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**FOR
 SALE**

+/- 20 ACRES AVAILABLE
WHEAT ROAD, VINELAND, NJ 08360



DISCLAIMER

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OFFERING SUMMARY

Price: \$499,900

Acreage Available: +/- 19.95 AC

Zoning: Farm

Parking: N/A

Signage: No Signage



PROPERTY HIGHLIGHTS

- + Prime 20± Acre Opportunity in Vineland, NJ, offering a rare large-scale parcel suitable for a variety of development or investment strategies.
- + Flexible Zoning Potential (subject to approvals), allowing for agricultural, commercial, or future development uses in a growing South Jersey market.
- + Strategic Location with convenient access to major roadways, regional employment centers, and surrounding municipalities.
- + Strong Long-Term Value driven by area growth, land scarcity, and Vineland's expanding residential and commercial demand.



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KEY

■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,203	36,980	64,277
PROJECTED 2029	2,178	36,457	63,432

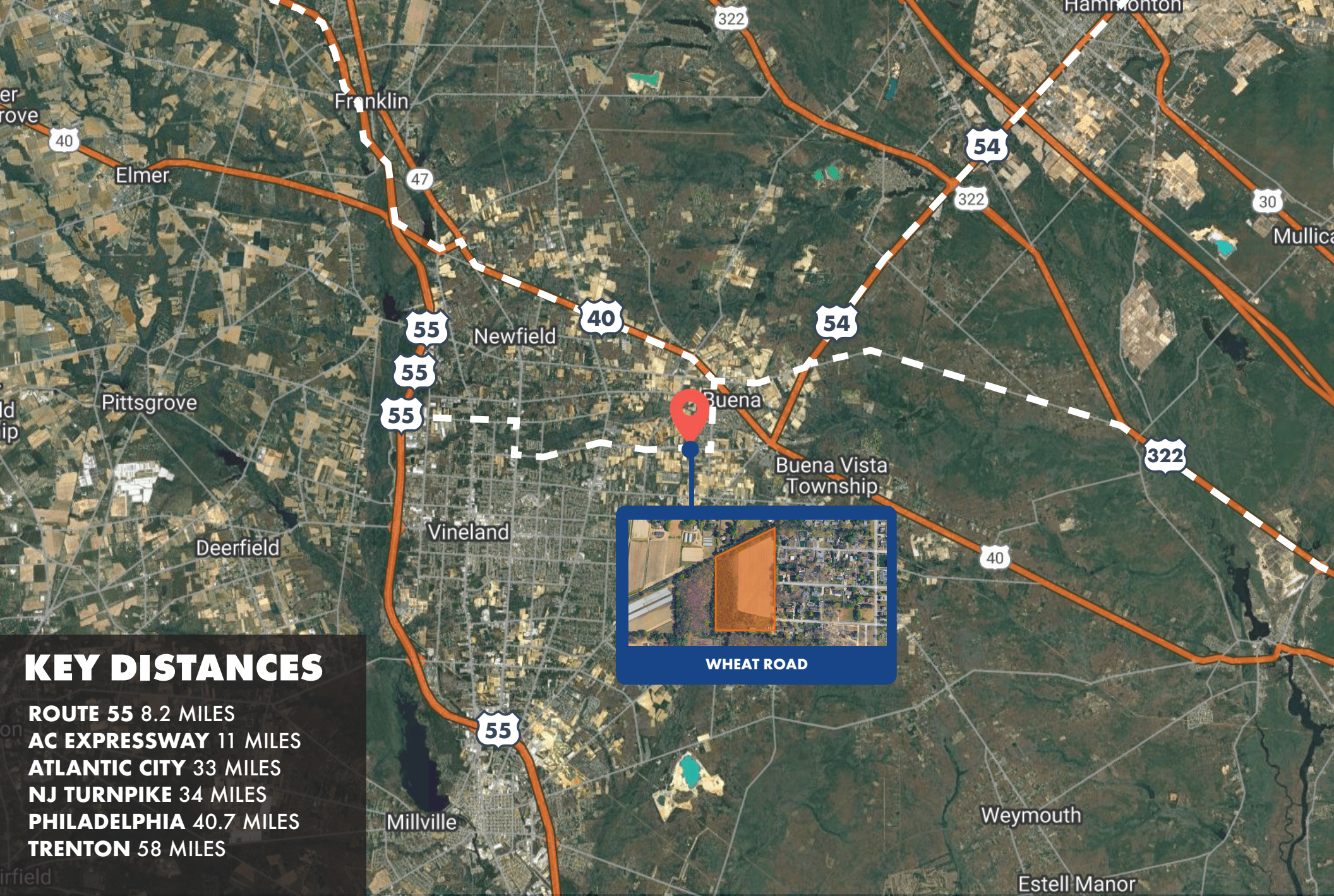
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	782	13,530	23,516
PROJECTED 2029	772	13,326	23,176

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$99,022	\$80,414	\$83,805
MEDIAN 2029	\$74,575	\$59,547	\$63,007



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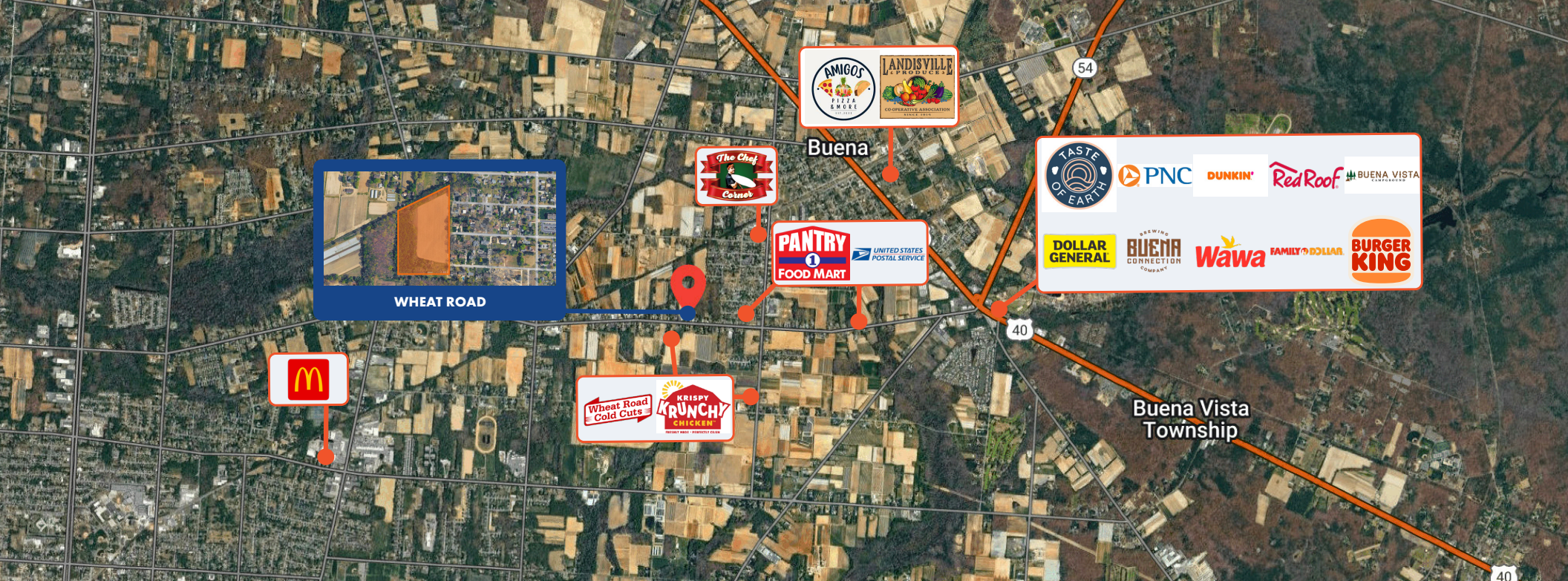
KEY DISTANCES

- ROUTE 55 8.2 MILES
- AC EXPRESSWAY 11 MILES
- ATLANTIC CITY 33 MILES
- NJ TURNPIKE 34 MILES
- PHILADELPHIA 40.7 MILES
- TRENTON 58 MILES



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NEARBY AMENITIES

DINING

- Krispy Krunchy Chicken
- Dunkin'
- Burger King
- Wawa
- McDonald's
- The Chef Corner-Mendoza
- Black Diamond
- Wheat Road Cold Cuts
- Cocina Oaxquena
- Amigos Pizza and more
- Pavillion Pizzeria
- BK Cat Corner
- Great Wall Chinese Restaurant

RETAIL/GROCERY

- Pantry 1 Food Mart
- Landisville Produce
- Miguel's Market
- Family Dollar
- Dollar General
- Tomar's Discount Liquors
- United States Postal Service
- PNC ATM
- Budget Lodge Buena
- Red Roof Inn & Suites
- Buena Vista Campground
- Conte's Pasta Co. Inc.
- Buena Connection Brewing Company
- Vineland Truck Stop
- Moove In Self Storage
- Taste of Earth Dispensary



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