



#4084 - Vacant Land Neptune

**2520 Asbury Ave
Neptune, New Jersey 07753**

Land

**Block: 3705
Lot: 9000**

Land Size: 1.23 Acres

Tax Information

Land Assessment:	\$ 67,500.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 67,500.

Taxes:	\$ 1507.67
Tax Year:	2015
Tax Rate:	100%

Zoning: R2 ~ Low Density Residential

Remarks: 1.23 Acres For Development, Possible 8 Townhomes with variance. Close to GSP exit 100 and Route 66 Shopping

Price: \$ 249,000. ~ Sale

Please call Ray S. Smith / Broker of Stafford Smith Realty at (732) 747-1000 for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

**630 Broad Street, Shrewsbury, New Jersey 07702
11911 US Hwy 1 #201-39, North Palm Beach, Florida 33408
732-747-1000 • www.SSRealty.com**



*Property lines are approximate



*Property lines are approximate

2520 Asbury Avenue ~ Neptune ~ Monmouth County ~ New Jersey



The map displays a section of Neptune, New Jersey, with a focus on the area around 2520 Asbury Avenue. A red triangle on Asbury Avenue, between Bowne Rd and Green Grove Rd, indicates the location of the land. Major roads shown include Asbury Avenue (NJ-66), Neptune Blvd, Garden State Pkwy, and Deal Rd. Local streets such as Deal Rd, Roller Rd, Rustic Dr, and Bowne Rd are also visible. The map includes labels for surrounding towns like Ocean Twp and Wall Twp, and nearby landmarks like the Naval Weapons Station Earle. A callout box points to the specific address: 2520 Asbury Avenue, Neptune, NJ 07753.

Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for
 Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All
 rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

[illegible]

[illegible]

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (COCO).

TAX MAP
TOWNSHIP OF NEPTUNE

ERT R. HEGGAN
 LICENSED LAND SURVEYOR
 NEW JERSEY LICENSE NO. 17775
 580 RD. WHITE HORSE PINE
 HAMMONTON, NEW JERSEY 08037
 COW 260.627772000

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
APRIL 8, 2014, SIGNED BY
SUE DAVISON, CTA AND
ASSIGNED SERIAL NUMBER 1035

SHEET 24

SHEET 39

§ 403.02 R-2 – Low Density Residential

A. Purpose. The purpose of the R-2 Zone District is to provide for single-family residential development at a density ranging between four (4) and five (5) dwelling units per acre.

B. Permitted uses.

1. Cemetery
2. Community center
3. Community shelter
4. Detached single family residence
5. Marina
6. Park
7. Place of worship
8. Recreational facilities
9. Public or private elementary, middle or high school

C. Conditional uses.

1. Public utility facility

D. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use
2. Family day care
3. Home occupation
4. Home professional office
5. Surface level parking for a principal permitted use.

E. Bulk regulations. See Schedule B-1.

ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
R-1	12,500	3.40	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.30	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	35	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	0	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	0	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	0	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	0	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	0	90%	95%	3	35	2,100	30

* see Section 411.07 relating to Supplementary Regulations for Decks and Porches

** see Section 413.06 for Supplementary Yard Regulations in Ocean Grove

Land

2520 Asbury Avenue Neptune City, NJ 07753

Population	1 Mile	3 Miles	5 Miles
Population (2014)	7,438	66,130	134,218
Population male (2014)	3,469	30,555	63,822
Population female (2014)	3,969	35,575	70,396
% Population male (2014)	46.6%	46.2%	47.6%
% Population female (2014)	53.4%	53.8%	52.4%
Population age 0-4 (2014)	324	3,093	6,023
Population age 5-9 (2014)	450	4,115	7,964
Population age 10-14 (2014)	471	4,083	7,942
Population age 15-19 (2014)	523	4,207	8,147
Population age 20-24 (2014)	543	4,245	8,323
Population age 25-29 (2014)	500	4,079	8,222
Population age 30-34 (2014)	408	3,756	7,927
Population age 35-39 (2014)	356	3,668	7,993
Population age 40-44 (2014)	386	3,988	8,747
Population age 45-49 (2014)	461	4,514	9,704
Population age 50-54 (2014)	546	4,768	10,005
Population age 55-59 (2014)	582	4,612	9,605
Population age 60-64 (2014)	554	4,078	8,509
Population age 65-69 (2014)	469	3,360	7,051
Population age 70-74 (2014)	350	2,618	5,475
Population age 75-79 (2014)	238	1,938	3,991
Population age 80-84 (2014)	122	1,433	2,748
Population age 85+ (2014)	155	3,575	5,842
% Population age 0-4 (2014)	4.4%	4.7%	4.5%
% Population age 5-9 (2014)	6.1%	6.2%	5.9%
% Population age 10-14 (2014)	6.3%	6.2%	5.9%
% Population age 15-19 (2014)	7.0%	6.4%	6.1%
% Population age 20-24 (2014)	7.3%	6.4%	6.2%
% Population age 25-29 (2014)	6.7%	6.2%	6.1%
% Population age 30-34 (2014)	5.5%	5.7%	5.9%
% Population age 35-39 (2014)	4.8%	5.5%	6.0%
% Population age 40-44 (2014)	5.2%	6.0%	6.5%
% Population age 45-49 (2014)	6.2%	6.8%	7.2%
% Population age 50-54 (2014)	7.3%	7.2%	7.5%
% Population age 55-59 (2014)	7.8%	7.0%	7.2%

Demographic Report

% Population age 60-64 (2014)	7.4%	6.2%	6.3%
% Population age 65-69 (2014)	6.3%	5.1%	5.3%
% Population age 70-74 (2014)	4.7%	4.0%	4.1%
% Population age 75-79 (2014)	3.2%	2.9%	3.0%
% Population age 80-84 (2014)	1.6%	2.2%	2.0%
% Population age 85+ (2014)	2.1%	5.4%	4.4%
Population white (2014)	4,850	41,647	100,917
Population black (2014)	2,174	19,009	23,486
Population Am In/AK Nat (2014)	N/A	47	93
Population Hawaiian/PI (2014)	N/A	6	6
Population multirace (2014)	196	3,457	6,580
Population Hispanic (2014)	284	7,073	14,256
% Population white (2014)	65.2%	63.0%	75.2%
% Population black (2014)	29.2%	28.7%	17.5%
% Population Am In/AK Nat (2014)	N/A	0.1%	0.1%
% Population Hawaiian/PI (2014)	N/A	0.0%	0.0%
% Population multirace (2014)	2.6%	5.2%	4.9%
% Population Hispanic (2014)	3.8%	10.7%	10.6%
Non Hispanic White (2014)	4,228	33,837	85,492
% Non Hispanic White (2014)	56.8%	51.2%	63.7%
Population Change	1 Mile	3 Miles	5 Miles
Population (2014)	7,438	66,130	134,218
Population (2005)	7,143	65,599	145,400
Households (2005)	2,352	25,281	58,359
Population 2000	6,949	63,895	140,175
Households 2000	2,259	24,281	55,487
Population 1990	6,739	59,458	131,850
Households 1990	2,057	21,645	50,898
Population Change 2005-2014	295	531	-11,182
% Population Change 2005-2014	4.0%	0.8%	--8.3%
Population Change 2000-2005	194	1,704	5,225
Household Change 2000-2005	93	1,000	2,872
% Population Change 2000-2005	2.7%	2.6%	3.6%
% Household Change 2000-2005	4.0%	4.0%	4.9%
Population Change 1990-2005	404	6,141	13,550
Household Change 1990-2005	295	3,636	7,461
% Population Change 1990-2005	5.7%	9.4%	9.3%
% Household Change 1990-2005	12.5%	14.4%	12.8%
Total Establishments (2005)	199	2,667	6,911

Demographic Report

Total Employees (2005)	6,199	29,062	66,685
Housing	1 Mile	3 Miles	5 Miles
Housing Units (2014)	3,005	28,653	64,728
Owner Occupied Housing Units (2014)	2,745	16,415	33,459
Renter Occupied Housing Units (2014)	182	10,333	21,472
Vacant Housing Units (2014)	78	1,905	9,797
Occupied Housing Units (2014)	2,927	26,748	54,931
Income	1 Mile	3 Miles	5 Miles
Median Household Income (2014)	\$88,182.00	\$64,238.00	\$66,391.50
Household Income < \$10000 (2014)	66	1,779	3,349
Household Income \$10000-\$14999 (2014)	56	1,230	2,395
Household Income \$15000-\$19999 (2014)	70	1,010	2,269
Household Income \$20000-\$24999 (2014)	85	1,655	2,793
Household Income \$25000-\$29999 (2014)	24	1,021	2,513
Household Income \$30000-\$34999 (2014)	66	1,156	2,426
Household Income \$35000-\$39999 (2014)	76	1,256	2,289
Household Income \$40000-\$44999 (2014)	66	1,779	3,349
Household Income \$45000-\$49999 (2014)	60	990	2,023
Household Income \$60000-\$74999 (2014)	221	2,610	5,058
Household Income \$75000-\$99999 (2014)	431	3,301	6,892
Household Income \$100000-\$124999 (2014)	358	2,727	5,541
Household Income \$125000-\$149999 (2014)	152	1,553	3,361
Household Income \$150000-\$199999 (2014)	362	1,889	3,820
Household Income > \$200000 (2014)	400	1,489	3,524
