



**THE PREMIER  
REAL ESTATE BROKERAGE**

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# FOR SALE

## NEW JERSEY SEASHORE CAMPGROUND

*50 +/- Acres with Development Potential*



**EXISTING AMENITIES:**

**200+/- Campsites: Cabins • Houses • Apartments**

**Banquet Hall • Snack Shop • Recreation Center**

*All Furniture, Fixtures & Equipment Included*

*Easy Access from the Garden State Parkway*

**EXCLUSIVE OFFERING: \$10,000,000**

*PrestigeGroup.com*

## CAMPGROUND PROPERTY OVERVIEW

### 50+/- ACRES

### 196 TOTAL CAMPSITES

- ◆ 66 Seasonal
- ◆ 17 Sites: Water/Sewer/50 Amp Electric
- ◆ 87 Sites: Water/Sewer/30 Amp Electric
- ◆ 8 Sites: Water/30 Amp Electric
- ◆ 29 Sites: Water/20 Amp Electric
- ◆ 55 Sites: No Electric Hook-Ups
  
- ◆ 5 Cabins (sleep 6) Daily, Weekly, Monthly Rentals
- ◆ 4 Cabins (sleep 6) Daily, Weekly, Monthly Rentals
- ◆ 5 Houses Monthly Rentals
- ◆ 3 Apartments Monthly Rentals

*All Roofs Installed Approximately 2016*

Seasonal Pool Memberships Available to General Public

### AMENITIES:

- ◆ Olympic Sized Pool
- ◆ Playground
- ◆ Banquet Hall
- ◆ On-site Laundromat
- ◆ Retail Store
- ◆ Café and Snack Stand
- ◆ Basketball Court
- ◆ Canoe/Kayak/Paddleboard Rentals with Changing Rooms and Showers

### ZONING:

RHB (Rural Highway Business)

R-400 — Residential with a CN-C (Corridor Node C) Overlay

## CAMPGROUND INVENTORY

### All Furniture, Fixtures and Equipment Included

- ◆ Equipment
- ◆ Tools
- ◆ Trailers
- ◆ Kitchen Equipment
- ◆ Furniture
- ◆ Vehicles
- ◆ Canoes/Paddleboards/Kayaks
- ◆ Replacement Inventory
- ◆ Etc.

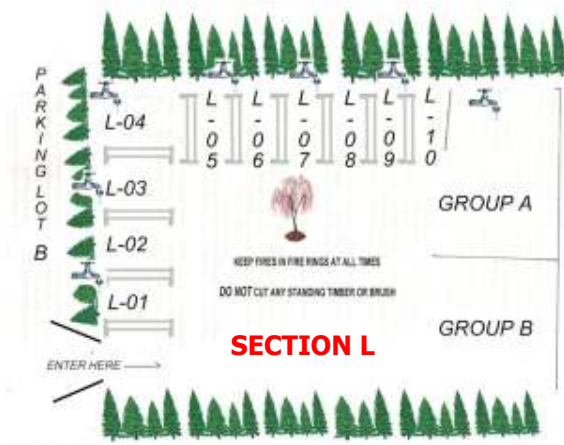
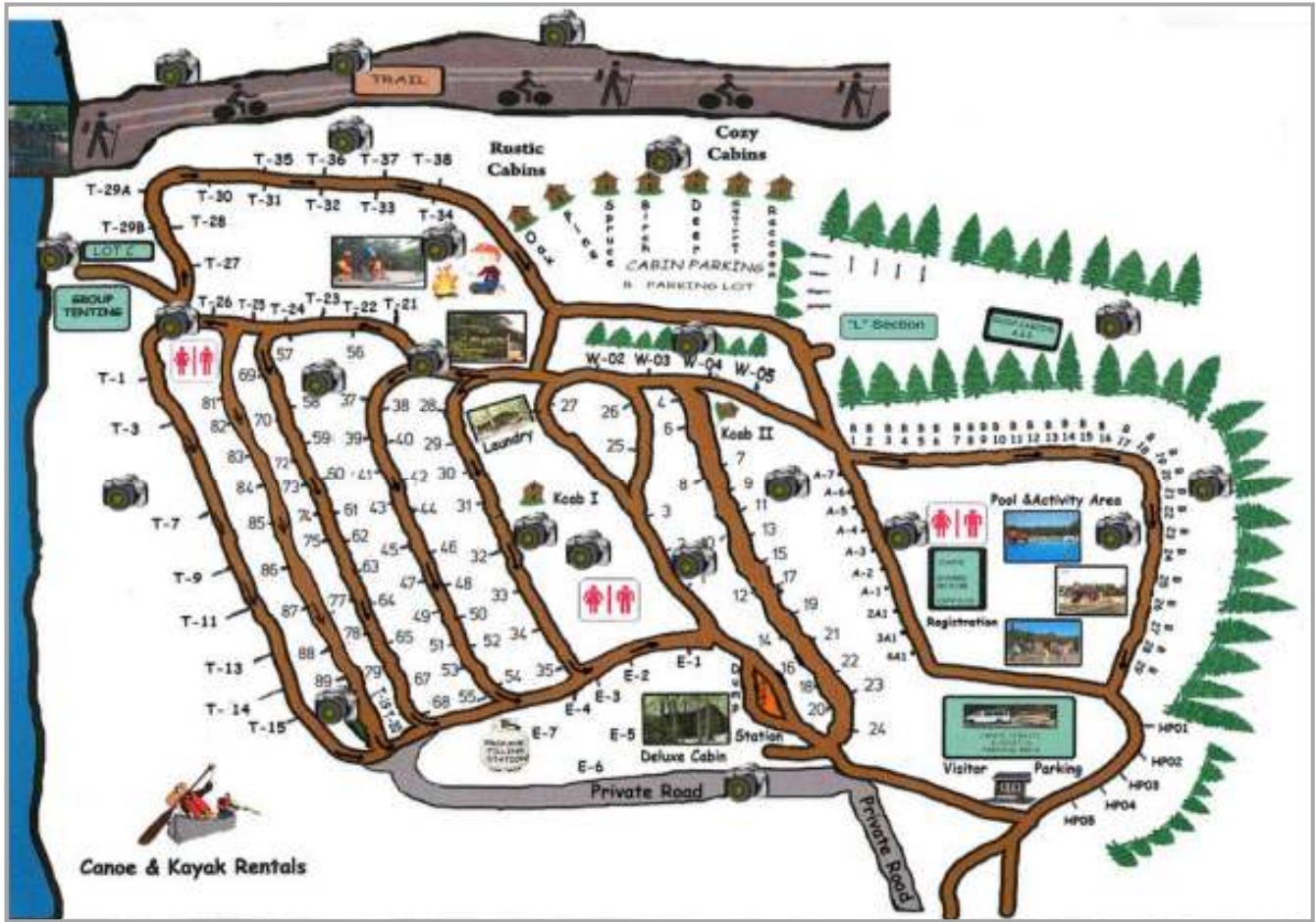
*Full Inventory List Upon Request*

**CAMPGROUND  
FINANCIALS**

FINANCIALS WILL BE FURNISHED UPON REQUEST

Contact Joe Shallow  
610-701-1133

# CAMPGROUND CAMPGROUND MAP



# CAMPGROUND AERIAL MAP



PROPERTY LINES ARE APPROXIMATE

# CAMPGROUND PHOTOGRAPHS



# CAMPGROUND PHOTOGRAPHS





## CAMPGROUND AREA INFORMATION

The township is easily accessible via highways and roadways as well as NJ Public Transit. The Garden State Parkway is the primary access route with two exits servicing the township.

The Bay and Atlantic Ocean are minutes away.

The area offers a myriad of recreational activities:

- ◆ Beaches
- ◆ Fishing
- ◆ Hiking
- ◆ Canoeing
- ◆ Kayaking
- ◆ County and State Parks
- ◆ Playgrounds
- ◆ Golf
- ◆ Summer Outdoor Concerts
- ◆ Six Flags Great Adventure
- ◆ Farmers Markets
- ◆ Summer Camps
- ◆ Skate Parks
- ◆ And More

Attractive and easily accessible area for travelers and has substantial tourism.

## CAMPGROUND CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

\_\_\_\_\_  
*Buyer's Name (Print)*

\_\_\_\_\_  
*Buyer's Email Address (Print)*

\_\_\_\_\_  
*Buyer's Mailing Address (Print)*

\_\_\_\_\_  
*Buyer's Cell Number (Print)*

\_\_\_\_\_  
*Buyer's Office Number*

\_\_\_\_\_  
*Buyer's Fax Number*