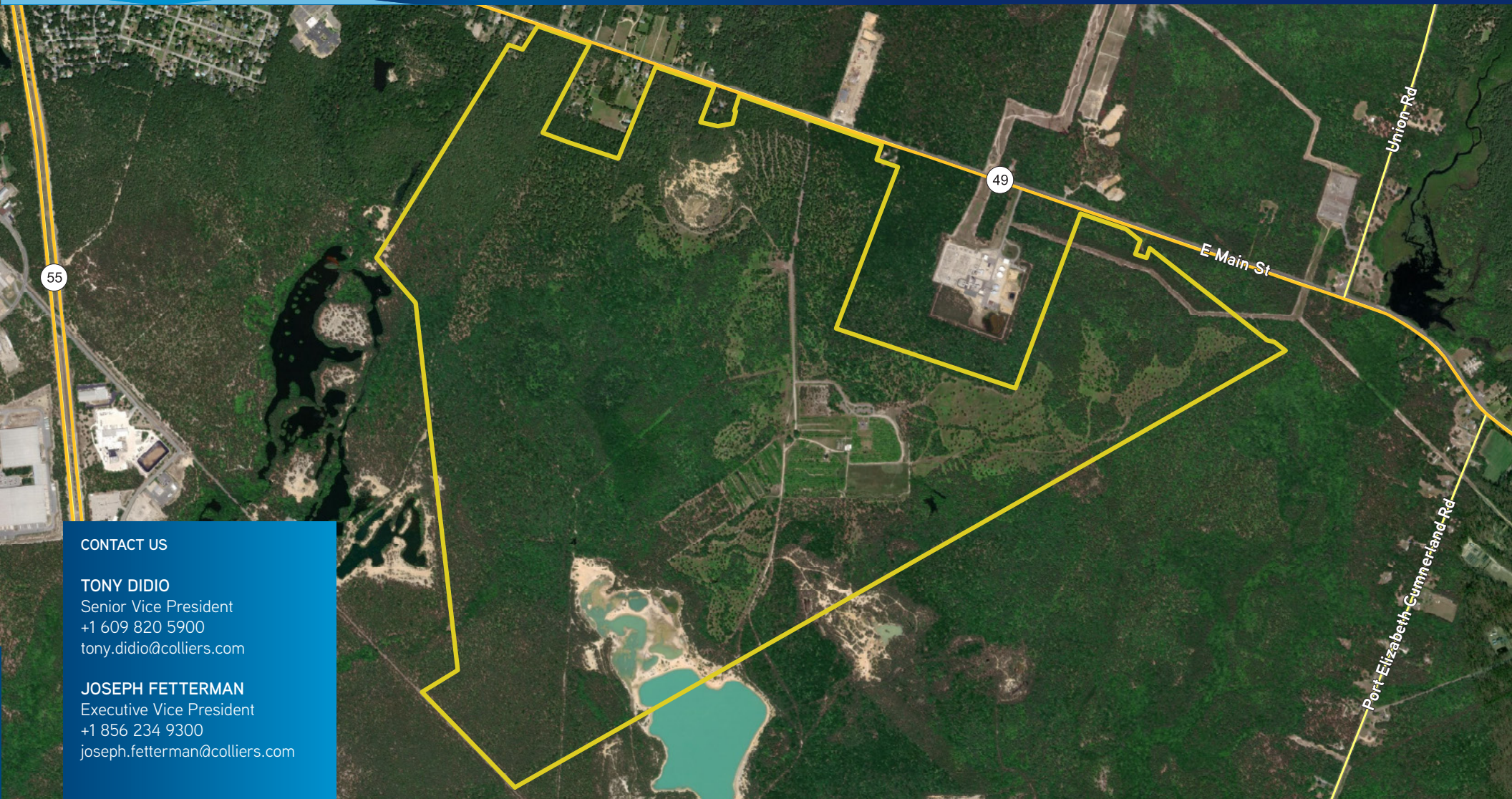




For Sale: 1,352+/- Acres

# Holly Farm Land Development Opportunity

3001 E. MAIN STREET, MILLVILLE, NJ



## CONTACT US

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## SITE HIGHLIGHTS

- › Approximately 1,352 contiguous acres
  - 1,313 acres in City of Milville
  - 39 acres in Township of Maurice River
- › 10,496 SF conference center constructed in 1993
- › Property has Farmland Tax Assessment Status
- › Former Holly Tree Farm
- › Large open space tract
- › Extensive distribution power to site with right of ways in place
- › Electric grid runs through property for renewable potential
- › Electric substation proximate to property
- › Proximate to Route 55

*FOR GUIDANCE PURPOSES ONLY, NOT TO BE CONSIDERED AS PRECISE: The property has 87 acres of wetlands. It should be noted that the NJDEP may apply up to a 150 foot buffer on all wetlands on site (and off site). These buffers carry the same protections under the Freshwater Wetlands Protection Act as do wetlands – buffers were not calculated in this effort.*

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

## ZONING: LAND CONSERVATION (LC)

### PRINCIPAL USES PERMITTED BY-RIGHT:

- Forest, wildlife conservation areas or uses
- Parks, playgrounds, playfields and other similar facilities
- Public educational or culture facilities, including museums or libraries
- Agricultural use/purpose activities
- Farm
- Single-family detached dwelling
- Cemeteries
- Public utility generating, sub- or switching stations
- Oil- and gas-powered public utility generating stations, substations or switching stations

*Other conditional uses may be permitted upon review*

### Advantages & Incentives



- Grow NJ program with NJEDA is a job creation initiative targeted to companies that can bring jobs. Businesses that meet the job threshold are rewarded with unprecedented economic incentives in all aspects from moving to building a new facility.
- Urban Enterprise Zone (UEZ) status exempts businesses from paying state sales tax on certain products and services. It allows retail customers to pay half the normal sales tax, and provides employment tax credits.
- The city of Millville is business friendly in providing approvals and permits.

## REGIONAL CONTEXT MAP

