

VACANT LAND FOR SALE

12.86 ± Acres



CNL Specialty Real Estate Services Corp.



Asking Price \$350,000

Reduced to \$225,000

County Road 539 . Upper Freehold, NJ

- 12.86 ± Acres of land
- Zoned AR



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Upper Firsthand

Demographic and Income Profile

Prepared by

 Latitude: 48.116824
 Longitude: -74.514876
 Radius: 1.0 mile

	2008		2007		2012	
Summary						
Population	484		638		650	
Households	172		229		250	
Families	138		183		198	
Average Household Size	2.79		2.77		2.75	
Denser Occupied HUs	144		196		212	
Resider Occupied HUs	28		34		38	
Median Age	40.5		45.2		46.7	
Trends: 2007-2012 Annual Rate	Area		State		National	
Population	1.67%		0.73%		1.30%	
Households	1.77%		0.76%		1.33%	
Families	1.59%		0.64%		1.08%	
Denser HUs	1.58%		0.74%		1.41%	
Median Household Income	4.27%		3.08%		3.32%	
Households by Income	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
<-\$15,000	17	10.3%	18	7.8%	16	6.4%
\$15,000 - \$24,999	7	4.2%	7	3.0%	8	3.2%
\$25,000 - \$34,999	13	7.9%	10	4.3%	5	2.0%
\$35,000 - \$49,999	13	7.9%	17	7.3%	15	6.0%
\$50,000 - \$74,999	39	23.6%	36	15.5%	27	10.8%
\$75,000 - \$99,999	22	13.3%	47	20.3%	40	16.0%
\$100,000 - \$149,999	42	25.5%	39	16.8%	54	21.6%
\$150,000 - \$199,000	5	3.0%	44	19.0%	35	14.0%
\$200,000+	7	4.2%	14	6.0%	50	20.0%
Median Household Income:	\$69,577		\$67,788		\$108,224	
Average Household Income:	\$82,857		\$112,481		\$141,156	
Per Capita Income:	\$28,000		\$40,685		\$50,624	
Population by Age	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	30	6.2%	34	5.3%	34	4.9%
5 - 9	33	6.8%	44	6.9%	40	5.8%
10 - 14	34	7.0%	42	6.6%	55	7.9%
15 - 19	32	6.6%	36	5.6%	42	6.0%
20 - 24	18	3.7%	26	4.1%	23	3.3%
25 - 34	47	9.7%	43	6.7%	50	7.2%
35 - 44	97	20.0%	92	14.4%	83	11.9%
45 - 54	86	17.7%	138	21.6%	140	20.1%
55 - 64	52	10.7%	104	16.3%	118	17.0%
65 - 74	32	6.6%	41	6.4%	66	9.5%
75 - 84	18	3.7%	28	4.4%	31	4.5%
85+	6	1.2%	11	1.7%	13	1.9%
Race and Ethnicity	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	466	96.3%	606	94.8%	650	93.8%
Black Alone	4	0.8%	6	0.9%	8	1.2%
American Indian Alone	0	0.0%	0	0.0%	0	0.0%
Asian Alone	5	1.0%	10	1.6%	13	1.9%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	4	0.8%	7	1.1%	9	1.3%
Two or More Races	5	1.0%	10	1.6%	13	1.9%
Hispanic Origin (Any Race)	20	4.1%	38	6.0%	53	7.6%

Data Note: Income is reported in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, EP08 Records for 2007 and 2012.

03/07/2012

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11/06/2012

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Demographics



Upper Fremont

Demographic and Income Profile

Prepared by

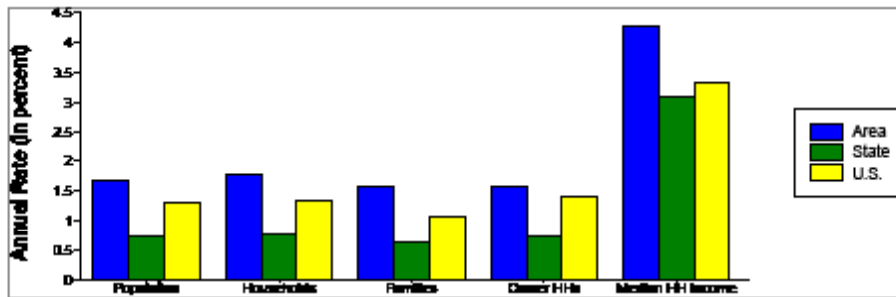
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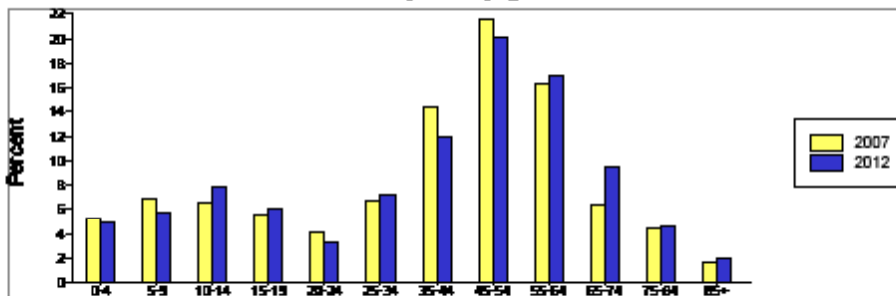
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Site Type: Residential

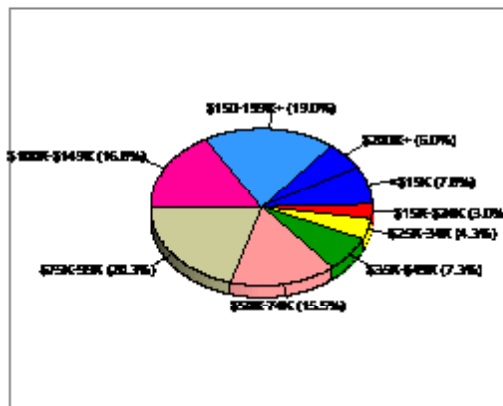
Trends 2007-2012



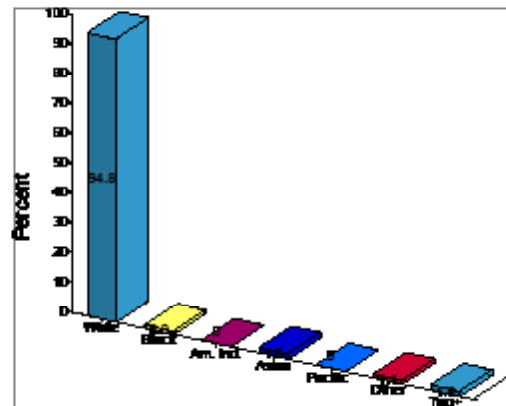
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 6.0%

Demographics



Upper Freehold

Demographic and Income Profile

Prepared by

Latitude: 40.116024

Longitude: -74.514876

Radius: 3.0 mile

Sale Type: Resale

Summary	2008	2007	2012
Population	4,862	5,361	6,962
Households	1,676	2,214	2,440
Families	1,386	1,810	1,991
Average Household Size	2.89	2.86	2.85
Denser Occupied HUs	1,493	1,993	2,189
Resider Occupied HUs	183	221	252
Median Age	37.4	41.0	42.7

Trends: 2007-2012 Annual Rate	Area	State	National
Population	1.88%	0.73%	1.30%
Households	1.96%	0.76%	1.33%
Families	1.63%	0.64%	1.08%
Denser HUs	1.89%	0.74%	1.41%
Median Household Income	3.62%	3.08%	3.32%

Households by Income	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	92	5.6%	90	4.1%	75	3.1%
\$15,000 - \$24,999	96	6.0%	94	4.2%	85	3.5%
\$25,000 - \$34,999	129	7.9%	110	5.0%	79	3.2%
\$35,000 - \$49,999	216	13.3%	193	8.7%	184	7.5%
\$50,000 - \$74,999	355	21.7%	388	17.5%	369	15.1%
\$75,000 - \$99,999	296	18.1%	433	19.6%	369	15.1%
\$100,000 - \$149,999	386	22.4%	537	24.3%	639	26.2%
\$150,000 - \$199,999	44	2.7%	259	11.7%	316	12.9%
\$200,000+	29	2.4%	110	5.0%	325	13.3%
Median Household Income	\$69,155		\$86,281		\$103,062	
Average Household Income	\$76,363		\$103,402		\$126,501	
Per Capita Income	\$25,854		\$35,606		\$43,719	

Population by Age	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	347	7.1%	418	6.6%	434	6.2%
5 - 9	404	8.3%	472	7.4%	473	6.8%
10 - 14	387	8.0%	516	8.1%	569	8.2%
15 - 19	300	6.2%	437	6.9%	512	7.3%
20 - 24	183	3.8%	258	4.1%	307	4.4%
25 - 34	563	11.6%	474	7.5%	565	8.1%
35 - 44	1,028	21.1%	1,100	17.3%	902	12.9%
45 - 54	749	15.4%	1,195	18.8%	1,479	20.3%
55 - 64	436	9.0%	818	12.9%	949	13.6%
65 - 74	291	6.0%	371	5.8%	479	6.9%
75 - 84	137	2.8%	227	3.6%	280	4.0%
85+	37	0.8%	75	1.2%	89	1.3%

Race and Ethnicity	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,624	95.1%	5,953	93.6%	6,442	92.3%
Black Alone	86	1.8%	135	2.1%	168	2.4%
American Indian Alone	2	0.0%	4	0.1%	5	0.1%
Asian Alone	36	0.7%	66	1.0%	91	1.3%
Pacific Islander Alone	1	0.0%	1	0.0%	2	0.0%
Some Other Race Alone	37	0.8%	67	1.1%	93	1.3%
Two or More Races	75	1.5%	135	2.1%	180	2.6%
Hispanic Origin (Any Race)	160	3.3%	305	4.8%	426	6.1%

Data Note: Income is reported in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, EP00 Income for 2007 and 2012.

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Demographics



Upper Frontload

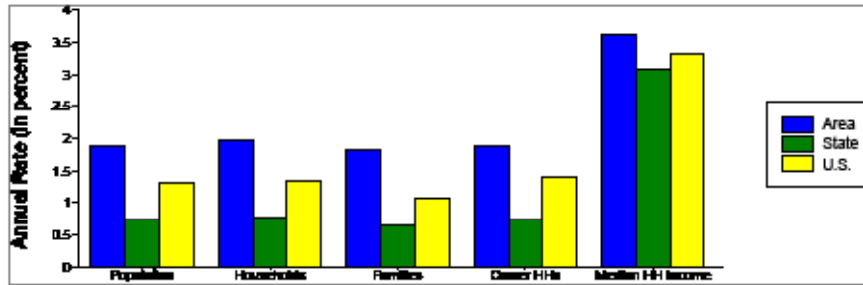
Demographic and Income Profile

Prepared by

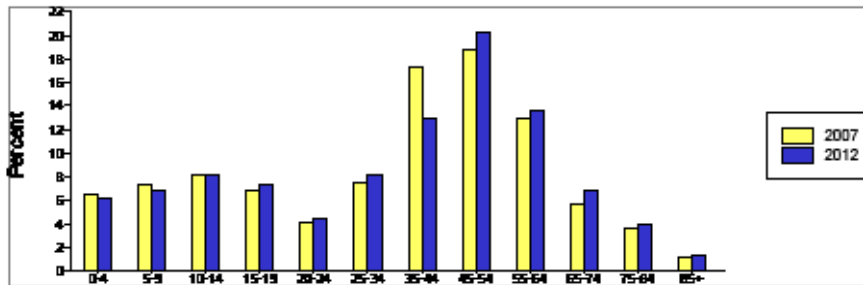
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 Longitude: -74.514876
 Radius: 3.0 miles

Site Type: Retail

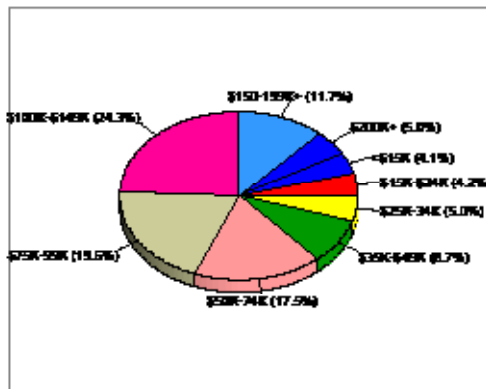
Trends 2007-2012



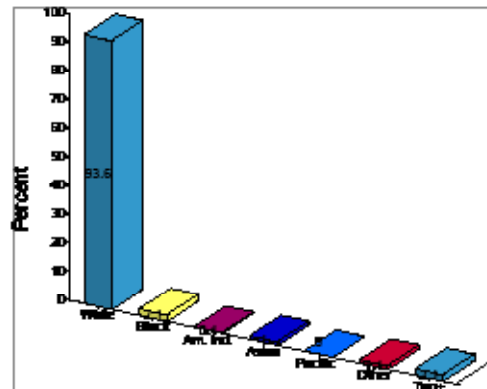
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 4.3%

Demographics



Upper Franchise

Demographic and Income Profile

Prepared by

 Latitude: 48.116824
 Longitude: -74.514875
 Radius: 5.0 miles

Site Type: Retail

	2008		2007		2012	
Summary						
Population	13,626		16,525		17,803	
Households	4,780		5,817		6,282	
Families	3,751		4,565		4,906	
Average Household Size	2.84		2.84		2.83	
Denser Occupied HUs	3,893		4,875		5,338	
Resider Occupied HUs	795		842		944	
Median Age	36.0		40.1		41.3	
Trends: 2007-2012 Annual Rate	Area		State		National	
Population	1.5%		0.73%		1.30%	
Households	1.56%		0.76%		1.33%	
Families	1.45%		0.64%		1.08%	
Denser HUs	1.42%		0.74%		1.41%	
Median Household Income	3.27%		3.08%		3.32%	
Households by Income	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	351	7.3%	280	4.8%	229	3.6%
\$15,000 - \$24,999	360	7.5%	335	5.8%	297	4.7%
\$25,000 - \$34,999	519	10.9%	363	6.2%	264	4.2%
\$35,000 - \$49,999	678	14.2%	711	12.2%	655	10.4%
\$50,000 - \$74,999	1,109	23.2%	894	17.1%	991	15.8%
\$75,000 - \$99,999	745	15.8%	1,129	19.4%	934	14.9%
\$100,000 - \$149,999	811	17.0%	1,219	20.9%	1,555	24.8%
\$150,000 - \$199,000	102	2.1%	523	9.0%	654	10.6%
\$200,000+	101	2.1%	265	4.6%	692	11.0%
Median Household Income	\$51,198		\$78,713		\$92,455	
Average Household Income	\$68,299		\$94,332		\$115,302	
Per Capita Income	\$28,128		\$33,232		\$40,708	
Population by Age	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	948	7.0%	1,100	6.7%	1,125	6.3%
5 - 9	1,135	8.3%	1,174	7.1%	1,188	6.7%
10 - 14	1,097	8.1%	1,341	8.1%	1,361	7.6%
15 - 19	886	6.5%	1,167	7.1%	1,303	7.3%
20 - 24	645	4.7%	774	4.7%	888	5.0%
25 - 34	1,581	11.7%	1,530	9.3%	1,832	10.3%
35 - 44	2,831	20.8%	2,763	16.7%	2,189	12.4%
45 - 54	2,057	15.1%	3,004	18.2%	3,563	20.0%
55 - 64	1,189	8.7%	2,042	12.4%	2,337	13.1%
65 - 74	753	5.5%	899	5.4%	1,164	6.5%
75 - 84	295	2.2%	555	3.4%	619	3.5%
85+	96	0.7%	176	1.1%	215	1.2%
Race and Ethnicity	2008		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,698	93.2%	15,103	91.4%	15,985	89.8%
Black Alone	370	2.7%	514	3.1%	619	3.5%
American Indian Alone	21	0.2%	28	0.2%	34	0.2%
Asian Alone	141	1.0%	235	1.4%	316	1.8%
Pacific Islander Alone	2	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	169	1.2%	273	1.7%	364	2.0%
Two or More Races	225	1.7%	369	2.2%	479	2.7%
Hispanic Origin (Any Race)	541	4.0%	918	5.6%	1,245	7.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, EPH trends for 2007 and 2012.

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Demographics



Upper Freehold

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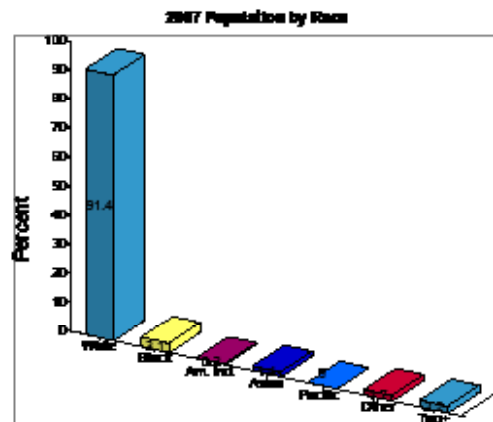
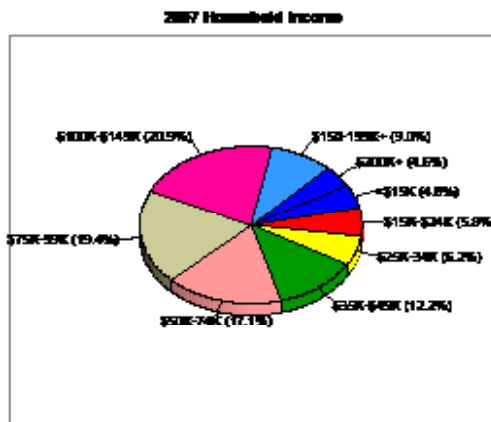
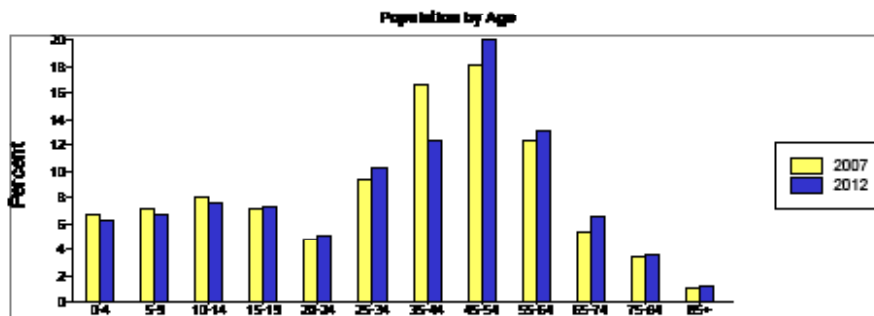
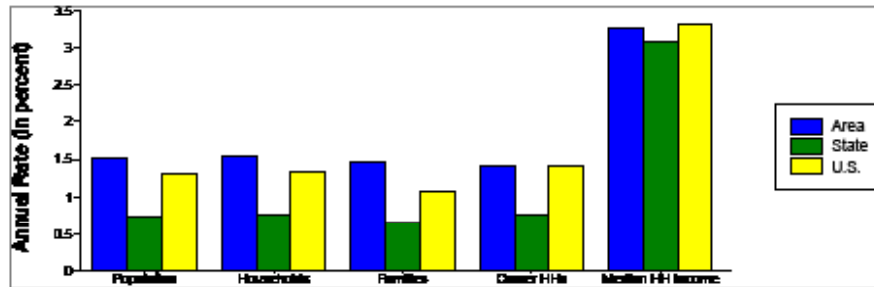
Latitude: 40.116824

Longitude: -74.514876

Radius: 5.0 miles

Site Type: Residential

Source: 2007-2012



2007 Percent Hispanic Origin: 5.6%

Demographics