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502 offices in 67 countries
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- 1.7 billion square feet under management
- Over 16,300 professionals



FOR MORE INFORMATION
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186+/- ACRES FOR SALE 60+/- DEVELOPABLE ACRES

331 N. Virginia Avenue, Carneys Point/Oldmans Township, New Jersey



Accelerating success.

186+/- ACRES FOR SALE

331 N. Virginia Avenue, Carneys Point/Oldmans Township, New Jersey

Property Description

- › Approximately 185.84 acres of farm land spanning over Carneys Point and Oldmans Township

Carneys Point

- Block 29, Lot 7: 0.64 acres
- Block 29, Lot 8: 95.58 acres

Oldmans Township

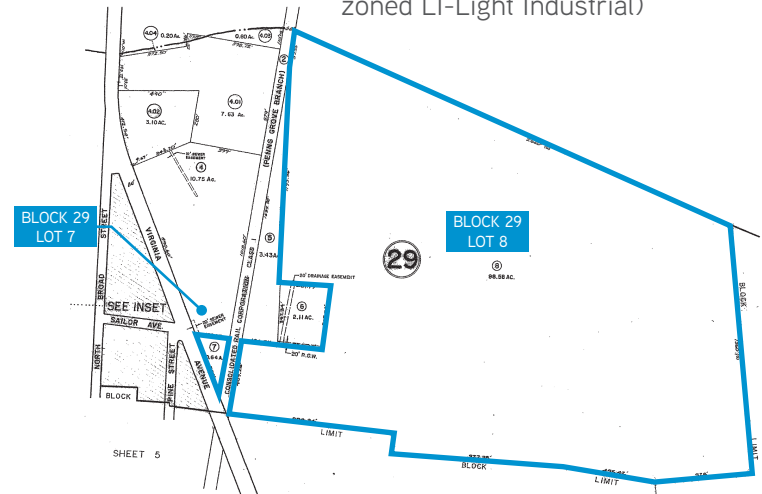
- Block 43, Lot 17: 11.85 acres
- Block 43, Lot 18: 14.86 acres
- Block 43, Lot 19: 59.00 acres
- Block 43, Lot 21: 0.91 acres

- › Improvements include a residential dwelling, chapel, two billboards and the former farm house with associated farm buildings
- › Potential rail access via active freight rail line bordering the northwest boundary of the property
- › Water provided by New Jersey American Water to Block 29, Lot 7 and is separated from Block 29, Lot 8 by the rail line
- › Sewer is provided by Carneys Point Sewage Authority to the entrance of Block 29, Lot 7 and is separated from Block 29, Lot 8 by the rail line
- › Wetlands study indicates there are 64.7 acres of wetlands, 55.0 acres of assumed wetland buffer and 59.6 acres of unencumbered uplands
- › Located approximately:
 - 2.6 miles to Exit 4 of I-295
 - 20 minutes to Wilmington
 - 25 minutes to Philadelphia International Airport
 - 35 minutes to downtown Philadelphia

Zoning

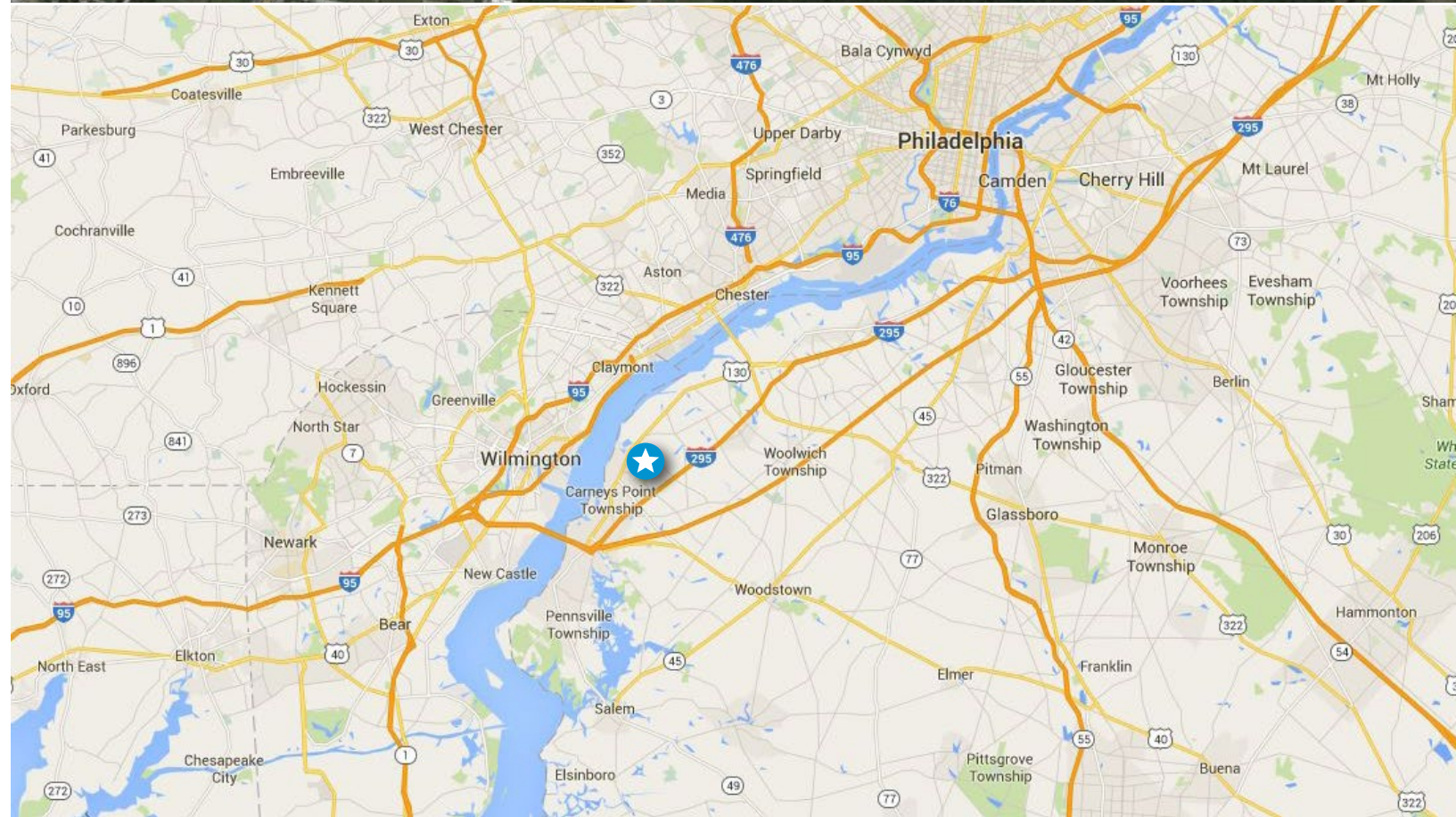
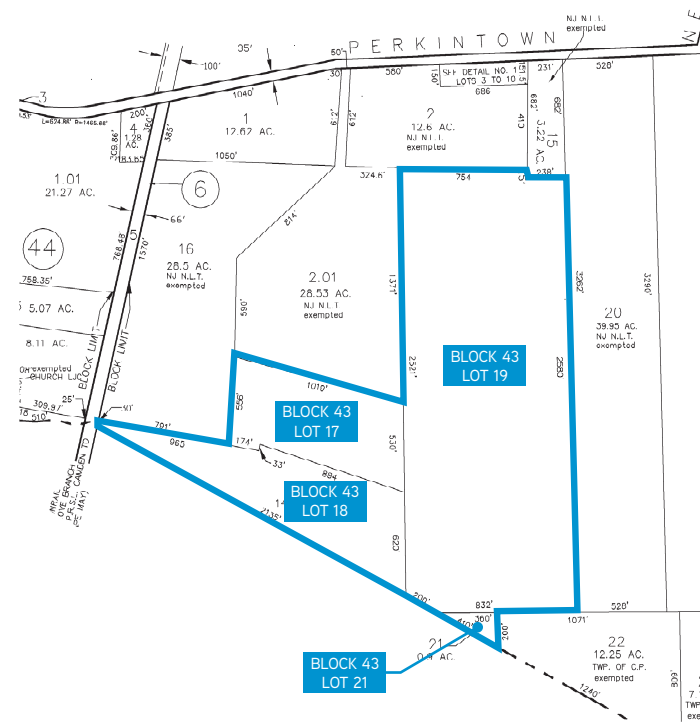
Carneys Point

- Block 29, Lot 7: LI-R Light Industrial-Redevelopment
- Block 29, Lot 8: Rural Residential 1 & 2 (change currently pending to have entire tract zoned LI-Light Industrial)



Oldmans Township

- AR-Agricultural Residential & Residential



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. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.

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