

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

FOR SALE

# FARM LAND

250 & 252 Old Turnpike Road, Califon, NJ 07830

*For More Information, Contact*

**CHRISTOPHER CHIUSOLO**

*Sales Associate*

cchiusolo@blauberg.com  
973.379.6644 x139

**KARINE BLANC**

*Sales Associate*

kblanc@blauberg.com  
973.379.6644 x136



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

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## PROPERTY DESCRIPTION

±9.4 Acres Vacant Farm Land

## LOCATION DESCRIPTION

Approx. 5.6 Miles to I-78

Approx. 8.4 Miles to I-287

## PROPERTY HIGHLIGHTS

Block 7, Lots 4.05 and 4.06

Possible Residential Redevelopment Opportunity

Zoned HL

Taxes at \$6,281 (2018)

## OFFERING

Sale Price at \$495,000

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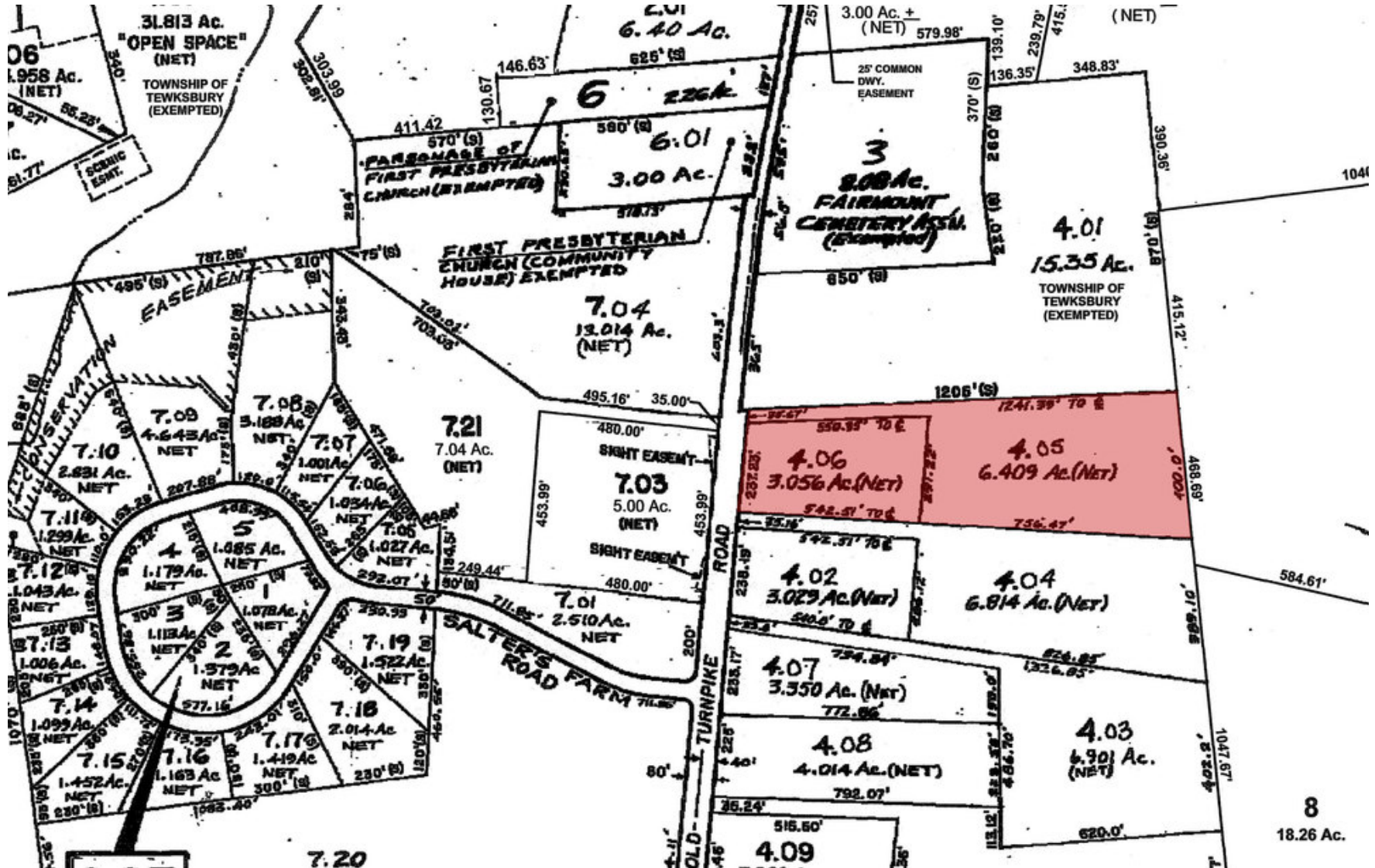


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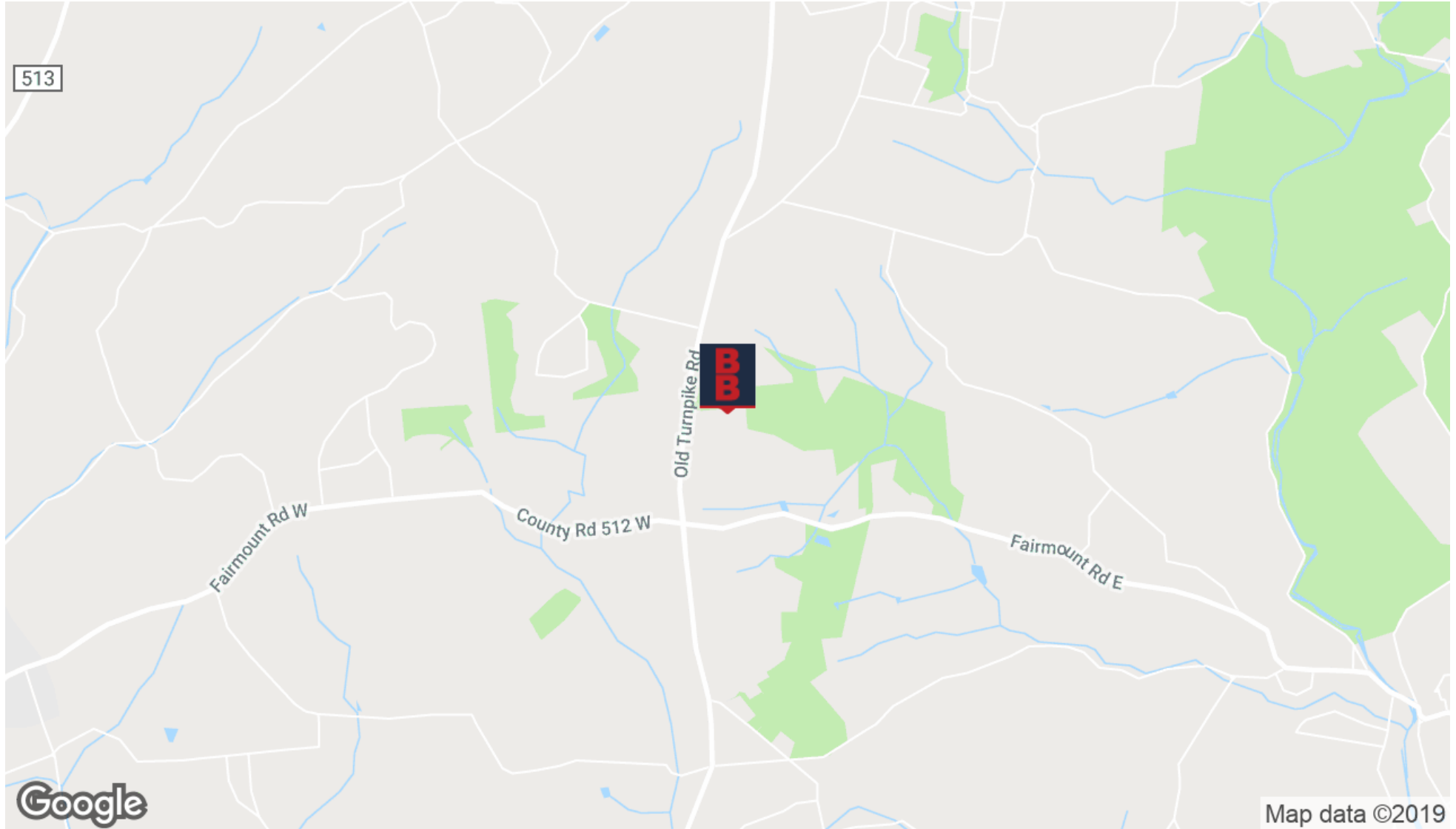
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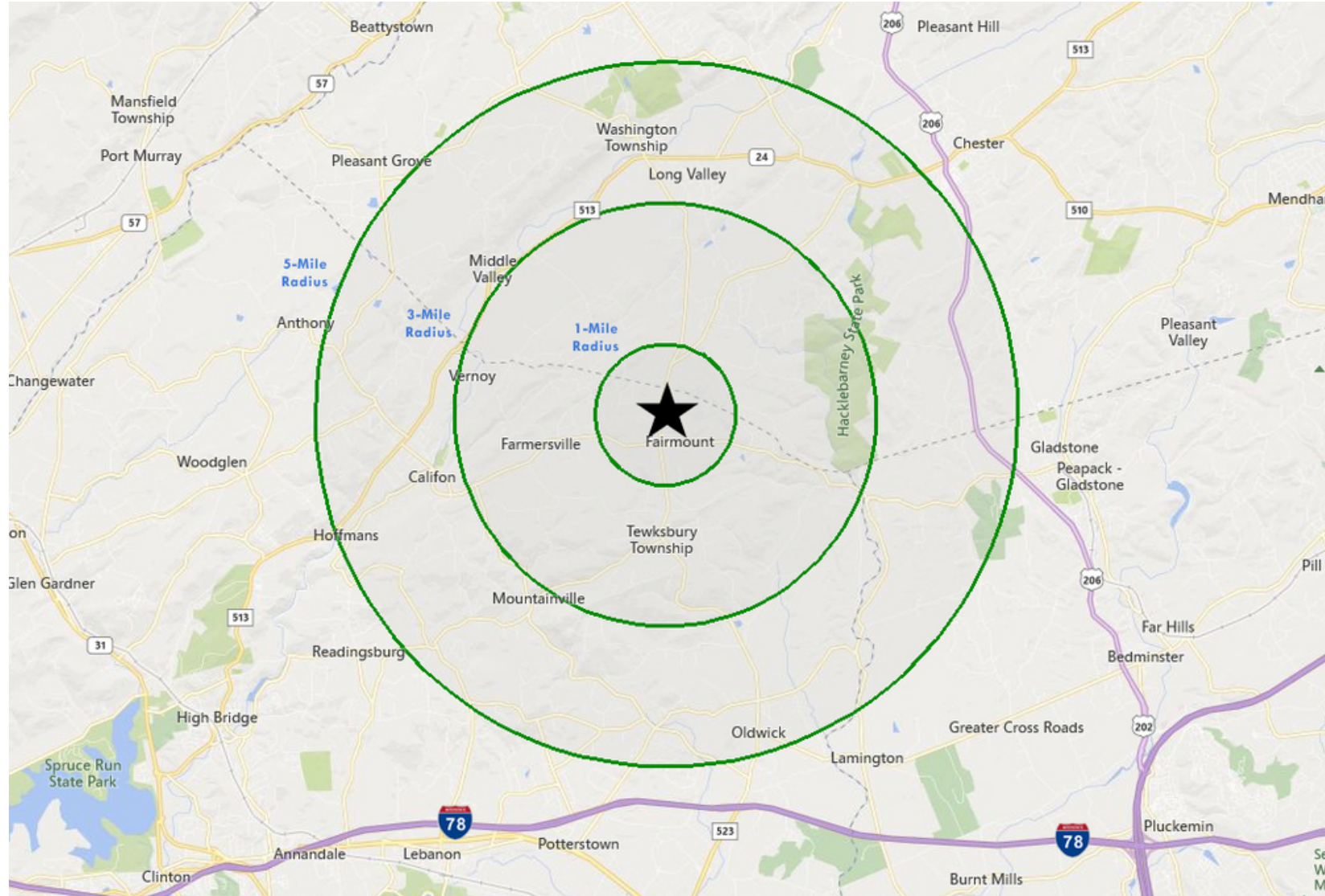
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	734	5,558	18,373
2019 Estimate	749	5,693	18,325
2010 Census	824	6,396	18,068
Growth 2019-2024	(2.00%)	(2.37%)	0.26%
Growth 2010-2019	(9.10%)	(10.99%)	1.42%
2019 Population Hispanic Origin	34	263	947
<b>2019 Population by Race:</b>			
White	695	5,366	17,198
Black	6	51	218
Am. Indian & Alaskan	0	3	13
Asian	29	184	617
Hawaiian & Pacific Island	0	2	12
Other	18	87	267
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Households:</b>			
2024 Projection	246	1,912	6,524
2019 Estimate	252	1,961	6,507
2010 Census	276	2,203	6,388
Growth 2019 - 2024	(2.38%)	(2.50%)	0.26%
Growth 2010 - 2019	(8.70%)	(10.99%)	1.86%
Owner Occupied	237	1,823	5,858
Renter Occupied	14	137	649
<b>2019 Avg Household Income</b>	<b>\$204,956</b>	<b>\$197,525</b>	<b>\$178,005</b>
<b>2019 Med Household Income</b>	<b>\$192,045</b>	<b>\$180,865</b>	<b>\$156,082</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	4	54	195
\$25,000 - \$50,000	15	103	505
\$50,000 - \$75,000	25	162	762
\$75,000 - \$100,000	19	163	547
\$100,000 - \$125,000	14	159	668
\$125,000 - \$150,000	12	119	446
\$150,000 - \$200,000	44	358	1,077
\$200,000+	119	844	2,308

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**CHRISTOPHER CHIUSOLO**

Sales Associate

973.970.0703

cchiusolo@blauberg.com



**KARINE BLANC**

Sales Associate

201.204.7829

kblanc@blauberg.com

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