

#4474 ~ Beacon Ridge ~ 68 Acres

Maher Road, Freehold Township, NJ 07728
Cloverhill Lane, Howell Township, NJ 07728

Residential

Block: 42
Lot: 19, 19.01, 19.02, 19.03, 19.05-19.12

Block: 172
Lot: 4-6, 8, 10, 11, 11.01

Land Size: 68 Acres

Tax Information - CURRENTLY IN FARMLAND ASSESSMENT

Land Assessment: \$ 170,100.
Improvement Assessment: \$ 0.
Total Assessment: \$ 170,100.
Taxes: \$ 2,139.
Tax Year: 2018
Tax Rate: 2.140/\$100 (Freehold Twp.) / 2.197/\$100 (Howell Twp.)
Equalization Ratio: 95.63% (Freehold Twp.) / 92.13% (Howell Twp.)

Zoning: Approved for 28 Single Family Lots, Prior to Current Zoning Resolutions Available Upon Request

Current Zoning: R-60 ~ Residential Zone (Freehold Twp.)
ARE-2 ~ Agricultural Rural Estate (Howell Twp.)

Remarks: 68 Acres with Approvals for 28 Single Family Lots in Freehold and Howell Township. Project Can Be Built in 4 Sections if Desired (3 in Howell, 1 in Freehold). Final Major Subdivision Approval for Freehold Township and Preliminary Approval for Howell Township Has Been Granted.
Freehold - City Water/City Sewer. Howell - Well/Septic.

Price: \$ 4,680,000. ~ Sale

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

Beacon Ridge

28 Single Family Lots

11 in Freehold Township

17 in Howell Township

Access via Maher Road and Clover Hill Lane
Potential to add 3 additional lots in Freehold



No warranty or representation, express or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and subject to any special conditions imposed by principals.

3/6/2019

Maher Rd - Google Maps

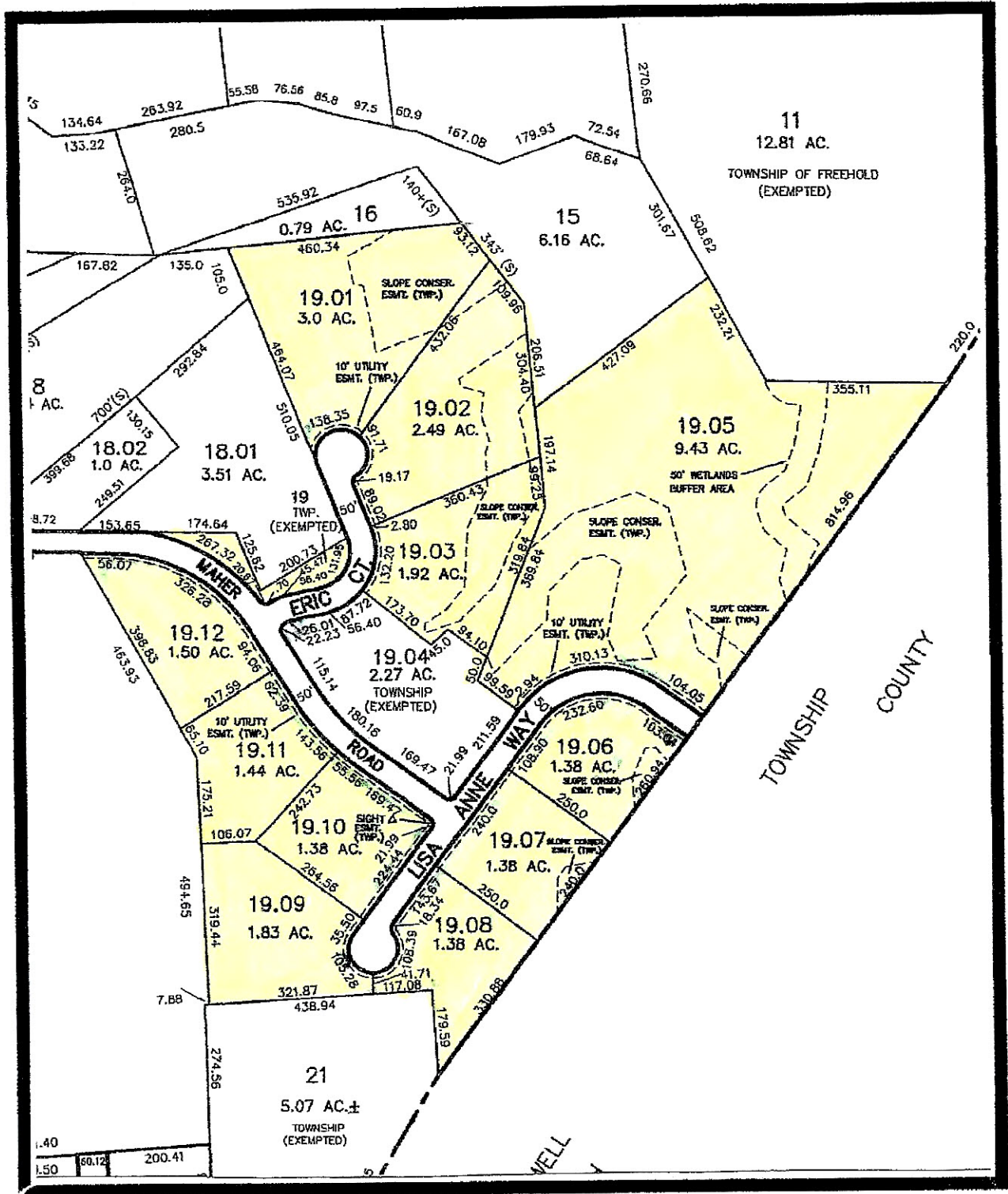
Google Maps Maher Rd





FREEHOLD TOWNSHIP

Tax Map Location



FREEHOLD TOWNSHIP FILED MAP 11 Buildable Lots - City Water / City Sewer



KEY MAP
THROUGH

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP ACCURATELY REPRESENTS THE TRUE AND CORRECT LOCATION OF THE PROPERTY, INCLUDING THE BOUNDARIES AND DIMENSIONS APPLICABLE THEREON.

James H. ...
11-14-05

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP ACCURATELY REPRESENTS THE TRUE AND CORRECT LOCATION OF THE PROPERTY, INCLUDING THE BOUNDARIES AND DIMENSIONS APPLICABLE THEREON.

Anthony ...
11-14-05

THE ENGINEER BEARS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE COMPLETION OF THE MAP IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING ACT AND THE ENGINEERING BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF NEW JERSEY.

Anthony ...
11-14-05

NO.	DESCRIPTION	AREA	AREA	AREA
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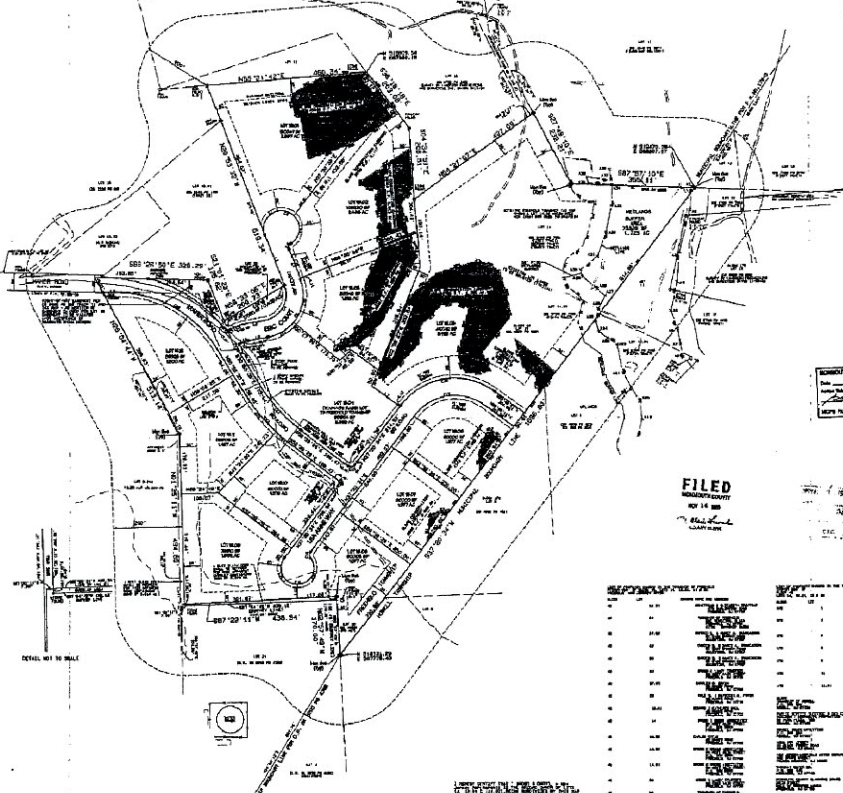
FINAL PLAN - MAJOR SUBDIVISION

BEACON RIDGE
LOTS 1 & 2, BLOCK 42
TAX MAP SHEET NO. 11-14-05
FREEHOLD TOWNSHIP, MONMOUTH COUNTY, N.J.

PLANNERY, WEBER & HANSEN, P.A.
PLANNERS, ENGINEERS & SURVEYORS

11-14-05

Anthony ...
11-14-05



LOT NO.	AREA	AREA	AREA
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James H. ...
Anthony ...
James H. ...
Anthony ...

SCHEDULE OF MAJOR SUBDIVISION

2005 11-14-05

...

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THIS IS TO CERTIFY THAT THIS MAP COMPLETES THE PROVISIONS OF N.J.S.A. 17:27 AND 17:28 AND THAT THE MAP IS ACCURATE AND CORRECT AND THAT THE MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF NEW JERSEY.

11-14-05

James H. ...
Anthony ...
James H. ...
Anthony ...

FILED
NOV 14 2005

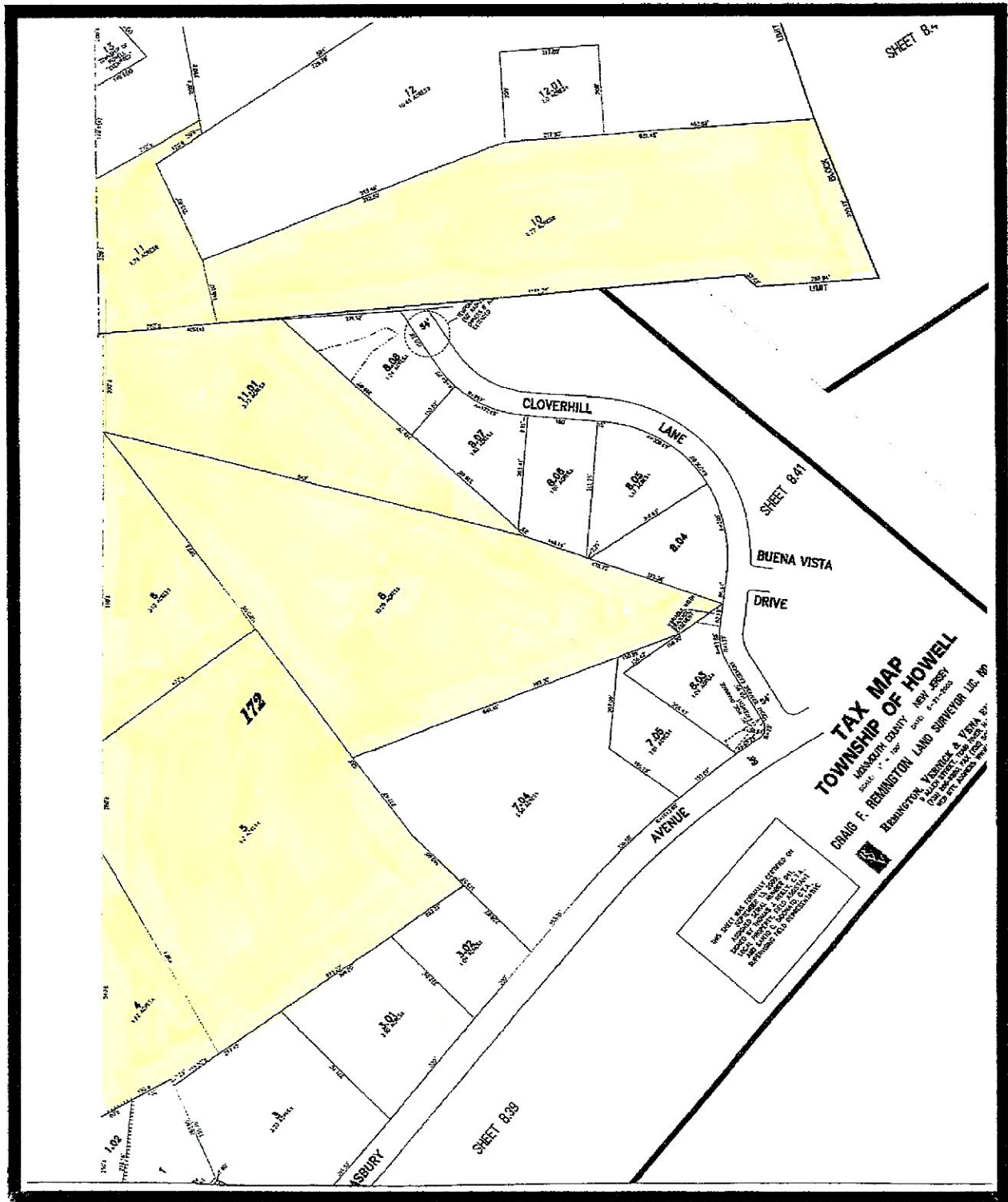
LOT NO.	AREA	AREA	AREA
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LOT NO.	AREA	AREA	AREA
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GRAPHIC SCALE 1"=100'

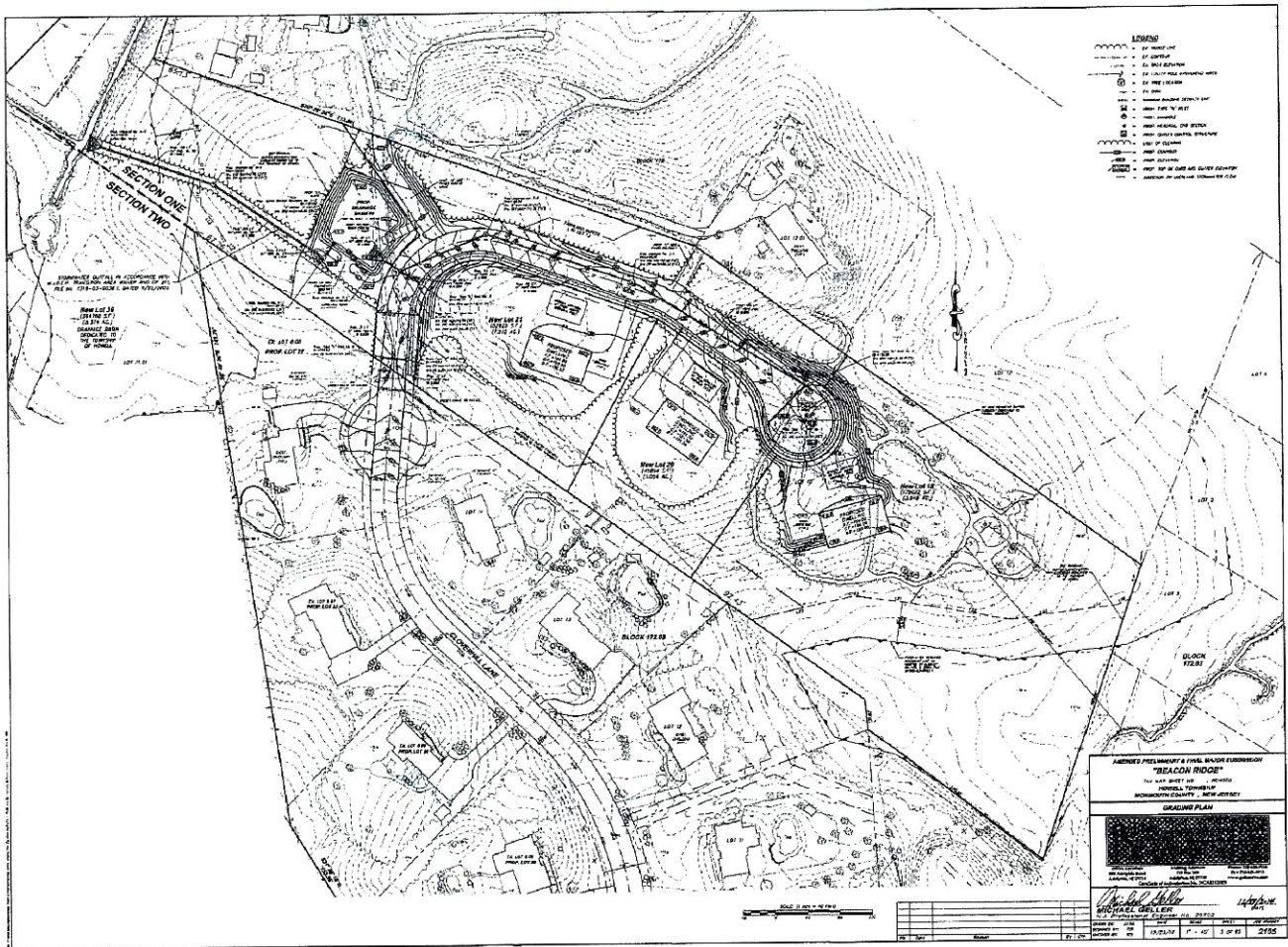
HOWELL TOWNSHIP

Tax Map Location

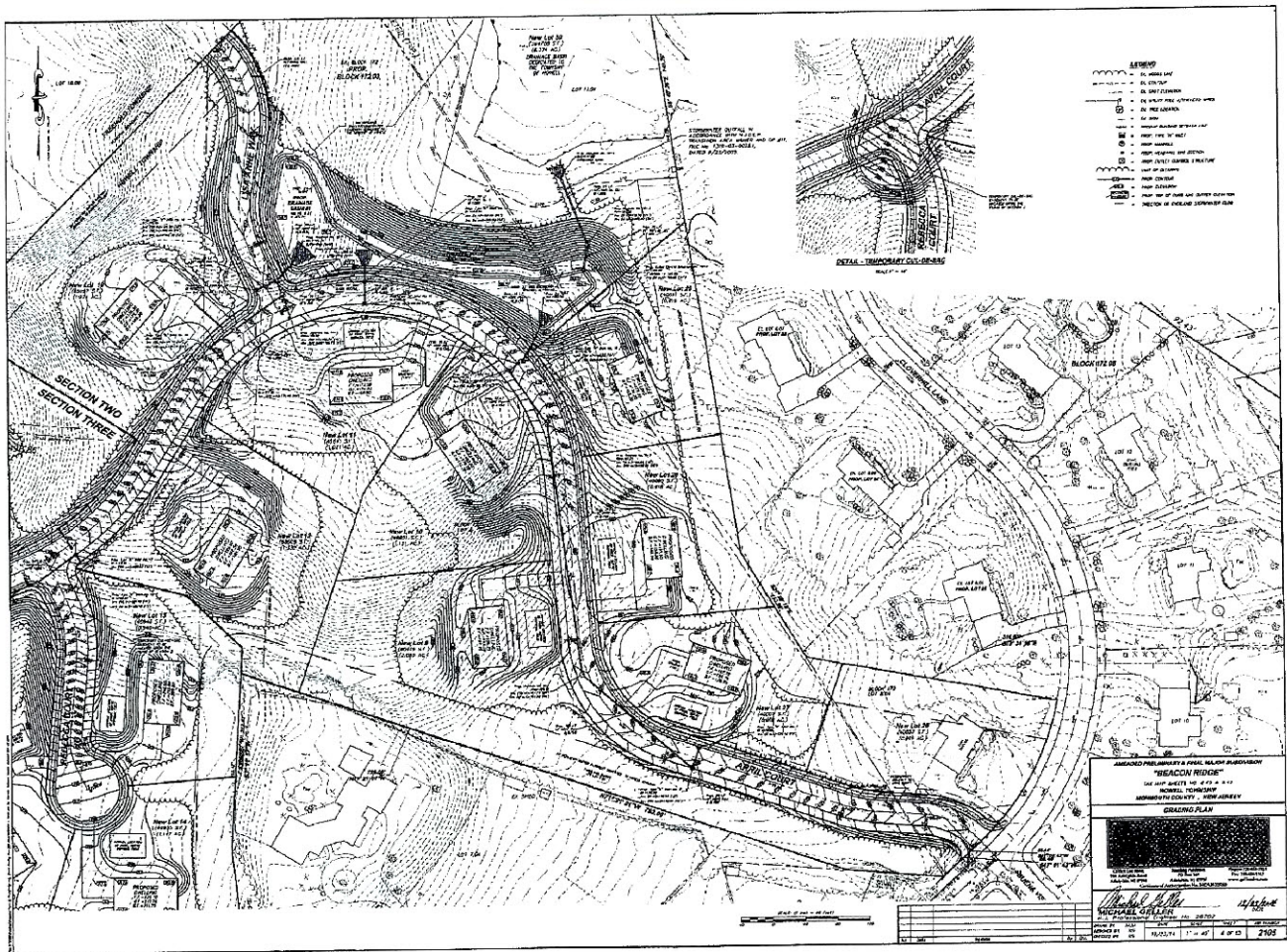


HOWELL TOWNSHIP SECTION 1

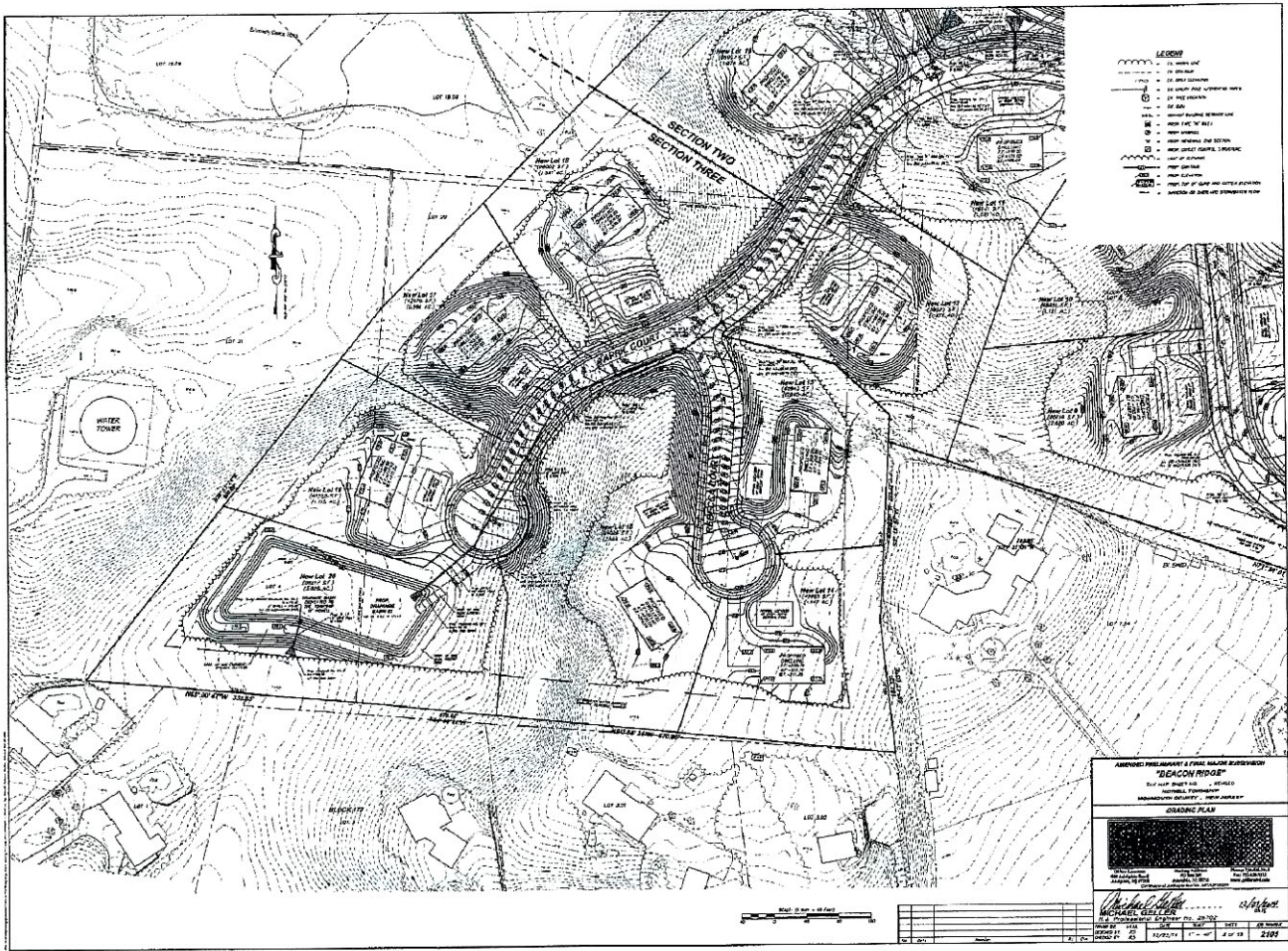
3 Lots off of Cloverhill Lane



**HOWELL TOWNSHIP SECTION 2
8 Lots off of April Court**



HOWELL TOWNSHIP SECTION 3
6 Lots off of April Ct and Rebecca Ct



Maher Rd, Freehold, NJ 07728-8195, Monmouth County

Demographics

Based on ZIP Code: **07728**

Population

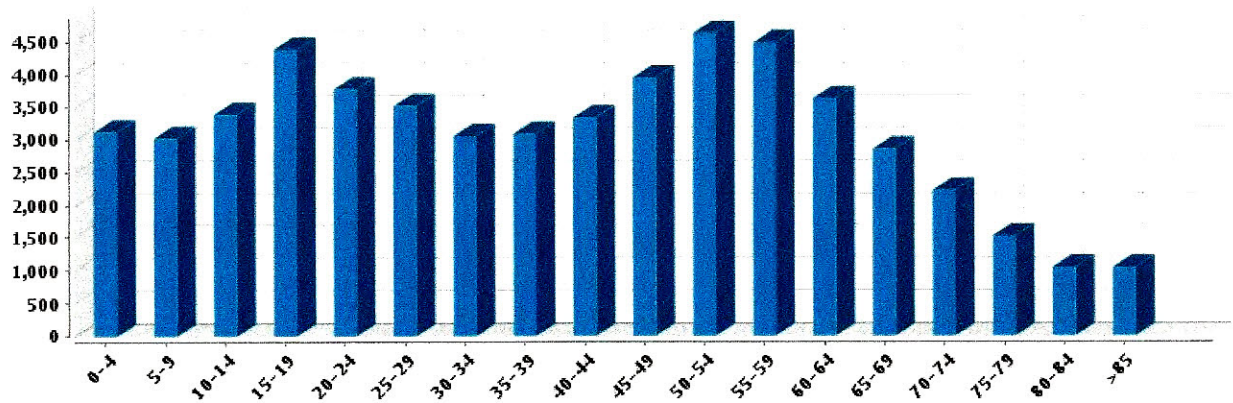
Summary

Estimated Population: **56,087**
Population Growth (since 2010): **-0.3%**
Population Density (ppl / mile): **1,155**
Median Age: **41.04**

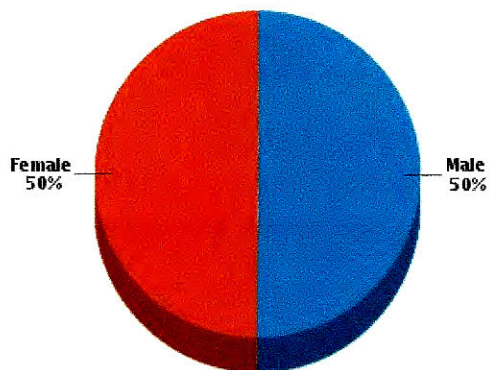
Household

Number of Households: **19,654**
Household Size (ppl): **3**
Households w/ Children: **6,382**

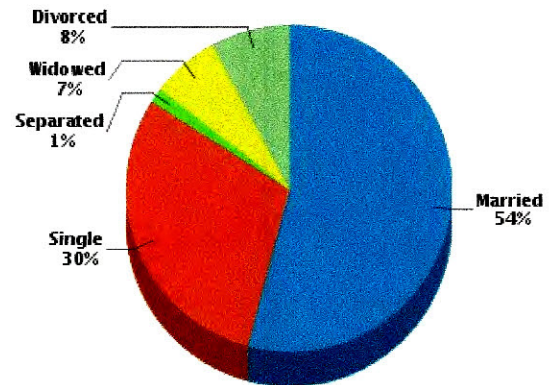
Age



Gender



Marital Status



Housing

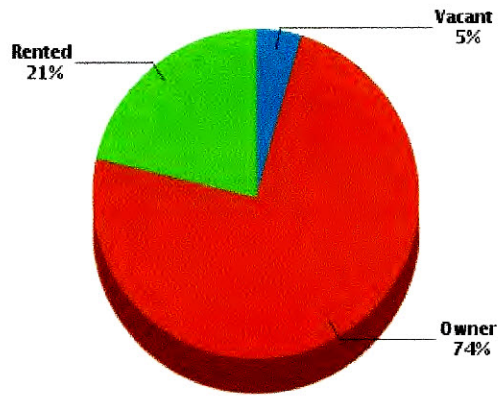
Summary

Median Home Sale Price: **\$275,000**
Median Year Built: **1973**

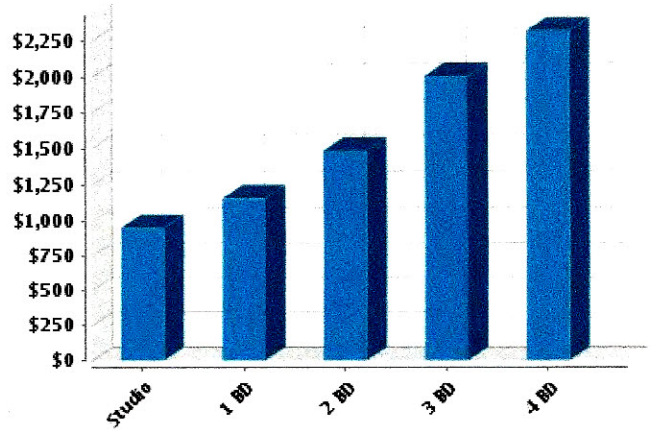
Stability

Data not available

Occupancy



Fair Market Rents (County)

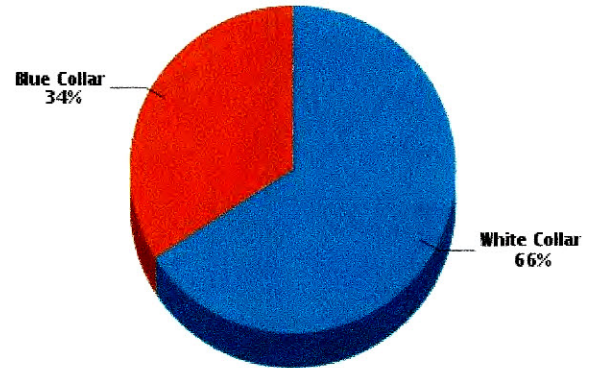


Quality of Life

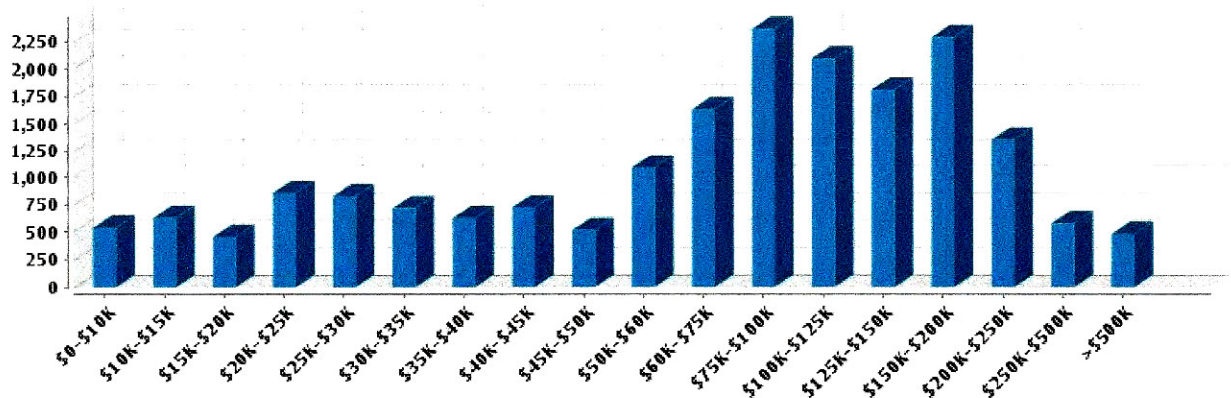
Workers by Industry

Agricultural, Forestry, Fishing:	93
Mining:	34
Construction:	1,287
Manufacturing:	2,367
Transportation and Communications:	370
Wholesale Trade:	156
Retail Trade:	8,140
Finance, Insurance and Real Estate:	1,098
Services:	1,075
Public Administration:	3,735
Unclassified:	78

Workforce



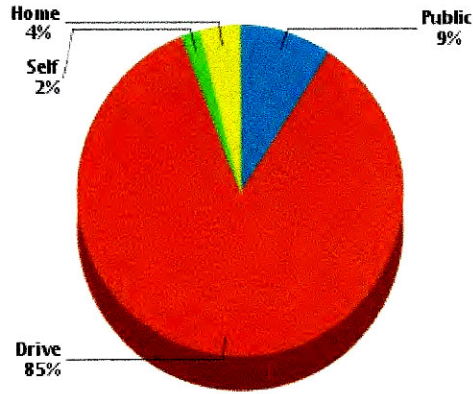
Household Income



Average Household Income: **\$108,648**

Average Per Capita Income: **\$39,081**

Commute Method

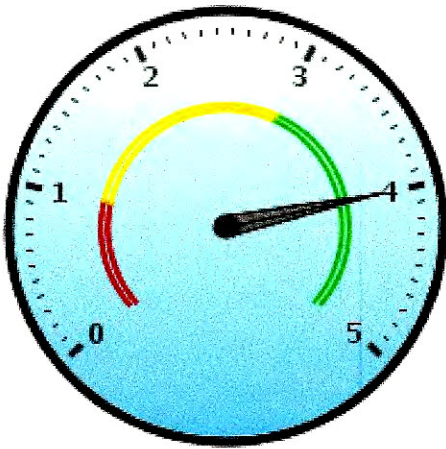


Weather

January High Temp (avg °F):	39.3
January Low Temp (avg °F):	20.8
July High Temp (avg °F):	84.9
July Low Temp (avg °F):	64.4
Annual Precipitation (inches):	46.77

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	1,633
Some High School:	2,129
High School Graduate:	10,178
Some College:	6,879
Associate Degree:	2,921
Bachelor's Degree:	9,057
Graduate Degree:	5,599

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **2.00 mile(s)**

Public - Elementary

<i>Freehold Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Freehold Learning Center Elementary School 30 Dutch Lane Rd	1.78	Pre-K-5th	550	13	★☆☆☆☆	
<i>Freehold Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Joseph J Catena School 275 Burlington Rd	0.33	K-5th	500	11	★☆☆☆☆	

Public - Middle/High

<i>Freehold Regional High School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)

Colts Neck High School 59 Five Points Rd	1.58	9th-12th	1,429	19	★★★★☆	★★★★★
Freehold Borough High School 2 Robertsville Rd	1.98	9th-12th	1,400	18	★★★★☆	★★★★★
Freehold Township School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Dwight D. Eisenhower Elementary School 279 Burlington Rd	0.33	6th-8th	680	15	★★★★☆	
Monmouth County Vocational School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Monmouth Cty Career Cent 1000 Kozloski Rd	0.83	9th-12th	783	34		
Biotechnology High School 5000 Kozloski Rd	0.87	9th-12th	323	12	★★★★★	★★★★★

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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