

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1234 Old Zion Ensemble  
Egg Harbor Township, NJ 08234

Asking \$349,999.00



#### COMMENTS

Located in Atlantic County, this expansive 21+ acre parcel of land presents an exciting opportunity for development. Preliminary assessments by engineers suggest the potential for constructing up to 22 single-family homes, pending due diligence. This includes ensuring compliance with Pinelands (PDC), a critical step to navigate local regulations and environmental considerations. Situated at the heart of Atlantic County, this property offers the perfect blend of tranquility and convenience. While surrounded by the serene beauty of the area, it's also within easy reach of urban amenities, making it an ideal location for residential development. Buyers have the chance to shape the future of this thriving community, whether they're seasoned developers looking for their next project or investors seeking to capitalize on promising opportunities. Don't miss out on this rare chance to own a piece of Atlantic County's landscape and unlock the full potential of this remarkable property. Seize the opportunity to make a lasting impact while securing a sound investment for the future. (Sale includes block 5608, Lots 6-11)

#### PROPERTY DETAILS



Ask for James Monteleone  
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