



Commercial Land Development Package

Main St & Heston St | Glassboro, NJ 08028

Vacant land opportunity | 1.46 AC client-supplied / 1.43 AC public listing and parcel-record evidence |
Institutional offering memorandum with verification controls

CONCEPTUAL DEVELOPMENT PACKAGE

FACTS VERIFIED OR FLAGGED

Critical Verification Matrix

Verified facts vs. assumptions — designed to prevent overstatement

Item	Source 1	Source 2	Package Treatment	Required Next Step
Acreage	Client: 1.46 AC	LoopNet/Showcase: 1.43 AC; NJPR: 1.433 AC	Model shows both; value range uses 1.46 with sensitivity	Official survey / tax map reconciliation
Zoning	Showcase/NJPR: R-1	Borough zoning map/eCode controls legal district	Commercial concepts marked conceptual only	Zoning officer determination / use variance if needed
Boundary	Block 402 Lot 15 identified	NJGIN says parcel polygons are not legal boundaries	Schematic boundary only	Survey, deed, metes & bounds, title commitment
Utilities	Listing lists offsites/utilities	Borough provides water/sewer services	Utility availability not guaranteed	Will-serve letters and engineer review
Traffic	NJDOT 2008 count: 7,407 AADT	Adjacent listing reports 15,000 VPD	Official count is dated; listing count noted separately	Current NJDOT TDMS pull or new count
Environmental	NJDEP tools available	No site-specific Phase I/delineation found	Environmental status treated as open risk	Phase I ESA, wetlands/flood/soil due diligence

This package intentionally distinguishes between verified facts, listing-sourced data, third-party public-record displays, and explicit assumptions.

Source control note: official municipal/county/state sources prevail over listing or third-party public-record displays if conflicts exist.

Executive Summary

The package treats the property as an infill vacant land development opportunity, while explicitly disclosing acreage and zoning verification items.

CLIENT AREA

1.46 AC

Client supplied; verify by survey

LISTING AREA

1.43 AC

LoopNet / Showcase

PARCEL ID

402 / 15

APN 0806_402_15

ZONING

R-1

Per listing/record; verify

- Market listing evidence identifies the site as land for lease/rent with commercial, office, multifamily and apartment-unit proposed uses; the listing also references potential for a 10,000+ SF medical office build-to-suit. [S1][S2]
- Public record display identifies Main & Heston as Block 402 / Lot 15, vacant land, 1.433 AC, R1 zoning and tax map 2.10. This is treated as a third-party public-record display pending official tax map and survey confirmation. [S3][S4]
- The principal development thesis is infill demand near Rowan University and Glassboro's redevelopment momentum; Rowan reports 24,215 FY25 total unduplicated enrollment and a \$2.9B estimated annual statewide economic impact. [S11]
- Because R-1 zoning is indicated by public listing/property-record sources, every commercial concept in this package is conceptual only and depends on zoning, variance, redevelopment, conditional-use or other entitlement pathway verification. [S7]

Investment posture: Treat as a controlled, risk-adjusted land opportunity where highest value likely depends on entitlement clarity, physical due diligence, and utility capacity confirmation. No approval, density, FAR or commercial use is represented as existing.

Investment Highlights

A corner/near-corridor parcel with development optionality — best under disciplined entitlement and diligence controls

Infill position

Main/Heston context with immediate access to N Main Street and nearby Delsea/Route 47 retail corridor.

Rowan demand engine

University population, employment, and construction pipeline support housing, service, medical and professional-office demand.

Public utilities indicated

Listing and record sources list sewer, water, electric, gas and offsite improvements; capacity and connection points remain to be verified.

Flexible concept testing

Three concept directions are included: mixed-use, medical/professional, and retail/commercial; all marked conceptual.

Risk-adjusted value range

Preliminary BOV indicates approximately \$750K–\$1.275M, with base value around \$1.1M subject to due diligence.

Clear verification path

Package isolates acreage, boundary, zoning, traffic, environmental and utility open items before municipal/developer presentation.

Positioning statement

The parcel should be marketed as a controlled infill land opportunity with multiple test-fit use cases, not as an as-of-right commercial approval. The credibility of the offering depends on preserving this distinction.

Regional & Amenity Context

Approximate mapping graphic based on verified address/coordinates; not a survey-grade aerial



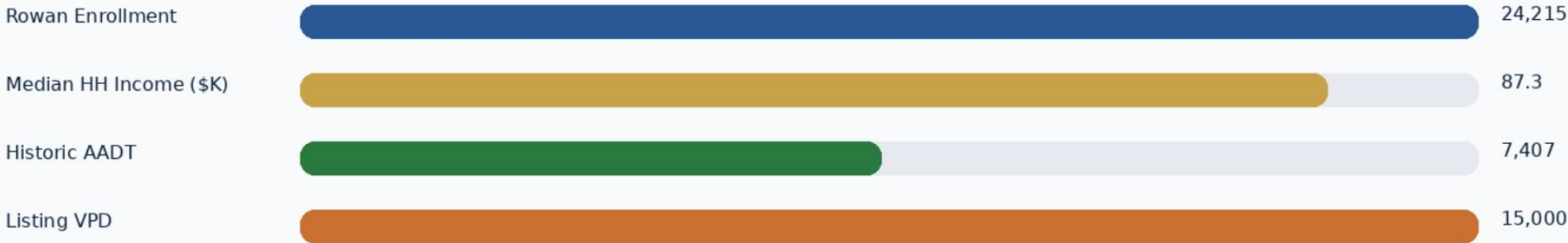
Sources: property-record coordinates, Rowan University address/Fast Facts, Borough redevelopment/utility pages. Distances and layout are approximate for presentation.

Market Signals & Development Drivers

Municipal-level metrics and corridor evidence supporting a preliminary development thesis

Glassboro Demographics		Rowan University Demand		Traffic / Visibility	
Median HH Income	\$87,278	FY25 Enrollment	24,215	Official Historic AADT	7,407
Per Capita Income	\$37,280	Fall 2025 by Program	22,058	Listing-Reported VPD	15,000
Poverty Rate	13.4%	Economic Impact	\$2.9B	Local Logic Drive	100/100
Mean Commute	28.1 min	Employees	4,300	Walkability	50/100

Relative Value Drivers



Demographics are municipal-level and not a substitute for custom 1/3/5-mile demographic rings. Traffic figures combine a dated official NJDOT count with a separate listing-reported figure.

Sources: U.S. Census QuickFacts; Rowan University Fast Facts; NJDOT 2008 short-term counts; LoopNet/Showcase Local Logic and listing data.

Area Overview

Glassboro combines a university demand engine with ongoing downtown redevelopment and regional access through major corridors.

ROWAN FY25 ENROLLMENT

24,215

Total unduplicated

ECONOMIC IMPACT

\$2.9B

Annual statewide estimate

EMPLOYEES

4,300

Rowan University

DOWNTOWN UNITS

92

2025 official groundbreaking

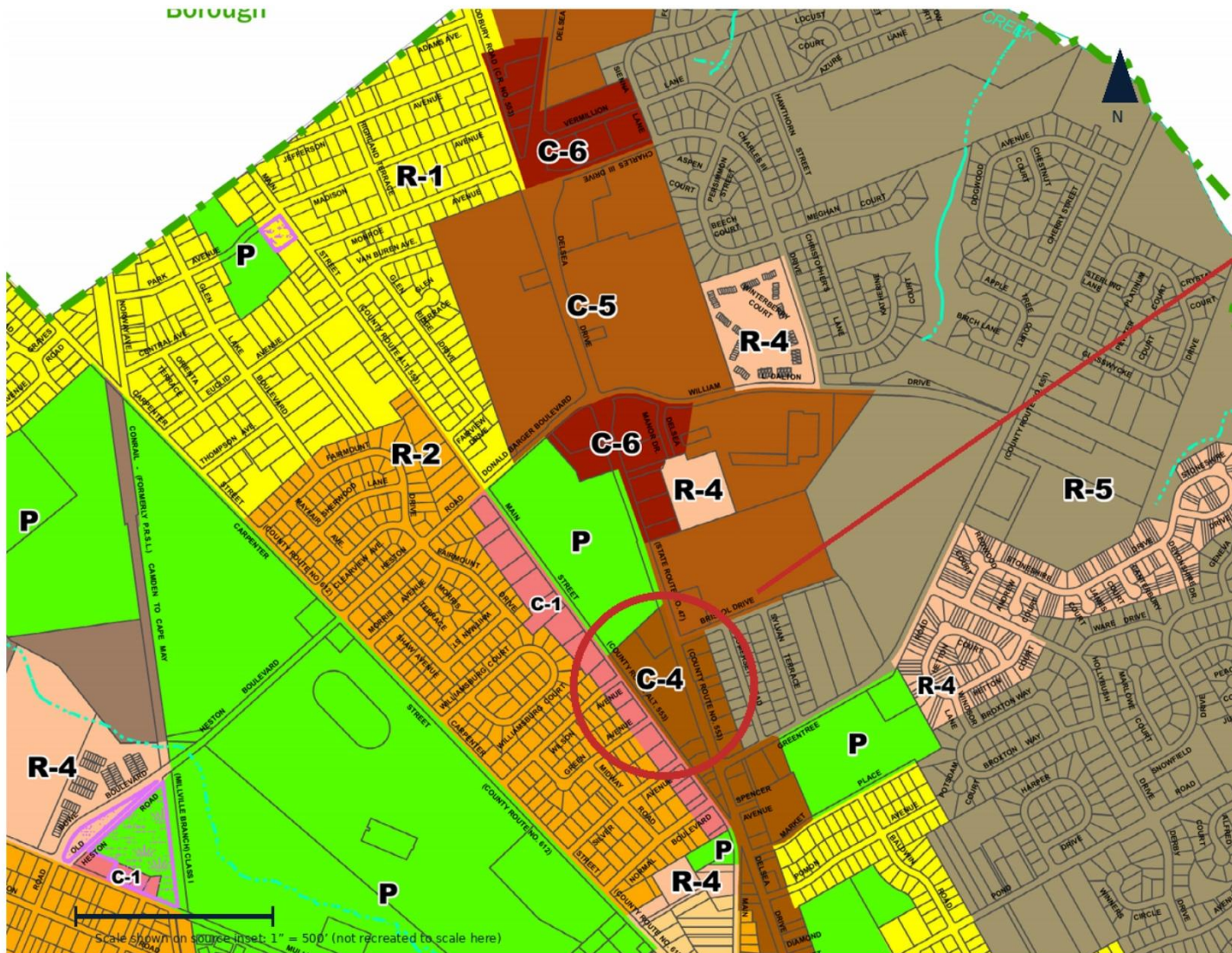
- Rowan's scale makes Glassboro materially different from a typical suburban municipality. Its enrollment, employees and construction pipeline support steady demand for student-adjacent retail, services, medical/professional space and housing. [S11]
- Glassboro's 2025 downtown redevelopment activity, including 92 residential units in the downtown redevelopment zone, supports a broader infill growth narrative. [S12]
- The subject's north-side position is not directly on Rowan Boulevard; the site strategy should therefore emphasize corridor visibility, convenience, access and proximity rather than campus frontage.
- Nearby commercial uses along Main/Delsea provide market precedent, but R-1 zoning evidence means commercial development should be underwritten with entitlement risk.

Investor takeaway

The site should be pitched to developers capable of managing entitlement risk and extracting value from a small, highly visible infill parcel, not as a by-right commercial pad unless the Borough confirms a commercial path.

Official Zoning Context

Borough of Glassboro zoning map crop with approximate Main & Heston vicinity callout



APPROX. SUBJECT VICINITY

Main St & Heston St / Block 402 Lot 15 per public listing and parcel-record displays. Exact boundary requires official tax map, deed and survey.

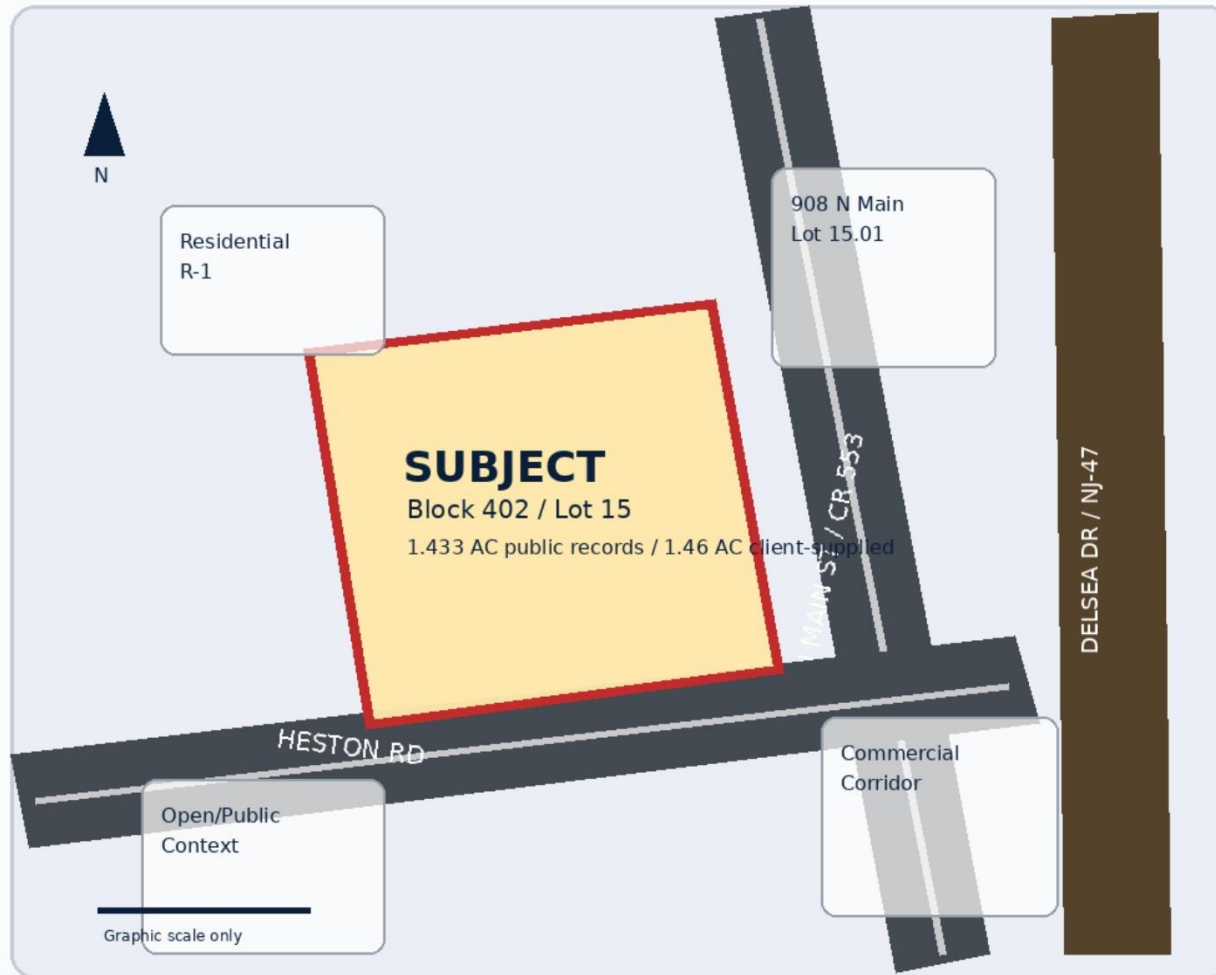
Key Zoning Colors

- R-1 Single-Family
- R-2 Medium Density
- C-1 Neighborhood Conv.
- C-5 Shopping Center
- P Public
- Redevelopment Areas

Source: Borough of Glassboro Zoning Map / eCode360. Callout is approximate; legal zoning and boundary require municipal and survey confirmation.

Plat-Style Parcel Context Exhibit

Schematic only — not a survey, tax map, or engineering plan



Verified / Verifiable Parcel Items

ADDRESS

Main & Heston

MUNICIPALITY

Glassboro Borough, Gloucester County

BLOCK / LOT

402 / 15 / ---

APN

0806_402_15 / 06-00402-0000-00015

AREA

1.433 AC public records; 1.46 AC supplied

LAND USE

Vacant land per public record display

ZONING

R-1 per listing/record display; verify with Borough

UTILITIES

Electric, gas, water, sewer listed; capacity TBC

This exhibit is a presentation schematic based on public listing / property-record data and should not be used for title, engineering, survey, or municipal approval purposes.

Sources: Showcase/LoopNet listing; NJPropertyRecords public-record display; Gloucester County tax-map search page. Subject boundary schematic only.

Site Characteristics, Utilities & Access

Cu

Developer diligence sequence

1) confirm parcel and zoning; 2) order Phase I / survey / wetlands-flood screening; 3) confirm utility capacity and access; 4) run civil test-fit; 5) price residual land value by entitlement path.

Category	Verified / Sourced Information	Broker Treatment
Access	Subject marketed at Main St & Heston St; adjacent listing identifies N Main/Heston as signalized context.	Assume curb-cut/access engineering is open until DOT/municipal review.
Utilities	Showcase lists sewer, water, electric, gas, streets, curb/gutter/sidewalk, cable, telephone and irrigation; Borough provides water/sewer services. [S2][S12]	Availability is not capacity. Obtain will-serve letters and utility maps.
Traffic	NJDOT historic AADT: 7,407 on Main St between Wilson Ave and Heston St; listing-reported VPD near 737 N Main: 15,000. [S8][S9]	Use current NJDOT TDMS or traffic count for formal underwriting.
Environmental	No Phase I ESA, wetlands delineation, flood report or soils report was located in the reviewed public sources.	Treat environmental as a gating item; perform Phase I, wetlands/flood/soil checks.
Physical dimensions	Area known; frontage/depth/lots lines not verified from official survey in this run.	Do not quote frontage/depth except as assumption until tax map/survey.
Offsites	Listing references curb/gutter/sidewalk/offsite improvements.	Verify whether improvements are adjacent to full frontage and adequate for concept.

Three Conceptual Development Directions

Renderings are architectural visualization only, not approved plans or by-right uses.



Option 1: Modern Mixed-Use

Ground-floor activation with upper residential/service uses; entitlement dependent.

CONCEPTUAL ONLY



Option 2: Medical / Professional Campus

10,000+ SF medical-office thesis aligns with listing language; by-right status unverified.

CONCEPTUAL ONLY



Option 3: Retail / Commercial Plaza

Small-format retail, restaurant/service and neighborhood convenience; zoning pathway required.

CONCEPTUAL ONLY

All concepts require formal zoning, site-plan, engineering, environmental, traffic, parking, access, stormwater and utility review. No density or use approval is implied.



Option 1 | Modern Mixed-Use Development

- Most aggressive value scenario if municipality supports a mixed-use pathway.
- Could combine street-level retail/amenity space with upper residential or student-adjacent housing.
- Requires zoning/redevelopment path, density confirmation, parking/stormwater plan, traffic study and market rent underwriting.

Best suited for: developers with entitlement capability and a Rowan/Glassboro housing-retail thesis.

Conceptual visualization only. No site-plan, zoning, use, dimensional, parking, stormwater, traffic, access, signage, grading or building approval is represented.



Option 2 | Medical / Professional Office Campus

- Directly aligns with listing language referencing medical office BTS potential of 10,000+ SF.
- Likely easier to underwrite from parking, access, and daytime-use standpoint than dense residential.
- Requires use permissibility confirmation and tenant/credit preleasing to justify build-to-suit valuation.

Best suited for: medical, dental, outpatient, professional service or institutional users seeking visibility.

Conceptual visualization only. No site-plan, zoning, use, dimensional, parking, stormwater, traffic, access, signage, grading or building approval is represented.



Option 3 | Retail / Commercial Development

- Small-format retail/restaurant/service concept capitalizes on N Main/Heston visibility and surrounding residential demand.
- Value depends on curb-cut/access, signage, parking, stormwater and permitted-use path.
- Environmental and traffic diligence especially important near commercial/service station corridor context.

Best suited for: local/regional retail, convenience, QSR, personal services or mixed neighborhood convenience operators.

Conceptual visualization only. No site-plan, zoning, use, dimensional, parking, stormwater, traffic, access, signage, grading or building approval is represented.

Highest & Best Use Analysis

Financially attractive concepts depend on entitlement. The legally permissible use must be confirmed first.

HBU Test	Conclusion	Implication
Physically possible	1.43–1.46 AC is sufficient for several small-format development programs subject to stormwater, access, parking and buffers.	Civil engineer test-fit required before quoting buildable area.
Legally permissible	R-1 evidence creates a conflict with commercial listing/proposed-use language.	Do not present commercial/mixed-use as by-right. Obtain zoning determination.
Financially feasible	Preliminary land value supports a range of approximately \$12–\$20/SF depending on risk and entitlement clarity.	Better pricing requires verified sale comps and residual pro forma by use.
Maximally productive	Likely high-value path is a professional/medical office or small mixed-use/commercial program if legally enabled.	Medical/professional concept may be most credible due listing language and reduced intensity.

Broker recommendation

Market the property as an entitlement-backed development opportunity with a conservative base case and clearly identified upside. The package should accompany a zoning counsel / planner call, not replace it.