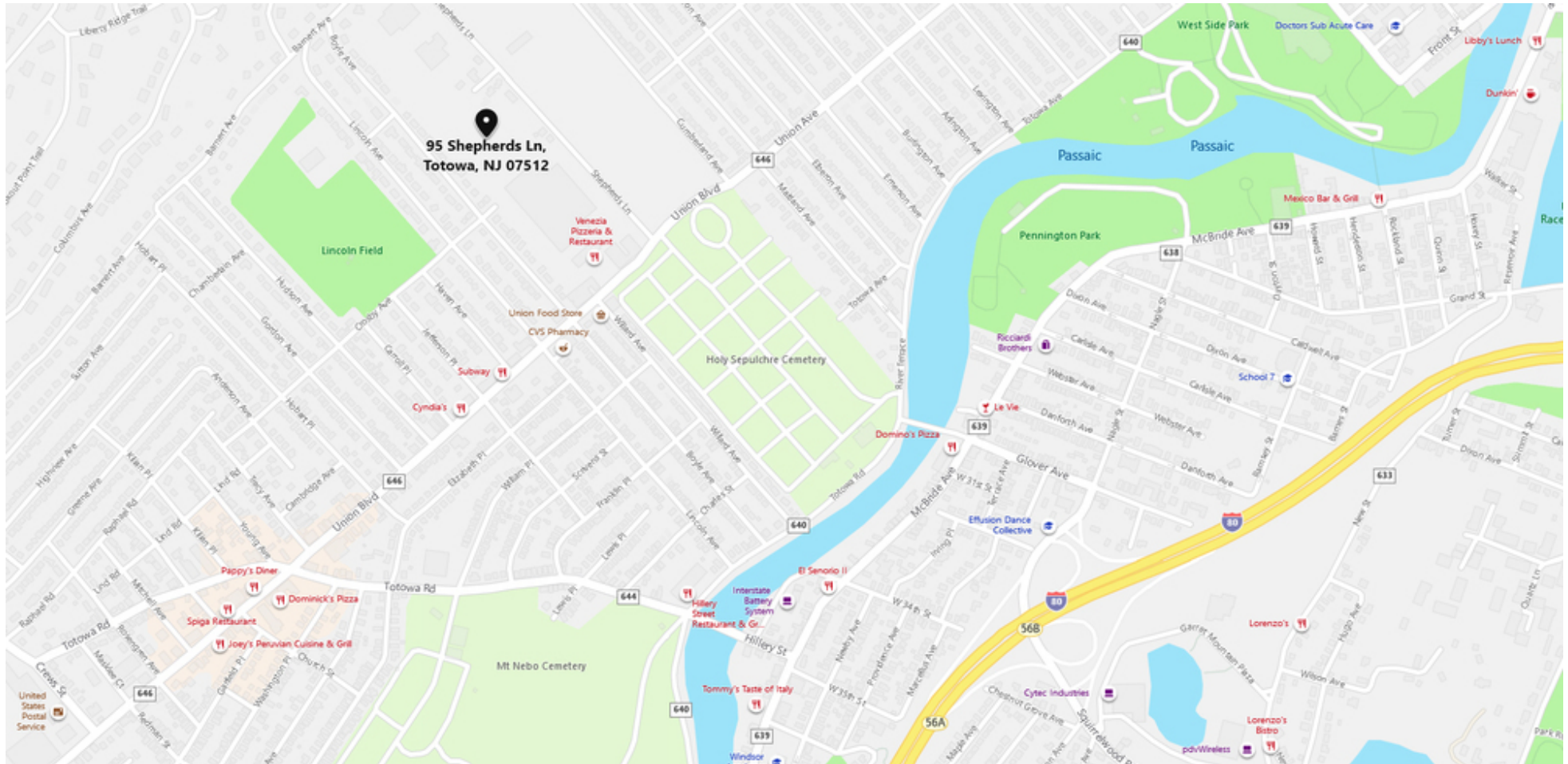
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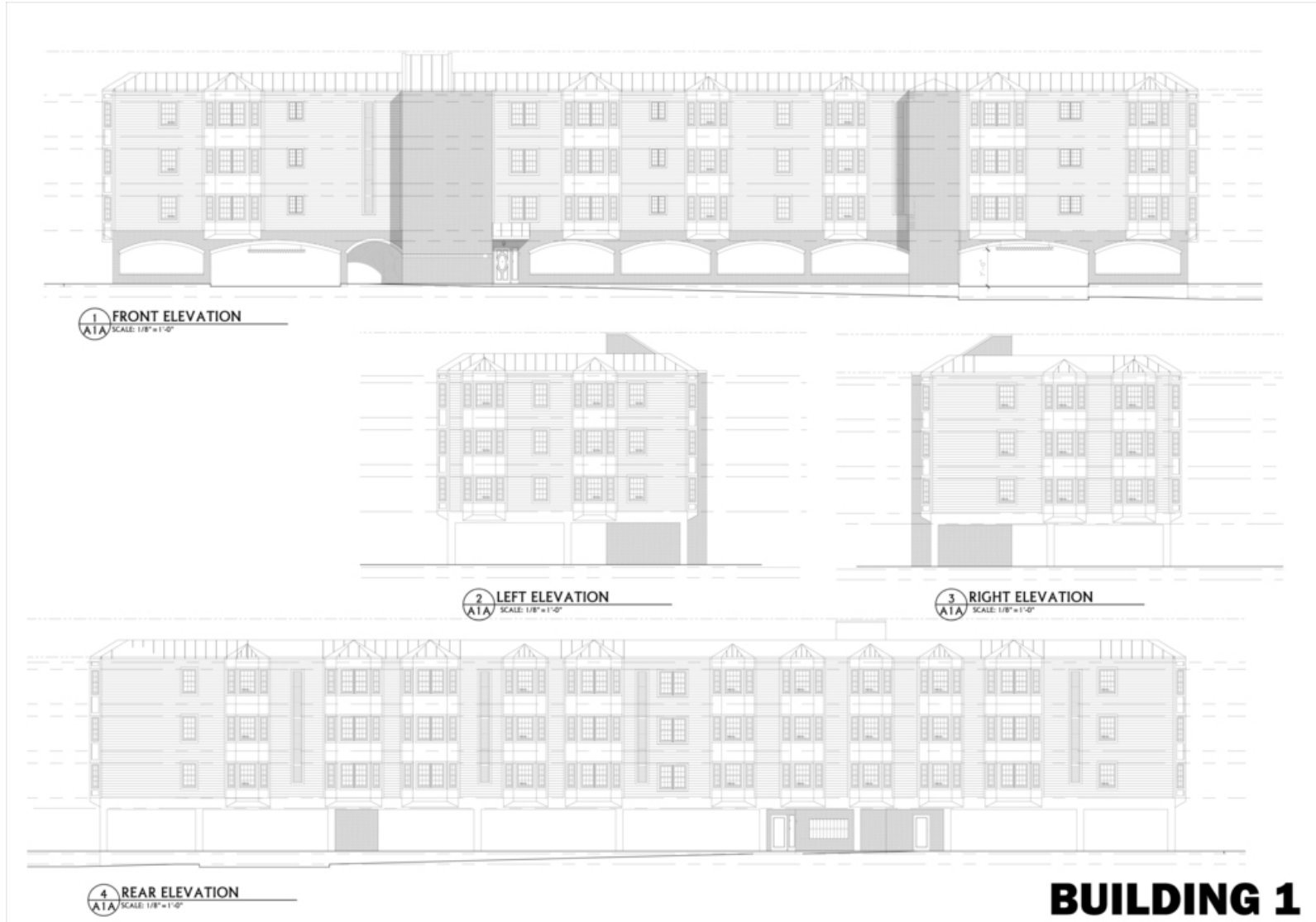
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1 FRONT ELEVATION
A2A SCALE: 1/8"=1'-0"



2 LEFT ELEVATION
A2A SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION
A2A SCALE: 1/8"=1'-0"



4 REAR ELEVATION
A2A SCALE: 1/8"=1'-0"

BUILDING 2

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1 FRONT ELEVATION
A3A SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION
A3A SCALE: 1/8"=1'-0"



2 LEFT ELEVATION
A3A SCALE: 1/8"=1'-0"



4 REAR ELEVATION
A3A SCALE: 1/8"=1'-0"

BUILDING 3

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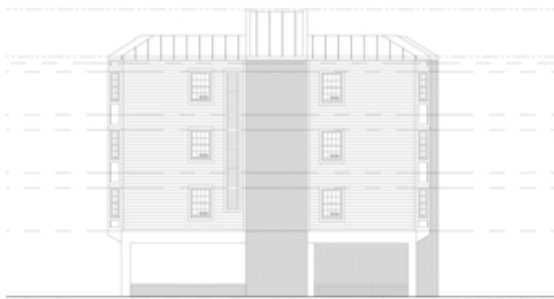
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1 FRONT ELEVATION
A4A SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION
A4A SCALE: 1/8"=1'-0"



2 LEFT ELEVATION
A4A SCALE: 1/8"=1'-0"



4 REAR ELEVATION
A4A SCALE: 1/8"=1'-0"

BUILDING 4

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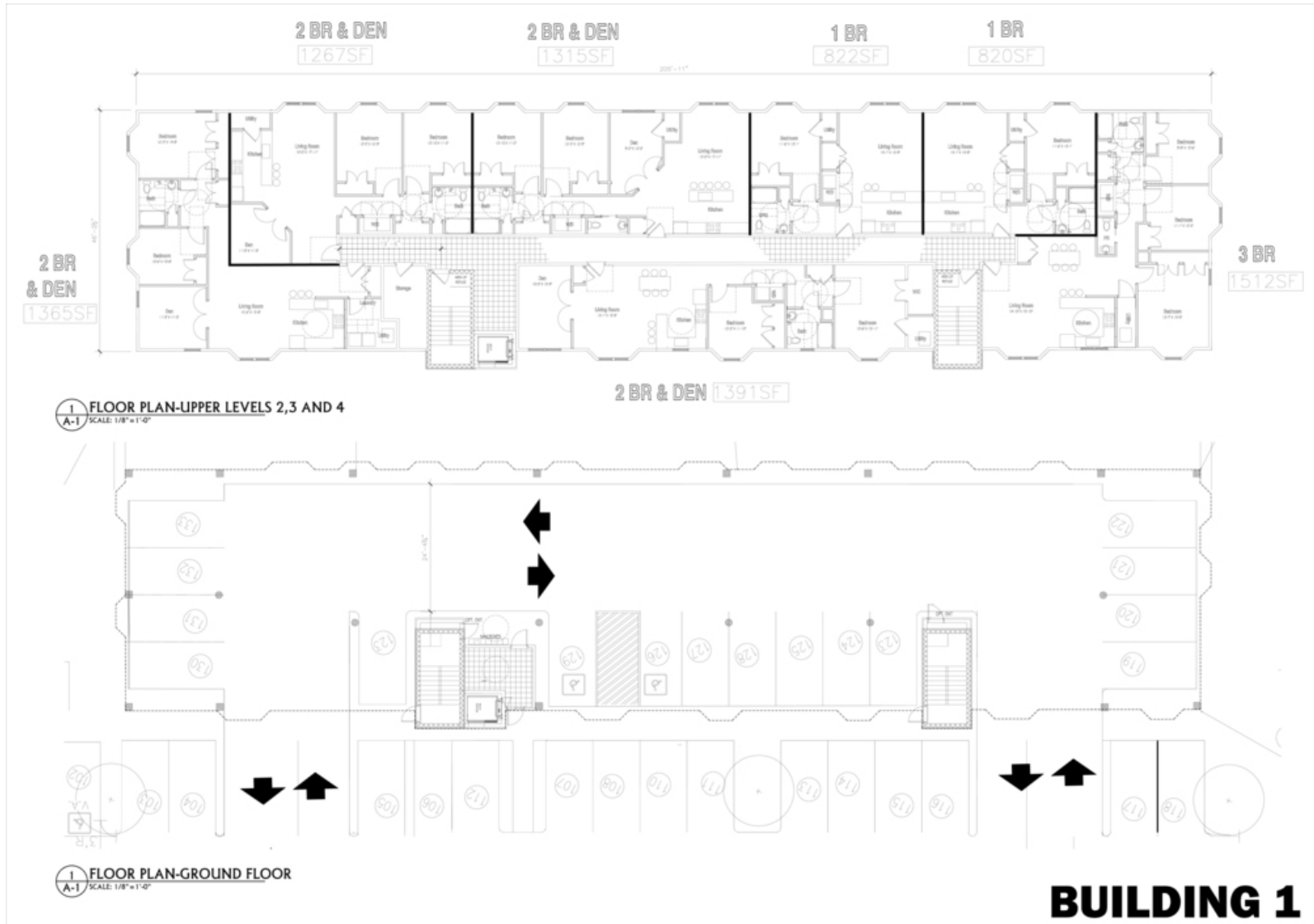
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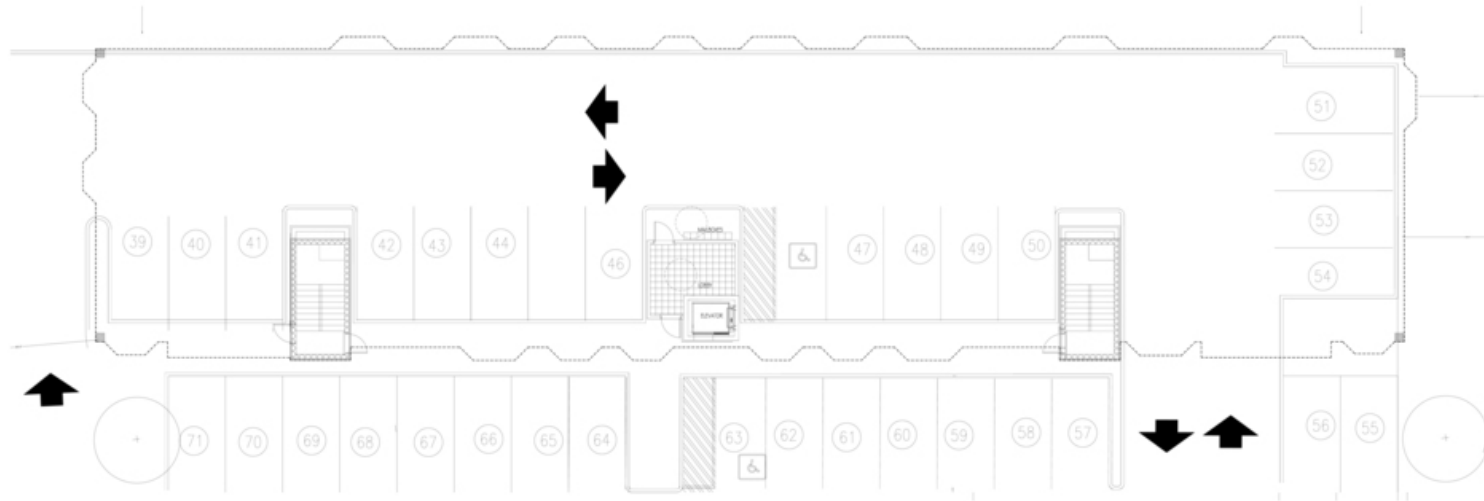
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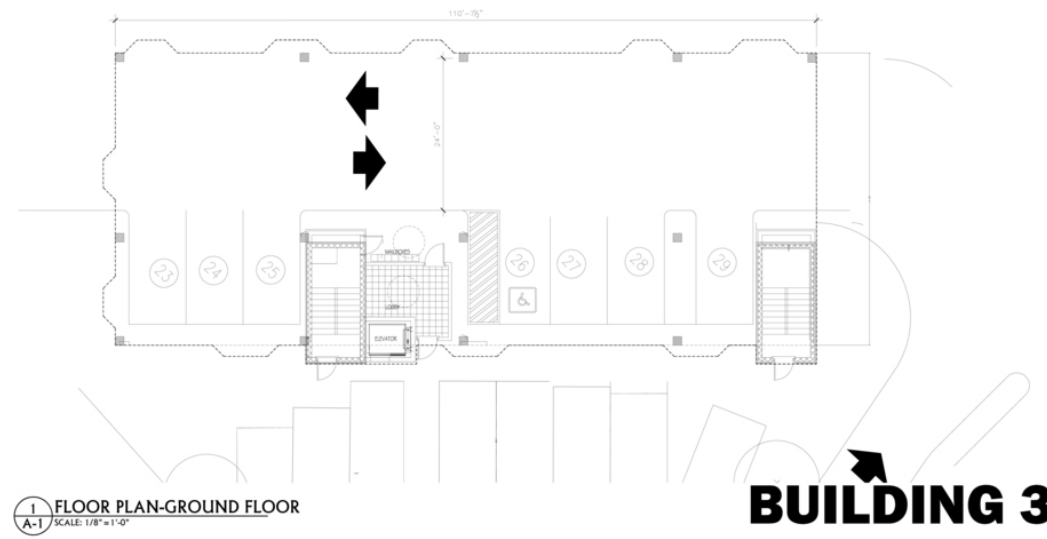
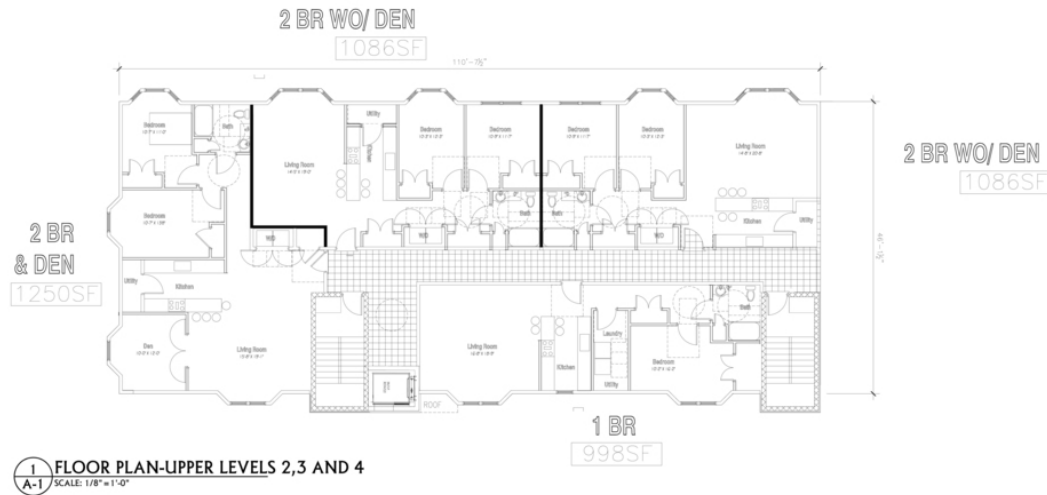
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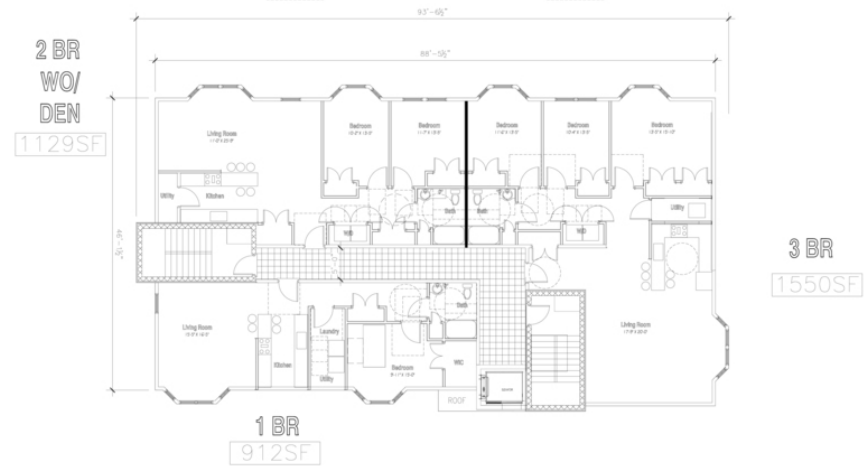
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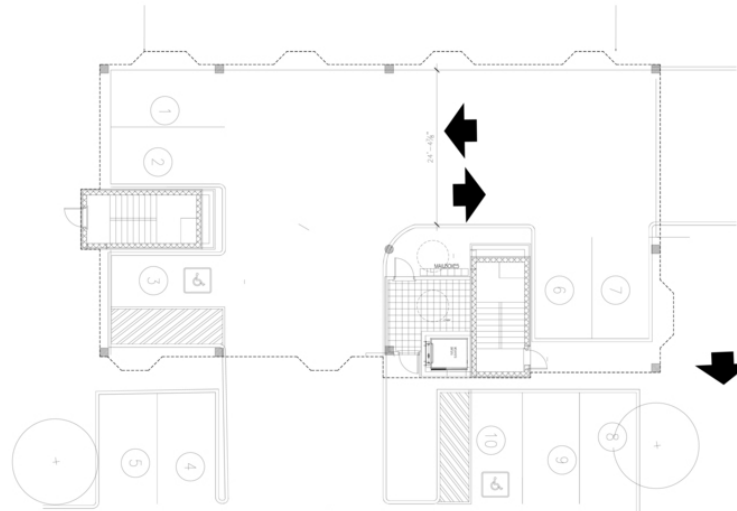
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1 FLOOR PLAN-UPPER LEVELS 2,3 AND 4
A-1 SCALE: 1/8"=1'-0"



1 FLOOR PLAN-GROUND FLOOR
A-1 SCALE: 1/8"=1'-0"

BUILDING 4

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Direct: 973.379.6644 x147 | Cell: 973.464.3800

PROFESSIONAL BACKGROUND

Scott Savastano, Director of Capital Markets at The Blau & Berg Company, is responsible for representing clients in all positions of real estate transactions, as well as managing investments between investors, businesses, government and individual clients. He has more than 25 years of real estate experience as a transaction specialist. He is highly experienced in the successful acquisition, financing, development and disposition of more than \$1 billion in commercial real estate nationwide. Scott is a true problem solver. He brings an entrepreneurial approach to clients.

EDUCATION

Montclair State University – B.A. in Accounting (Minor in Paralegal Studies)

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