

# OFFERING MEMORANDUM

## 10 Brass Castle Rd, Washington, NJ 07882

### Shovel-Ready 44-Bed Rehabilitation Facility Development Opportunity

#### 1. EXECUTIVE SUMMARY

The Opportunity Presented is a unique, turnkey development opportunity for a 24,000 sq. ft. drug and alcohol rehabilitation facility in Washington, New Jersey. This project is "shovel-ready," meaning all critical entitlement hurdles have been cleared. By acquiring this property, a developer or operator eliminates the standard multi-year zoning and approval process, providing an immediate path to construction and operations.

#### Investment Highlights

- **Fully Entitled:** All zoning and building permits are in place.
- **Accelerated Speed to Market:** Move directly from acquisition to construction.
- **Optimal Capacity:** Approved for a 44-bed inpatient configuration.
- **Professional Support:** Sale includes comprehensive architectural and engineering plans, plus access to a licensed Medical Addiction Director for transitional guidance.

#### 2. PROPERTY & FINANCIAL OVERVIEW

Feature	Details
List Price	\$2,000,000.00
Address	10 Brass Castle Rd, Washington, NJ 07882
Land Size	2.45 Acres
Proposed Building Size	24,000 Sq. Ft.
Approved Capacity	44 Beds
Project Status	Shovel-Ready / Fully Permitted

#### 3. PROJECT INCLUSIONS

The acquisition of 10 Brass Castle Rd is structured as a turnkey intellectual and physical asset purchase:

1. **Land & Site:** 2.45 prime acres in a strategic New Jersey location.
2. **Full Approvals:** All necessary municipal zoning, site plan approvals, and building permits are active and included.
3. **Construction Ready Plans:** High-quality, comprehensive architectural and engineering sets tailored specifically for this 24,000 sq. ft. facility.
4. **Operational Consulting:** Continuity is supported by an available licensed Medical Addiction Director, ensuring the medical and regulatory aspects of the facility meet industry standards from day one.

#### **4. MARKET DEMOGRAPHICS (Washington, NJ)**

The surrounding area provides a stable economic environment with favorable demographics for specialized healthcare services.

- **Population:** 5,518
- **Total Households:** 2,368
- **Median Household Income:** \$88,720
- **Median Net Worth:** \$193,187

*The local economy is characterized by high homeownership rates and a strong median net worth, indicating a stable community capable of supporting regional healthcare infrastructure.*

#### **5. CONTACT INFORMATION**

For additional information, due diligence materials, or to schedule a site visit, please contact:

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