



1.372
COMBINED ACRES



59,764
COMBINED LAND SF



2
ADJACENT PARCELS



R-B
CURRENT ZONING



AE 100%
FEMA COVERAGE



COMBINED SITE | 29 + 37 RIVERSIDE

BROKER VISUALIZATION

SITE FACTS & DUE-DILIGENCE READ

TAX MAP Block 111 | Lots 12 and 13.01
PARCEL SPLIT 29: 36,329 SF | 37: 23,435 SF
EXISTING Two 2-family homes | 5,071 total building SF
2025 TAXES Approx. \$37,846 combined
UTILITIES Public sewer, water and gas | level site
ENVIRONMENTAL No apparent DEP wetlands or tidelands in reports
KEY CONSTRAINT 100% FEMA AE - elevation, stormwater and access design



BUYER TAKEAWAY

Control a rare 1.372-acre assemblage with multiple exit paths. Underwrite 14-18 townhouses as the credible base; treat multifamily and commercial/flex as higher-upside entitlement strategies.

Preliminary broker feasibility only. Current R-B zoning permits one- and two-family residential uses and prohibits nonresidential uses; townhouse, multifamily and commercial/industrial concepts require municipal approvals. Commercial/flex uses shown are conceptual and minor use types permitted in Little Ferry's I-1 zone, not the subject's current zoning. Final yield requires survey, title, NJSEA/municipal jurisdiction confirmation, zoning counsel, civil, flood, stormwater, access, parking, environmental and engineering studies. Information is believed reliable but not guaranteed and should be independently verified.

THREE VALUE-CREATION PATHS

PRELIMINARY BUYER FEASIBILITY

1

ELEVATED TOWNHOUSE COMMUNITY
14-18 UNITS

Most defensible: 14-16 units after flood elevation, fire access, parking and stormwater design. Upper end of 17-18 units may be achievable with tighter planning and engineering execution. Lower-scale format creates the cleanest neighborhood transition and supports garages / parking below living areas.

CREDIBLE BASE CASE

APPROVAL PATH Rezoning / use variance / negotiated inclusionary plan

2

INCLUSIONARY MULTIFAMILY UPSIDE
69-103 UNITS

50-75 units/acre: approximately 55-82 market-rate units plus 14-21 affordable units. Best suited to podium or structured parking with a compact unit mix and municipal redevelopment support.

DENSITY CAMPAIGN

APPROVAL PATH Overlay / redevelopment designation / use variance

3

COMMERCIAL / FLEX REPOSITIONING
18,000-22,000 SF

Conceptual test fit: automotive-oriented service/storage, contractor facility, light manufacturing / assembly, or flex warehouse. Range reflects roughly 30%-37% conceptual ground coverage before final engineering.

ALTERNATIVE LAND PLAY

APPROVAL PATH Not as-of-right in R-B; rezoning / use variance + site plan