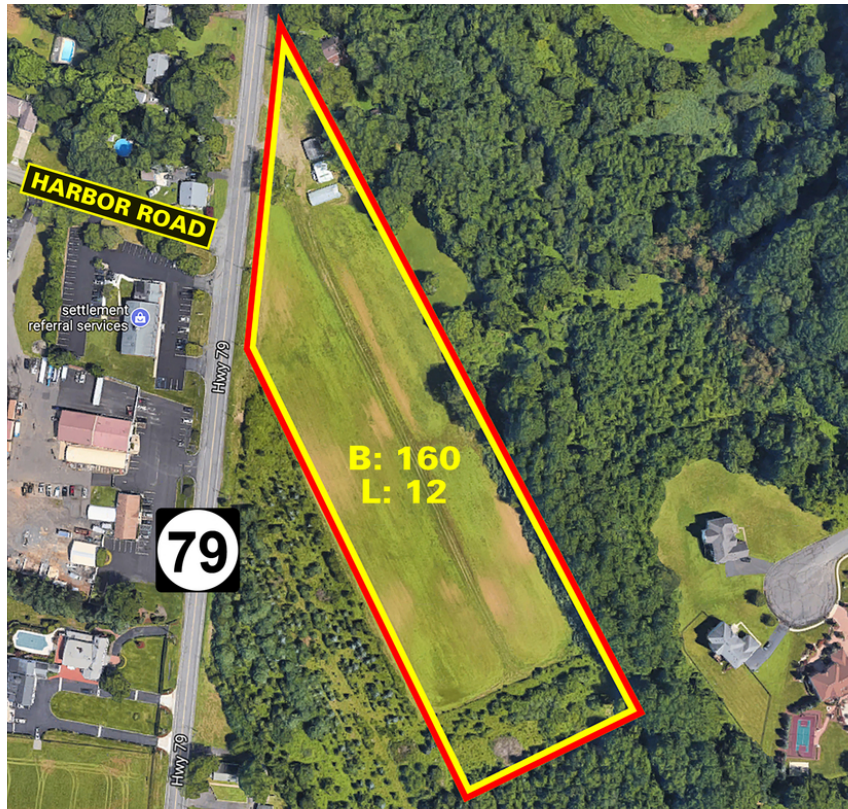


FOR SALE | LAND

BETTY'S FARM MARKET

Route 79 North at Harbor Road | Morganville, NJ 07746



PROPERTY SUMMARY

Sale Price:

\$750,000

Lot Size:

± 6.0 Acres

APN #:

Block 160, Lot 12

Cross Streets:

Harbor Road

PROPERTY OVERVIEW

+/- 6 Acres for Sale, Currently Zoned LC

LOCATION OVERVIEW

Situated on the north bound side of Highway 79 at Harbor Road in Morganville, Marlboro Township. Easy access to Routes 520, 34, 18 and 9.

PROPERTY HIGHLIGHTS

- 50 year former market stand
- Traffic Count 11,270
- Ideal for nursery, farm
- Limited commercial use with variance, C1, C2. Contact Marlboro Township Zoning Department for additional details.
- Public sewer at street; not connected
- Public gas at street; not connected
- Public water and electric on on site

	1 Mile	5 Miles	10 Miles
Total Households:	952	39,549	155,867
Total Population:	3,094	117,189	447,989
Average HH Income:	\$156,658	\$140,440	\$113,657

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Sr. | P: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



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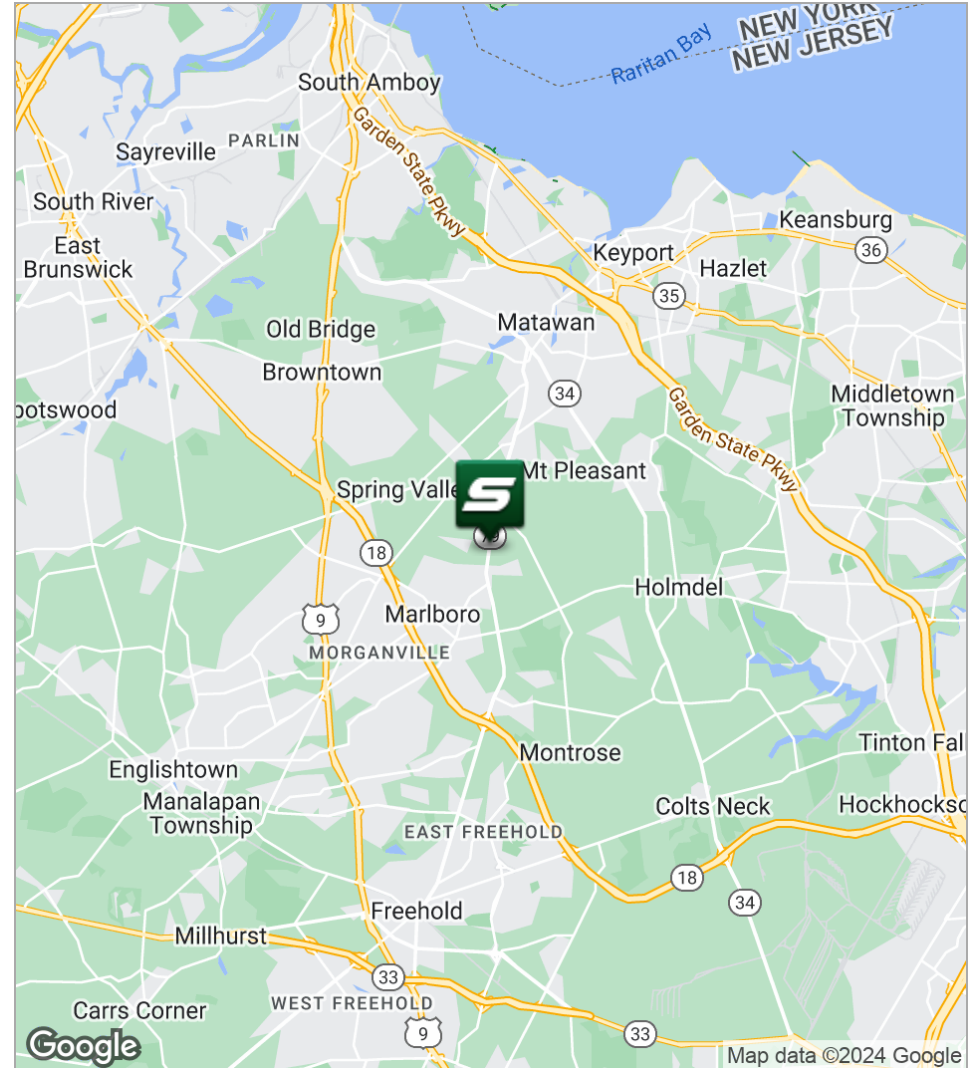
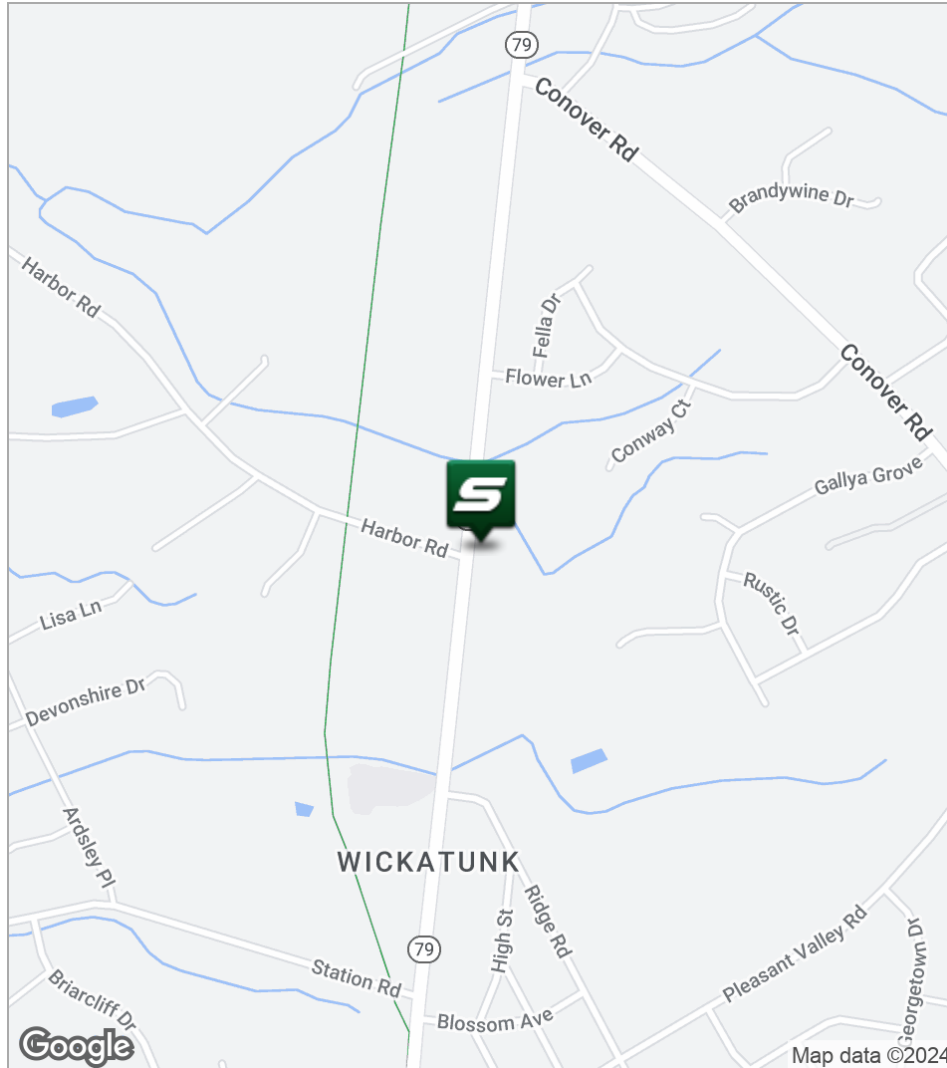


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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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