

Pine Creek Redevelopment

29 acres in a redevelopment zone in West Amwell Township.

Setbacks have been drastically reduced to 25 feet

Zoning allows for a 3 (or four) story building to also be built

Car count is 38,000 daily and estimated to increase to 50,000 in 5 years

Over 2000 feet of highway frontage

Also in the State of NJ County Grant Zone

NO variances needed

This allows for a wide range of approved zoning for Cannabis:

Cannabis Medical Grow

Cannabis Retail sales to general public

Cannabis Retail Grow Facility

Cannabis Wholesale Grow and Sales

Brewery/Distillery Approved

Winery approved

Pine Creek Consists of 9 rentals:

Liquor store with 15 year lease (originally 20) and this section can be subdivided off

Two 18 hole mini golf courses (they get 2k people per week and clear \$500,000)

Club House/Restaurant with 2000 square foot patio out back

3 offices/apartments above the Clubhouse

Grey Retail Building

Red Building/Garage

Ice Cream Store Red Barn/Restaurant

Offices/Apartments above ice cream store

8 acre outdoor catering area

Parking lot can have 400 cars and parking lot has lights

Seller also owns approx 8 acres next door that he would sell as well for an additional cost
5 wells are on the property (3 are active) along with 8 ponds

Two substations on the property

3 septic systems

Turning Lane put in by county

Current Rents:

Golf is \$6,000 per month

Liquor Store is \$7,000 per month

Prior rents:

Club House/Restaurant \$7,000 per month

Storage Barn \$3,000 per month

Ice Cream Red Barn \$10,000 per month

Offices were \$2,000 per month each