

±108.12-Acre
Former Camp
Redevelopment Site

\$

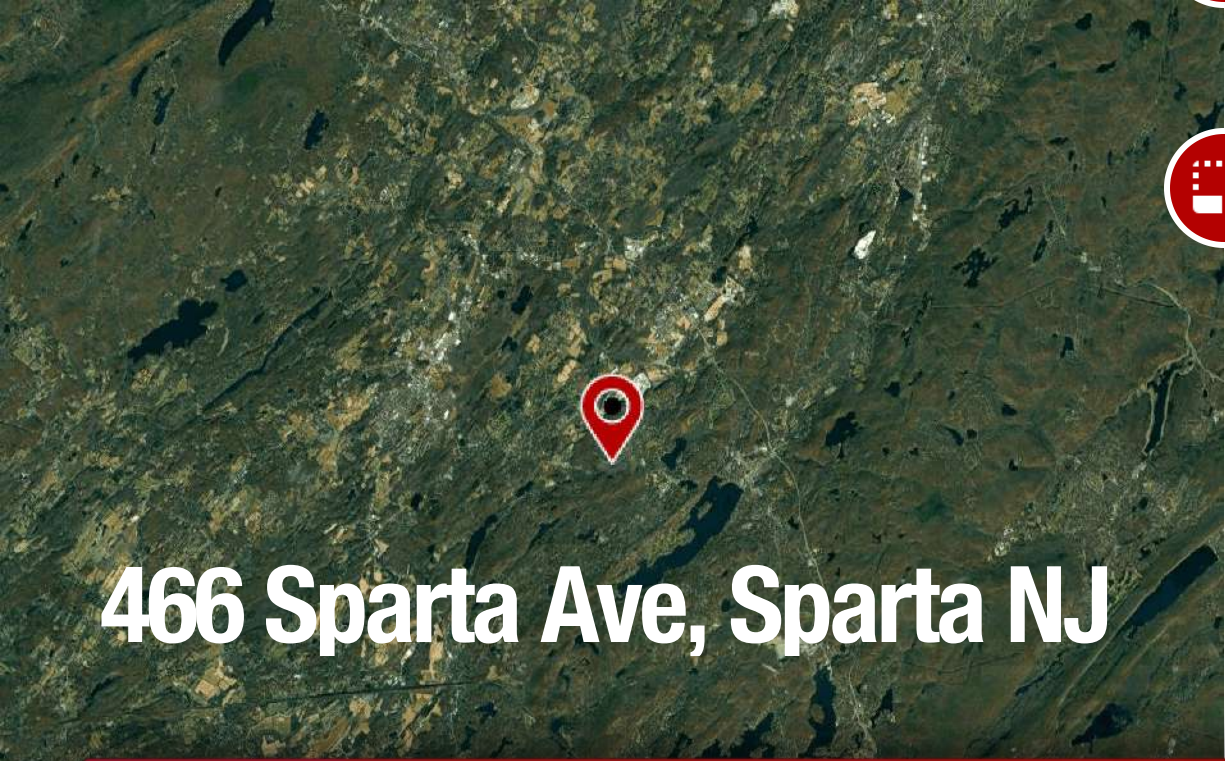
\$1,750,000



Land



108.12 Acres



466 Sparta Ave, Sparta NJ

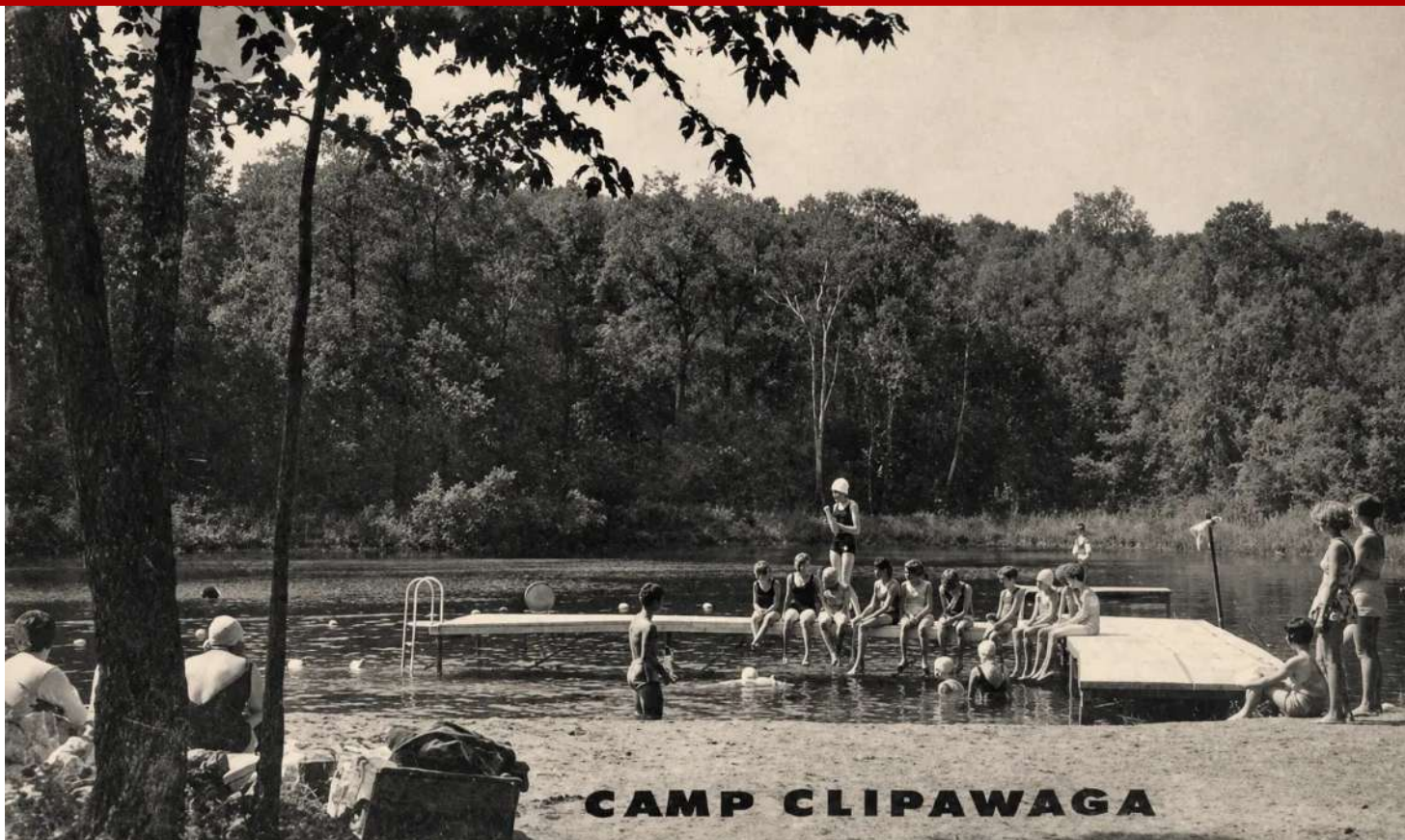
Presented by

Bruce Elia Jr.

Managing Director | Fort Lee
O: 201.917.5884 x701 | C: 201.315.1223
operations@ergteam.com
NJ #0893523



KW Commercial
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024



Property Description

Rare ±108.12-acre former camp redevelopment opportunity along Newton Sparta Road, spanning Andover Township and Sparta Township in Sussex County, NJ. Formerly part of Camp Clipawaga, a Girl Scout camp established in 1968, the property offers a unique adaptive reuse opportunity for a low-impact glamping, eco-hospitality, wellness, outdoor recreation, or private nature retreat concept.

Property Highlights

- ±108.12-acre former camp redevelopment site
- Former Camp Clipawaga Girl Scout camp
- Ideal for glamping, wellness, or retreat use
- ±1,837 FT frontage on Newton Sparta Rd
- Split-zoned CB, R-2, and RR across two towns
- Wooded setting with lake, trails, and stream

Offering Summary

Sale Price:	\$1,750,000
Lot Size:	108.12 Acres
Zoning:	Community Business Zone and R-2 Single Family Residential

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	23	98	448
Total Population	94	386	1,624
Average HH Income	\$242,348	\$223,781	\$227,130



Each Office Independently
Owned and Operated

Building Name	466 Sparta Ave, Sparta NJ
Property Type	Land
Lots	2, 3.02 & 7001-1
Lot Size	108.12 Acres
Number of Lots	3

Rare ± 108.12 -acre former camp redevelopment opportunity along Newton Sparta Road, spanning Andover Township and Sparta Township in Sussex County, NJ. Formerly part of Camp Clipawaga, a Girl Scout camp established in 1968, the property offers a unique adaptive reuse opportunity for a low-impact glamping, eco-hospitality, wellness, outdoor recreation, or private nature retreat concept.

The site consists of ± 75.57 acres in Andover Township (Block 103, Lots 2 and 3.02) and ± 32.55 acres in Sparta Township (Block 7001, Lot 1), with approximately 1,837 feet of combined frontage along Newton Sparta Road / Sussex County Route 616. Block 103, Lots 2 and 3.02 are located partially in the Community Business (CB) zone and partially in the Single Family Residential (R-2) zone; Block 7001, Lot 1 is located in the Rural Residential (RR) zone.

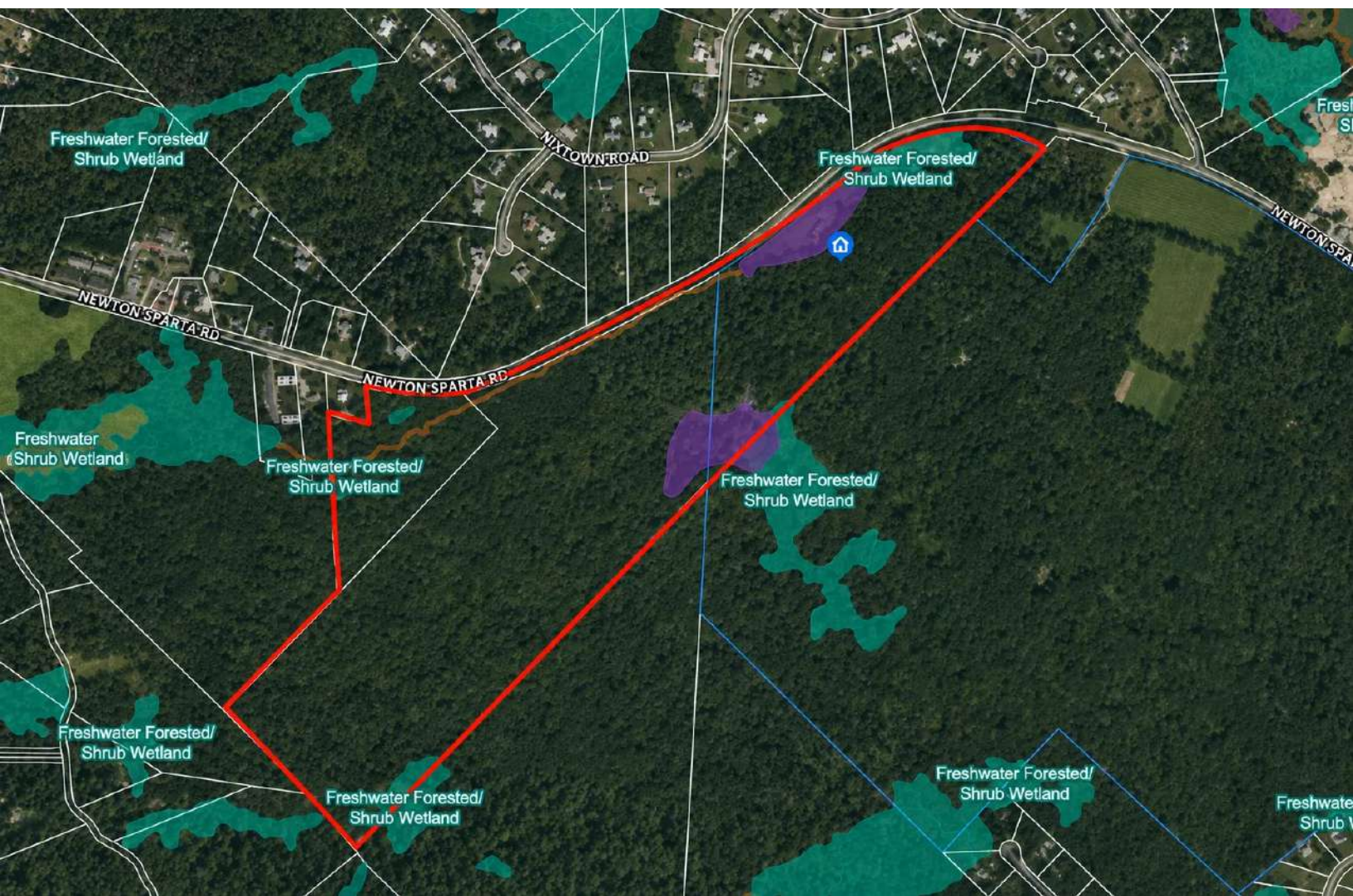
The site features wooded rolling terrain, wetlands, Kymer Brook, C-1 stream buffers, and elevation ranging approximately 720–800 feet, supporting a conservation-forward redevelopment approach. Final use, layout, density, utilities, environmental approvals, zoning approvals, and development program are subject to buyer due diligence and all required municipal, county, state, and NJDEP approvals.



- ± 108.12 -acre former camp redevelopment site
- Former Camp Clipawaga Girl Scout camp
- Ideal for glamping, wellness, or retreat use
- $\pm 1,837$ FT frontage on Newton Sparta Rd
- Split-zoned CB, R-2, and RR across two towns
- Wooded setting with lake, trails, and stream

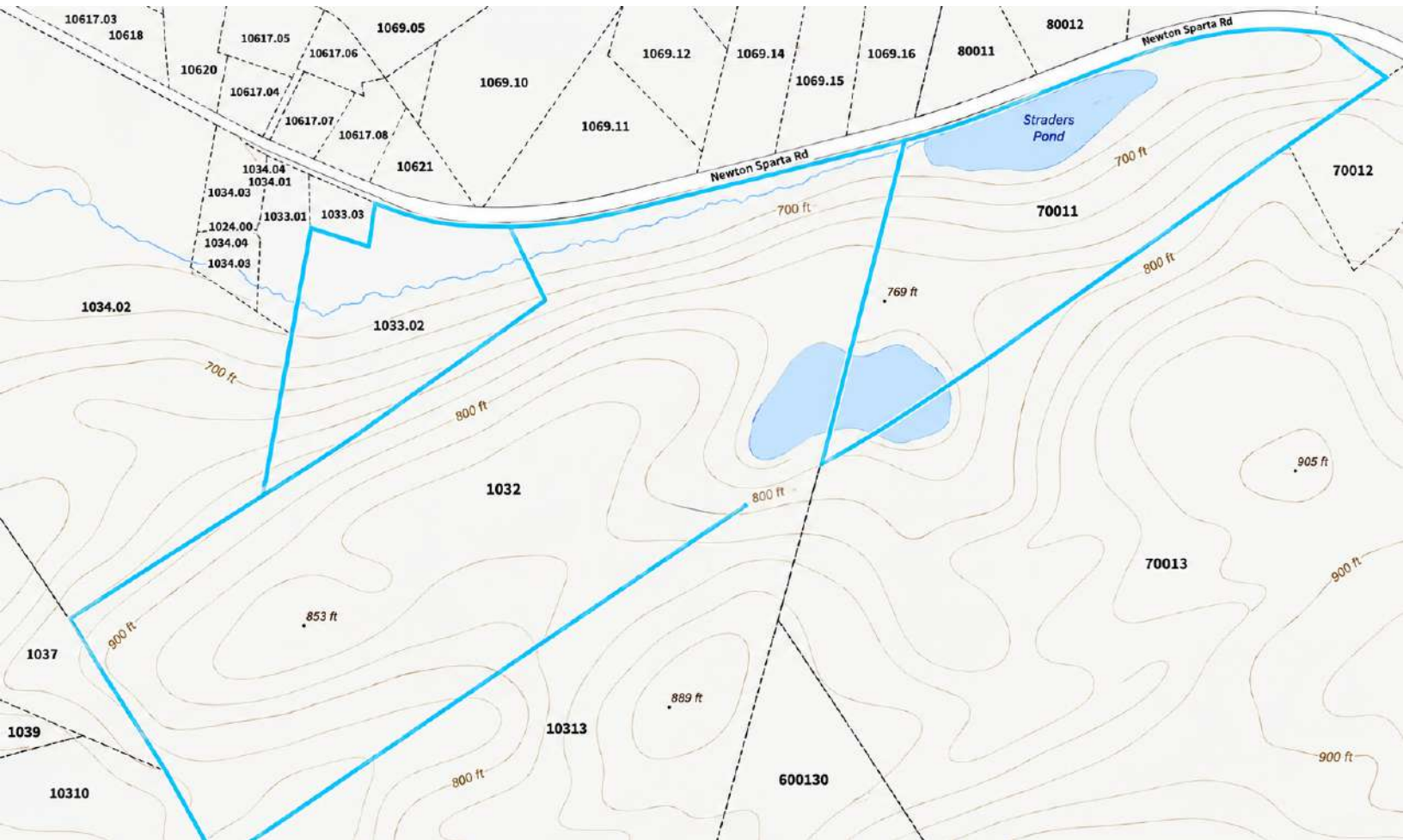


Each Office Independently
Owned and Operated



Each Office Independently
Owned and Operated





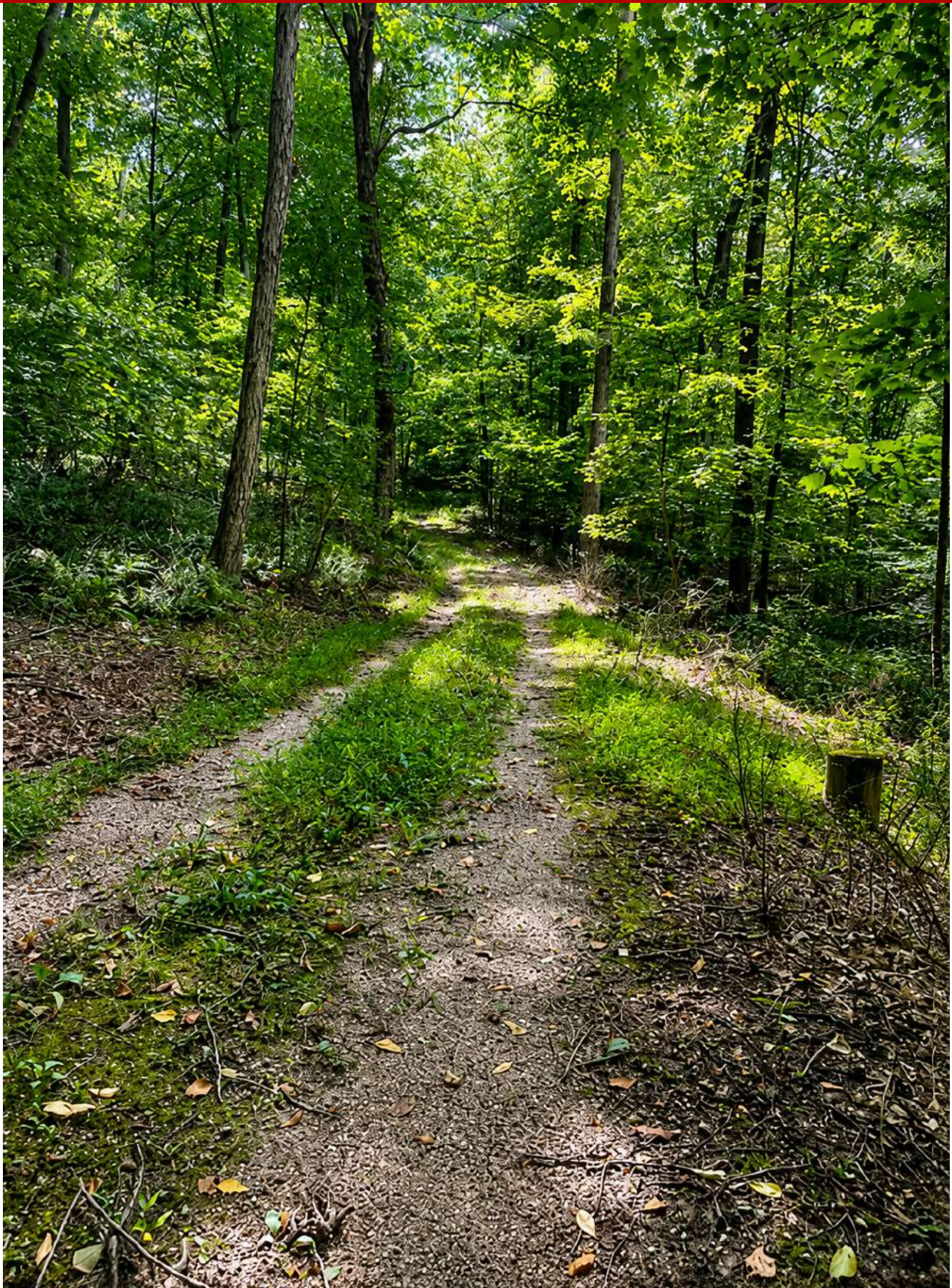
Each Office Independently
Owned and Operated

A - 3 Outbound structure (foreground) and portion of store wall (background).



A - 4 Rear view of outbound structure.







Each Office Independently
Owned and Operated



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	94	386	1,624
Average Age	54.6	54.9	53.7
Average Age (Male)	53.6	53.7	52.7
Average Age (Female)	55.3	55.7	54.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	23	98	448
# of Persons per HH	4.1	3.9	3.6
Average HH Income	\$242,348	\$223,781	\$227,130
Average House Value	\$551,654	\$505,414	\$489,486

2023 American Community Survey (ACS)

**Bruce Elia Jr.****Managing Director | Fort Lee**

operations@ergteam.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

Education

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

Memberships

KW Commercial Advertised on 300+ Websites

Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

NJMLS, HCMLS, GSMLS

Eastern Bergen County Board of Realtors

Platinum Circle of Excellence Award Recipient

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500

Fort Lee, NJ 07024

Each Office Independently
Owned and Operated