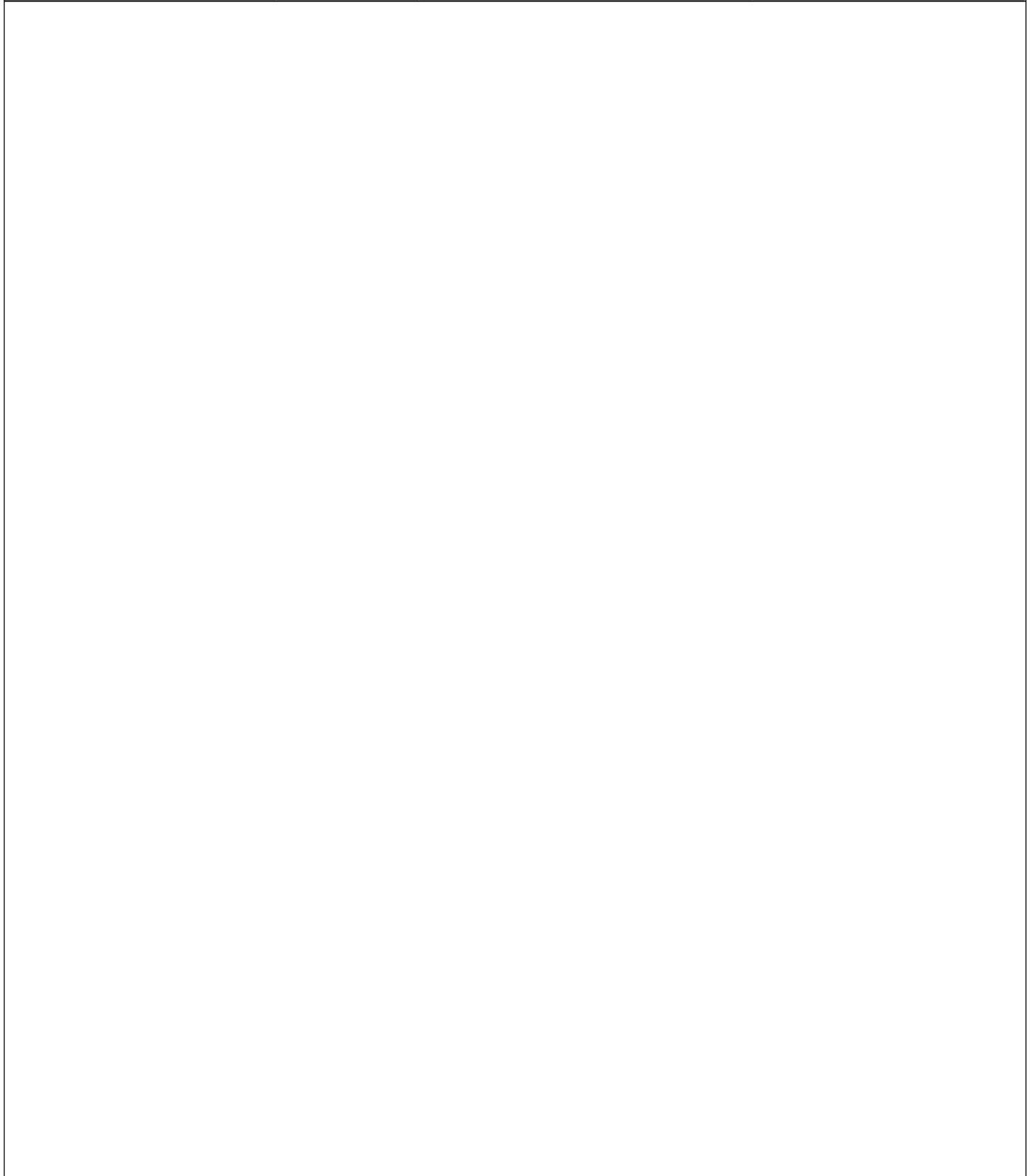
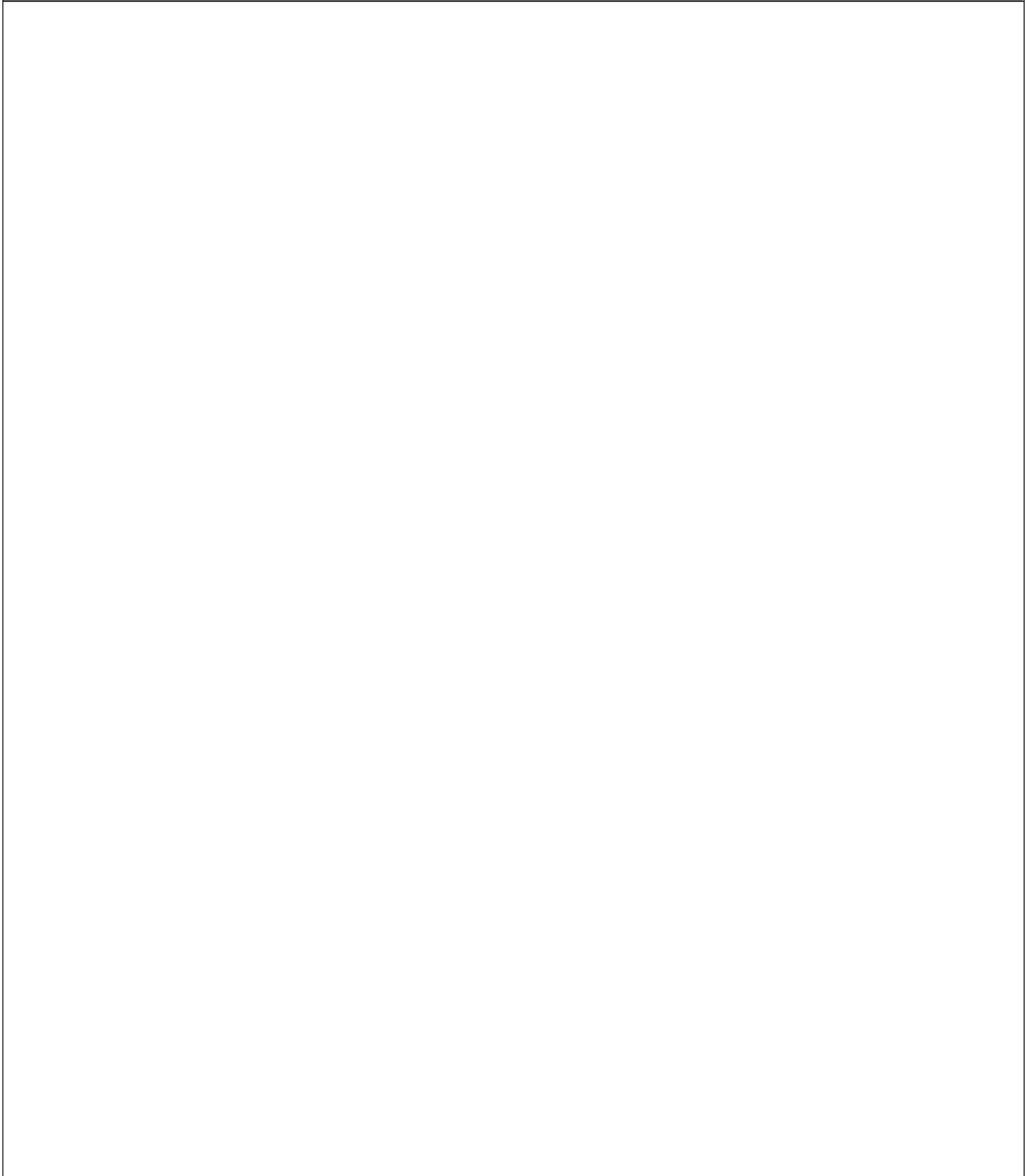


	Address	City	Property Info	Sale Info
1	750 Martin St	Avenel	3.49 AC Land Parcel	Price/AC: \$1,060,171.92

	Address	City	Property Info	Sale Info
2	11 Stokes Ln	Colonia	1.25 AC Land Parcel	Price/AC: \$479,200.00



	Address	City	Property Info	Sale Info
3	1333 US Hwy 1	Rahway	1.10 AC Land Parcel	Price/AC: \$3,811,598.15



	Address	City	Property Info	Sale Info
4	179-181 Woodbridge Ave	Sewaren	0.21 AC Land Parcel	Price/AC: -

# 1 750 Martin St

Avenel, NJ 07001 - North Edison/Woodbridge Submarket  
Land of 3.49 AC is for sale at \$3,700,000 (\$1,060,171.92/AC)

## Investment Information

Sale Price: \$3,700,000  
Price/AC: \$1,060,171.92  
  
Sale Status: Active  
Sale Conditions: -  
  
Days On Market: 177



## Land Information

Zoning: -                      Proposed Use: -  
Density: -                    Parcel Size: 3.49 AC            Lot Dimensions: -  
Number Of Lots: -            On-Site Improv: -  
Improvements: -  
  
Parcel Number: 25-00896-0000-00088



## 2 11 Stokes Ln - 11 Stokes Lane, Colonia

Colonia, NJ 07067 - North Edison/Woodbridge Submarket  
Land of 1.25 AC is for sale at \$599,000 (\$479,200.00/AC)

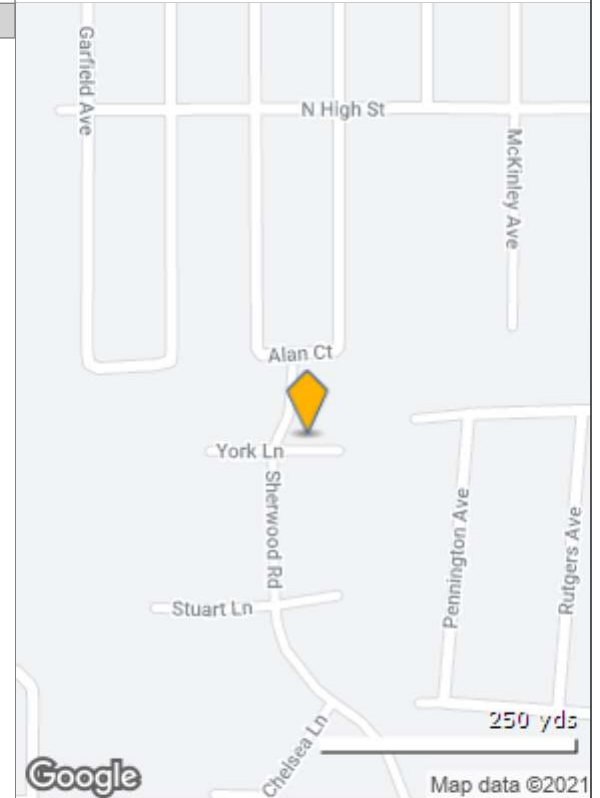
### Investment Information

Sale Price: \$599,000  
Price/AC: \$479,200.00  
  
Sale Status: Under Contract  
Sale Conditions: -  
  
Days On Market: 84



### Land Information

Zoning: -                      Proposed Use: Single Family Development  
Density: -                      Parcel Size: 1.25 AC                      Lot Dimensions: -  
Number Of Lots: -              On-Site Improv: Previously  
Improvements: -                      developed lot  
  
Topography: Level  
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water



### 3 1333 US Hwy 1

Rahway, NJ 07065 - North Edison/Woodbridge Submarket  
Land of 1.10 AC is for sale at \$4,200,000 (\$3,811,598.15/AC)

#### Investment Information

Sale Price: \$4,200,000  
Price/AC: \$3,811,598.15  
  
Sale Status: Active  
Sale Conditions: -  
  
Days On Market: 339



#### Investment Notes

Fabulous opportunity to build to suit. Approximately 1 acre of prime real estate in Avenells redevelopment zone. This property is zoned R1R. The purpose is to encourage development and re-development of the route one in a cohesive well planned Manner. Please see attachments for permitted to use.

#### Land Information

Zoning: M-1/SR	Proposed Use: Commercial, Retail, Office, Bar, Drug Store ...	
Density: -	Parcel Size: 1.10 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: Raw land	
Improvements: -		
Parcel Number: 25-00898-01-00045		
Topography: Level		
Street Frontage: 291 feet on U.S. 1		
Traffic Count: 0 cars per day on U.S. 1		



# 4 179-181 Woodbridge Ave - Marano Motors

Sewaren, NJ 07077 - North Edison/Woodbridge Submarket  
Land of 0.21 AC is for sale at an undisclosed price

## Investment Information

Sale Price: For Sale  
Price/AC: -  
Sale Status: Under Contract  
Sale Conditions: -  
Days On Market: 189



## Investment Notes

Located at Corner of Woodbridge Ave + Austin Street  
Boutique Automotive Dealer or Repair Shop  
Excellent Proximity to Highways  
Strong Corridor Road  
Great Corner Visibility  
Convenient Access to NJ Turnpike, 440, Rt. 9, GSP, Rt. 287

## Land Information

Zoning: - Proposed Use: -  
Density: - Parcel Size: 0.21 AC Lot Dimensions: -  
Number Of Lots: - On-Site Improv: -  
Improvements: -  
Parcel Number: 25-00709-0000-00263

