

VACANT LAND

FOR SALE

# ±4.89 ACRES INDUSTRIAL LAND

Progress Place, Jackson, NJ 08527

*For More Information, Contact*

**SCOTT G. SAVASTANO**

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**JOHN LONGO**

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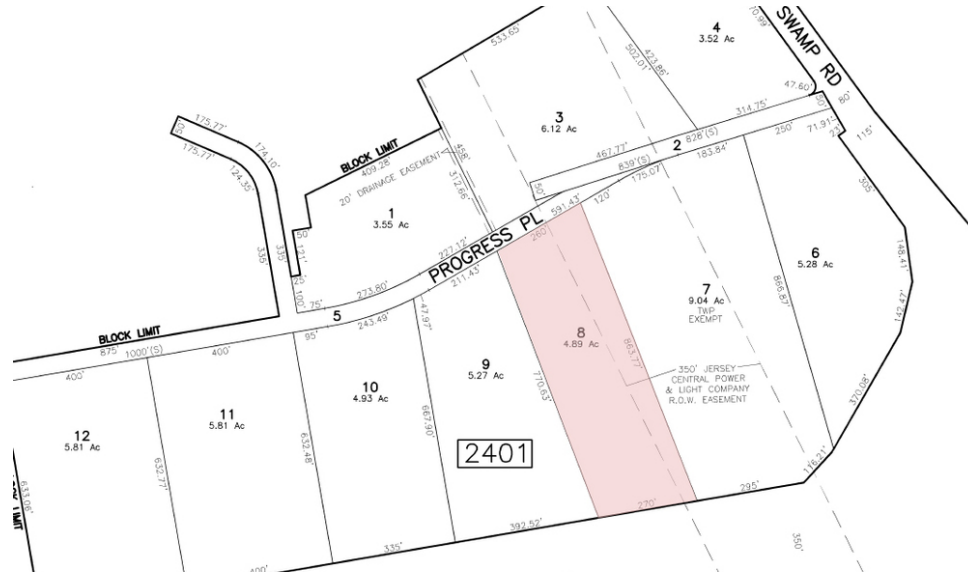


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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Progress Place, Jackson, NJ 08527



## PROPERTY DESCRIPTION

±4.89 Acres Vacant Land

## LOCATION DESCRIPTION

Located Directly Next to Park & Ride  
 ±5 Miles to I-195, Exit 16 and Jackson Premium Outlets  
 ±12 Miles to I-95  
 ±14 Miles to Garden State Parkway

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	4.89 Acres

## PROPERTY HIGHLIGHTS

- Total Lot Size: ±4.89 Acres (Block 2401, Lot 8)
- Zoning: LM
- Taxes: \$2,877.72 (2019)

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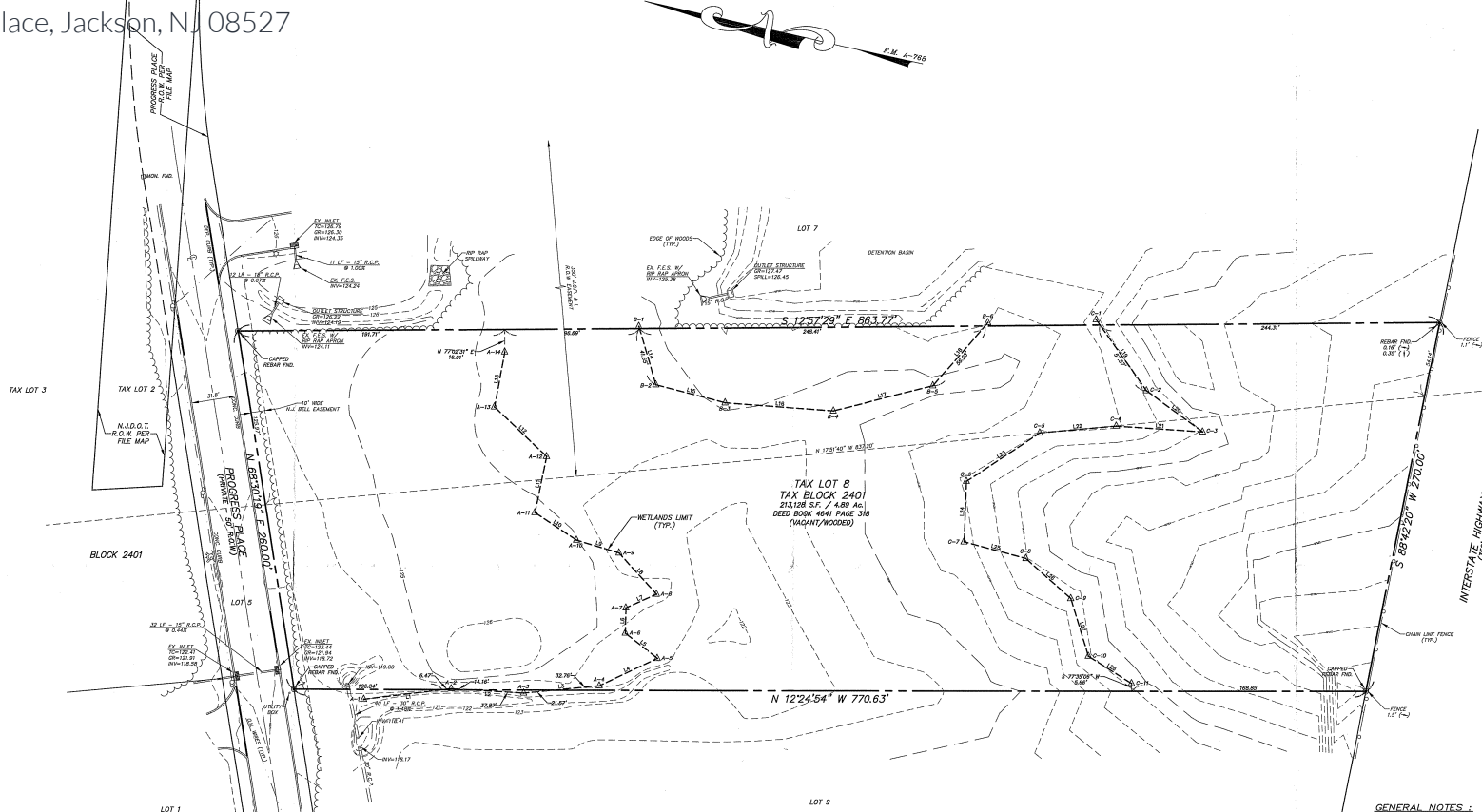


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LINE	LENGTH	BEARING
L1	83.72	S10°24'51"E
L2	92.84	S20°29'44"E
L3	54.33	S18°19'35"E
L4	46.19	S18°20'27"E
L5	28.29	N42°56'24"E
L6	18.29	N17°41'39"E
L7	24.57	S24°14'43"E
L8	39.97	N34°42'01"E
L9	31.89	S13°34'37"E
L10	35.64	N20°11'14"E
L11	41.18	N89°11'35"E
L12	51.54	N11°31'24"E
L13	38.88	N88°18'34"E
L14	43.20	S81°11'46"E
L15	51.24	S01°38'44"W
L16	78.37	S08°15'54"E
L17	74.11	S08°20'55"E
L18	59.47	S81°28'56"E
L19	52.52	S42°59'55"W
L20	49.86	S23°42'01"W
L21	52.00	N08°35'56"W
L22	65.20	N17°33'31"W
L23	92.88	N45°17'04"W
L24	43.31	S78°11'15"E
L25	45.88	S02°11'18"W
L26	43.48	S29°01'25"W
L27	43.46	S60°37'08"W
L28	36.74	S20°04'30"W



- GENERAL NOTES:**
- I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BETWEEN THE DATES OF AUGUST 28, AND SEPTEMBER 10, 2008 BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS ORIGINATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".
  - THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO ANY SUCH STATEMENTS OF FACT, ALL EASEMENTS, RIGHT OF WAY AND AGREEMENTS OF RECORD, WHICH MAY BE DISCOVERED BY A COMPLETE AND ACCURATE TITLE SEARCH.
  - BUILDING LOCATION/DIMENSIONS SHOWN HEREON ARE TO THE FOUNDATION AND ARE NOT TO BE USED FOR THE ERECTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPEARANCES AND MARK OUTS AT THE TIME OF SURVEY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UTILITY/STRUCTURE LOCATIONS TO BE VERIFIED AND MARKED OUT PRIOR TO ANY EXCAVATION CONSTRUCTION, PER THE UNDERGROUND FACILITY PROTECTION ACT (N.J.S.A. 17:27-1.6).
  - TOPOGRAPHY SHOWN HEREON IS IN GEODETIC DATUM (N.A.S.D. 1988).
  - THE WETLANDS LINE SHOWN HEREON WAS FLAGGED BY PROFESSIONAL DESIGN SERVICES, L.L.C. ON SEPTEMBER 4, 2008 AND FIELD LOCATED BY THIS OFFICE ON SEPTEMBER 10, 2008.
  - THE ALIGNMENT OF THE J.C.P. & L. EASEMENT SHOWN HEREON HAS BEEN ESTABLISHED IN ACCORDANCE WITH A MAP ENTITLED "J.C.P. & L. CO., HOBBSBORO, N.J., Oyster Creek - DEANG LINE INTERSTATE INDUSTRIAL PARK AT JACKSON, JACKSON TWP., OCEAN CO., N.J.", MARKED AS DRAWING NO. B-71889, AND DATED FEBRUARY, 1978.

**CAUTION:**  
THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL. IT IS NOT AN AUTHENTIC DOCUMENT AND MAY HAVE BEEN ALTERED.

**CERTIFIED TO:**  
A & A TRUCK PARTS, INC., A NEW JERSEY CORPORATION  
JOHN O'CONNELL  
MID-STATE ABSTRACT COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
STEVEN PFEFFER, ESS.  
LEVIN, SIEG & PFEFFER, P.A.  
**PROPERTY DESCRIPTION:**  
BEING ALL THAT CERTAIN PARCEL OF LAND OR PREMISES ALSO KNOWN AS LOT 8, BLOCK 148-2, AS SHOWN ON A CERTAIN MAP ENTITLED "TRIAL MAP SECTION ONE, NORTHEAST CORRIDOR INDUSTRIAL PARK @ JACKSON INC., SITUATE IN TOWNSHIP OF JACKSON, OCEAN COUNTY, NEW JERSEY," FILED IN THE OFFICE OF THE OCEAN COUNTY CLERK ON AUGUST 31, 1977 AS MAP NO. A-788.

**OWNERSHIP OF DOCUMENTS**  
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SURVEYING, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SURVEYING, L.L.C.

NO.	DATE	REVISION	DESCRIPTION	BY
1	8/28/08	REVISED BLOCK NUMBER IN PROPERTY DESCRIPTION		

**PDS**  
**PROFESSIONAL DESIGN SURVEYING, L.L.C.**  
PROFESSIONAL LAND SURVEYORS  
700 HOOKER AVENUE, TOMES RIVER, NEW JERSEY 08753  
PHONE 732 244 6500 FAX 732 244 0813  
BROOKLYN @ POSTOVER.COM  
**RICHARD S. KORECKY, Jr., P.L.S.**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #12854

**BOUNDARY & TOPOGRAPHIC SURVEY**  
OF  
**TAX LOT 8 - TAX BLOCK 2401**  
(REFERENCE TAX MAP SHEET NO. 24)  
TOWNSHIP OF JACKSON NEW JERSEY  
OCEAN COUNTY

SCALE: 1"=40'  
DATE: 9/10/08  
JOB NUMBER: 2803  
DRAWN BY: TW  
CALC'D BY: CHE  
CHECKED BY: RJS

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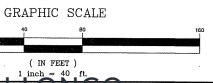


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**LEGEND**  
EXISTING EDGE OF WOODS  
EXISTING FIRE HYDRANT  
EXISTING UTILITY POLE  
EXISTING OVERHEAD WIRES  
EXISTING LIGHT POST

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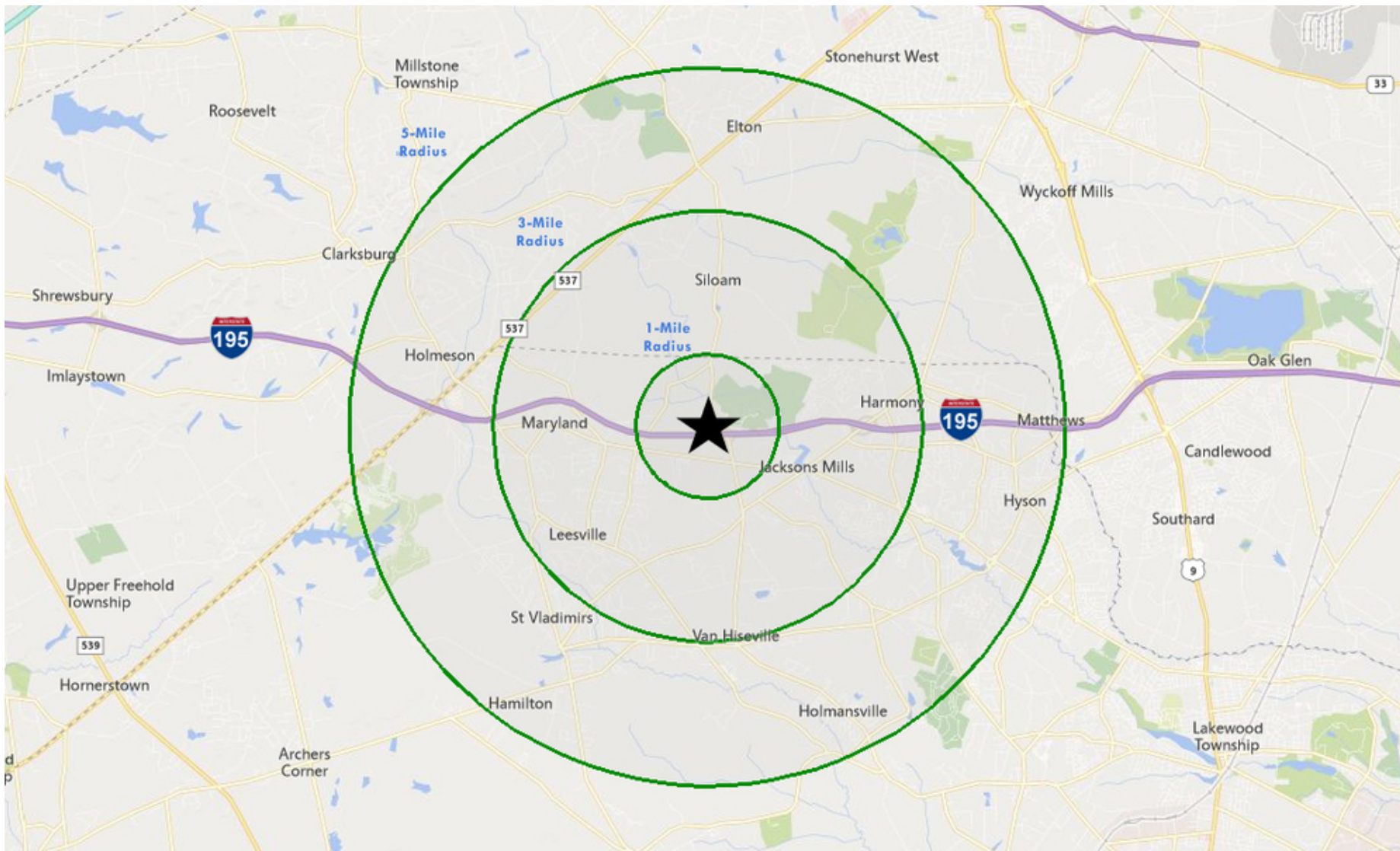
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	438	12,922	43,417
2019 Estimate	415	12,734	43,067
2010 Census	341	13,119	45,303
Growth 2019-2024	5.54%	1.48%	0.81%
Growth 2010-2019	21.70%	(2.93%)	(4.94%)
2019 Population Hispanic Origin	17	842	3,329
<b>2019 Population by Race:</b>			
White	395	11,434	38,326
Black	10	618	2,172
Am. Indian & Alaskan	0	17	73
Asian	7	473	1,777
Hawaiian & Pacific Island	0	5	21
Other	2	187	698
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>1</b>	<b>14</b>
<b>Households:</b>			
2024 Projection	196	4,440	14,951
2019 Estimate	186	4,369	14,833
2010 Census	154	4,468	15,630
Growth 2019 - 2024	5.38%	1.63%	0.80%
Growth 2010 - 2019	20.78%	(2.22%)	(5.10%)
Owner Occupied	176	4,059	13,174
Renter Occupied	9	309	1,658
<b>2019 Avg Household Income</b>	<b>\$106,457</b>	<b>\$123,904</b>	<b>\$119,488</b>
<b>2019 Med Household Income</b>	<b>\$93,144</b>	<b>\$104,800</b>	<b>\$99,533</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	21	389	1,375
\$25,000 - \$50,000	24	529	1,985
\$50,000 - \$75,000	25	504	2,189
\$75,000 - \$100,000	31	641	1,903
\$100,000 - \$125,000	21	638	2,173
\$125,000 - \$150,000	25	424	1,279
\$150,000 - \$200,000	25	661	1,963
\$200,000+	13	585	1,966

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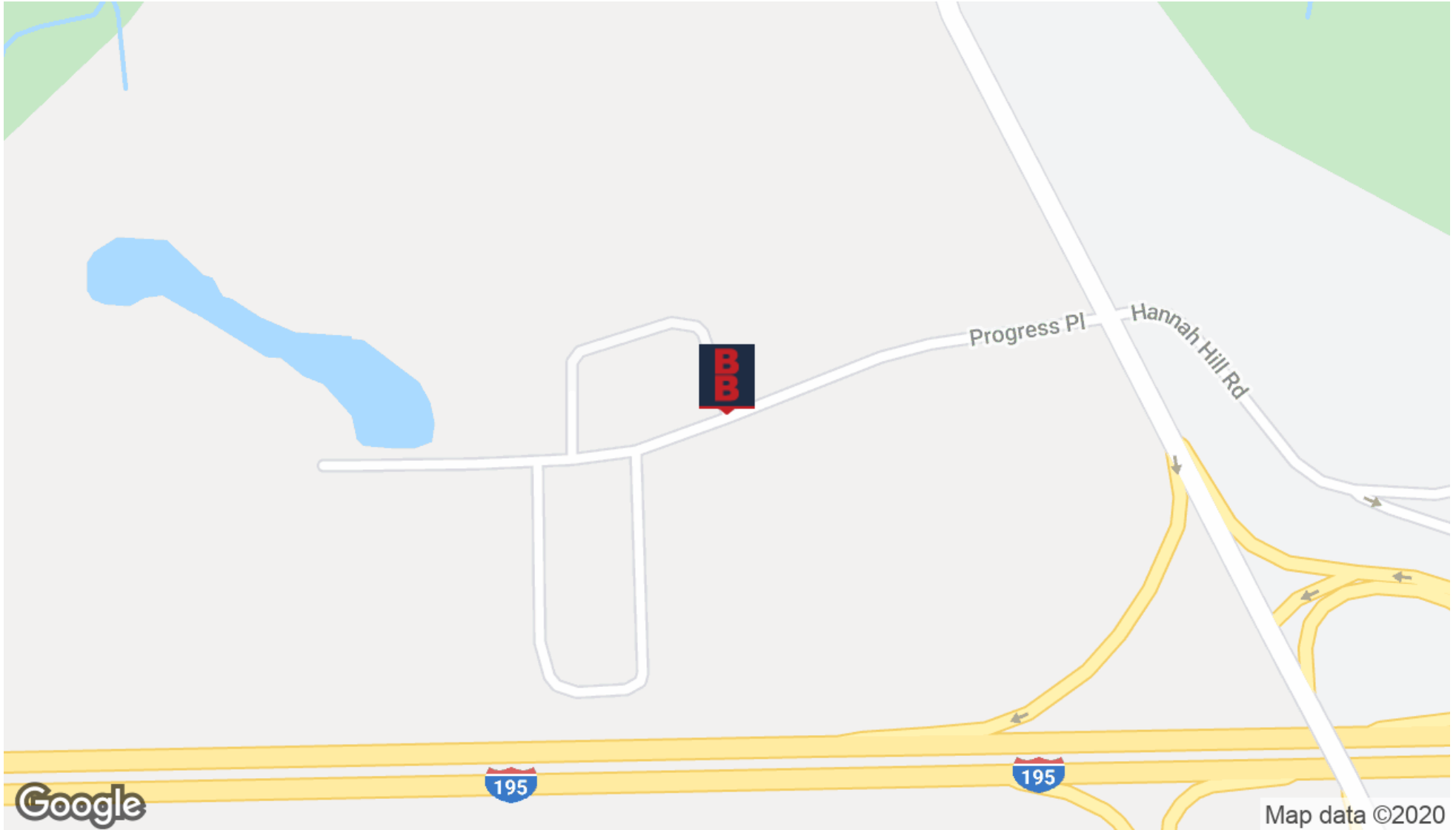
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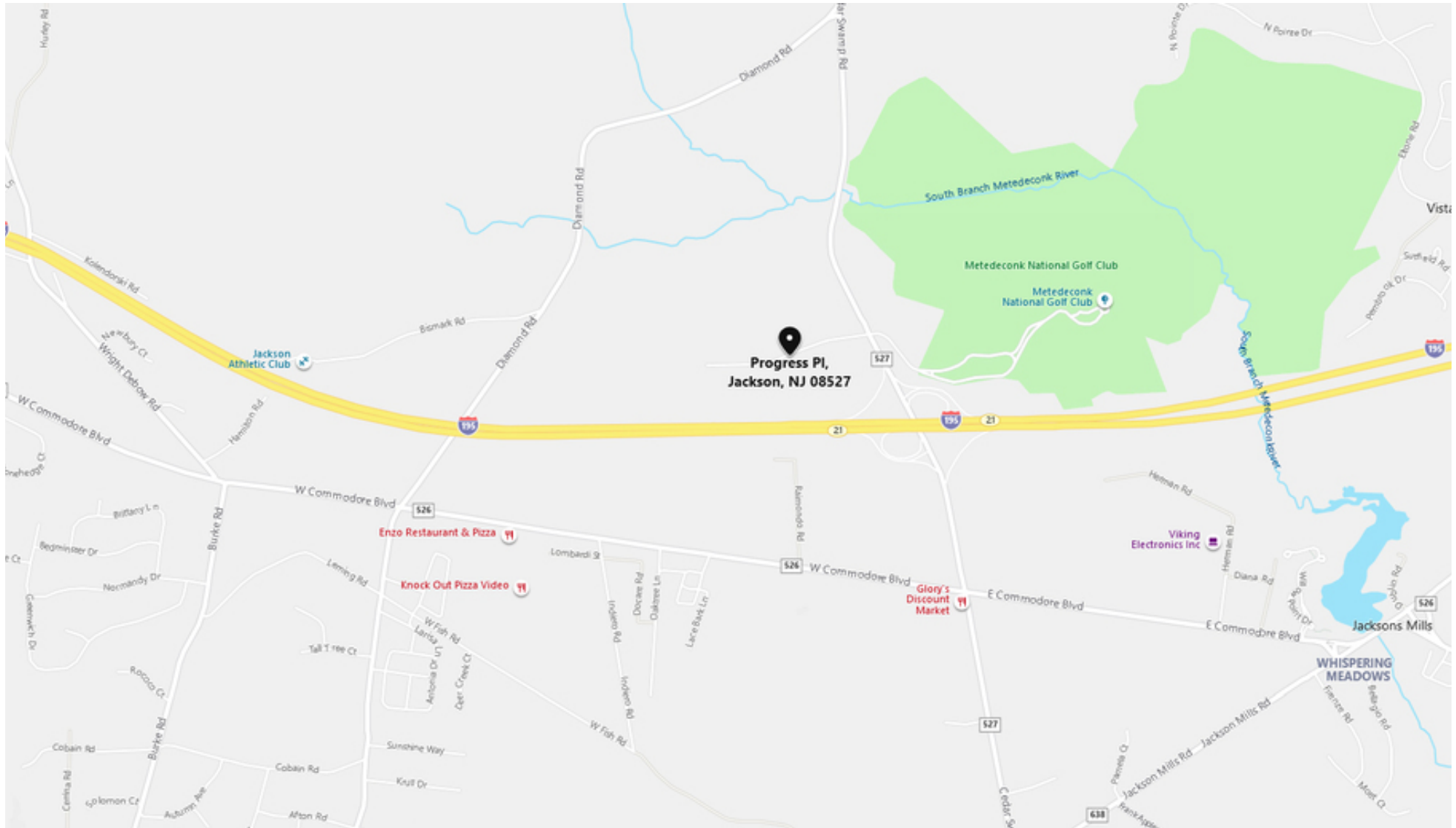
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