



DEVELOPMENT OPPORTUNITY

150 W. FRANKLIN AVENUE, PENNINGTON BORO
2.10 ACRES

An excellent opportunity to develop approximately 2.1 acres at the corner of Route 31 and West Franklin Avenue in Pennington Borough. Zoned for townhouse development, the property includes a concept plan for 12 residences, with the potential for up to 16 units through an alternative design, subject to all required approvals.

Public water and sewer are available. The development is subject to an affordable housing set-aside of 20% for for-sale units or 15% for rental units. Existing homes at 144 and 148 West Franklin Avenue are excluded from the offering and will be subdivided from the property.

Conveniently located near Timberlane Middle School and Hopewell Valley Central High School. Buyers are responsible for completing their own due diligence and obtaining all necessary municipal, county and state approvals. Refer to the available zoning regulations and supporting documents for specific requirements.

All development concepts, unit counts and proposed uses are subject to applicable zoning requirements and governmental approvals.



**SCAN TO VIEW
PROPERTY SITE**

MARKETED BY

Gough 'Winn' Thompson

REALTOR® Associate

C 609.468.3838

O 609.737.9100

winn.thompson@foxroach.com



