



PREMIER CAMDEN NEW JERSEY DEVELOPMENT SITE AVAILABLE FOR SALE



1301 N. 26TH STREET | CAMDEN, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DETAILS & HIGHLIGHTS

Property Address:	1301 N. 26th Street, Camden, NJ 08105
Property Type:	Land
Lot Size:	+/- 26.0 AC
Price:	Call for more information
Zoning:	MW-2

LOCATION OVERVIEW

- Property sits on +/-26 acres on the Riverfront overlooking the skyline of Philadelphia
- Property Bridges to \$2+ Billion downtown waterfront project
- Within close proximity to the Ben Franklin Bridge & Center City Philadelphia
- Convenient access to Routes 130, I-676, 38, 70 & I-295 and I-95
- Walter Rand Transportation Center with PATCO speed-line station and nearby buses to New York, Philadelphia, Baltimore and Atlantic City
- Grow NJ Incentives available
- Site provides opportunity for:
 - Housing - Market rate, apartments, mixed use, commercial
 - Assisted living facilities
 - Potential for marina
 - Child care centers
 - Community centers
 - New schools (private) connecting soft shorelines
 - Open space and park development

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GROW NJ INCENTIVES AVAILABLE

- Grow NJ is a powerful job creation and retention incentive program that strengthens New Jersey's competitive edge in the increasingly global marketplace.
- Businesses that are creating or retaining jobs in New Jersey may be eligible for tax credits
- Join the wide range of companies taking advantage of all the incentives Camden has to offer

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

Cramer Hill Redevelopment Plan

Executive Summary

This Cramer Hill Redevelopment Plan proposes to re-connect the neighborhood to its long neglected and underused waterfront, by developing the back channel of the Delaware River for a mix of land uses (institutional, housing, wildlife habitat, recreational and open space); and interconnect the present pockets of housing, businesses and institutions, through the strategic creation of new and rehabilitated housing, retail commercial, institutions, streets and improved infrastructure, during the next twenty-five years. Beginning in 2009, most efforts will be used to develop project plans, acquire properties, designate developers, secure funding, and engage design consultants and construction managers. From that point, the bulk of redevelopment activity will take place (2010 - 2020), with completion of all projects expected in the second phase of development (2011-2034). During that time, the following developments are scheduled to occur:

RESIDENTIAL DEVELOPMENT: 1,500-2,000 new Single Family homes; 500-1,000 new apartments, including duplex townhouses; 160 rehabilitated Single Family homes; renovations/reconfiguration of Ablett Village public housing complex, and renovation assistance to 500 owner occupied homes.

ECONOMIC DEVELOPMENT: A new shopping center with supermarket; new industrial parks adjacent to the Pavonia rail yard; 15 new and rehabilitated retail commercial stores; and renovated businesses along River Road

INSTITUTIONAL DEVELOPMENT: Replacement of the Washington public Elementary School; new Camden's Promise Charter Elementary School; renovation of Sharpe Elementary and Veterans Middle schools; a new gymnasium/auditorium for St. Anthony's Elementary School; new Salvation Army KROC multi-purpose center; new St. Andrew's social services center; new Camden Police mini-station and new Fire station; and renovation of the (City) Cramer Hill community center.

OPEN SPACE DEVELOPMENT: a new Delaware Riverfront Park; a new Cooper River Greenway; new athletic (baseball, football, soccer) play field; renovation (lighting improvements and new concession stand) of Von Neida Park; and 500 new street trees

TRANSPORTATION IMPROVEMENTS: complete streetscape and (truck) traffic controls along the River Road commercial corridor; renovation of the State Street bridge - open for pedestrian traffic only; construction of a new vehicle traffic bridge connecting Cramer Hill with North Camden, south of the existing State Street bridge; new NJDOT (Pennsauken Township) truck route, to alleviate such traffic in Camden/Cramer Hill; and a new Light Rail stop at River Road and Federal Street, in the Marlton neighborhood.

INFRASTRUCTURE DEVELOPMENT/IMPROVEMENTS: New streets/roads to connect with and improve circulation for the Delaware Riverfront Park; road and sidewalk improvements throughout Cramer Hill; upgrade water and sewer lines as needed; and mitigation of the neighborhood-wide flooding that plagues Cramer Hill.

ENVIRONMENTAL REMEDIATION: Clean up of approximately 30 sites/100 acres of area brownfields.

To implement these changes, the City of Camden, through Camden Redevelopment Agency, will attract, invest and deploy resources necessary to design and develop all construction; provide all necessary infrastructure and public amenities; rehabilitate vacant properties; and leverage financial and technical assistance to owners of occupied properties, so that such properties may be repaired and renovated to good building, housing and business use standards. Resources will be allocated and sites selected, to execute the range of proposals described in this plan; coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition of some vacant properties, is anticipated. However, this redevelopment plan does not require the acquisition of any occupied properties, or relocation of displaced occupants. The implementation of the Cramer Hill Redevelopment Plan will take 25 years (2009-2034), and cost up to an estimated \$741.5 Million.

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Cramer Hill Redevelopment Plan

Executive Summary *Continued*

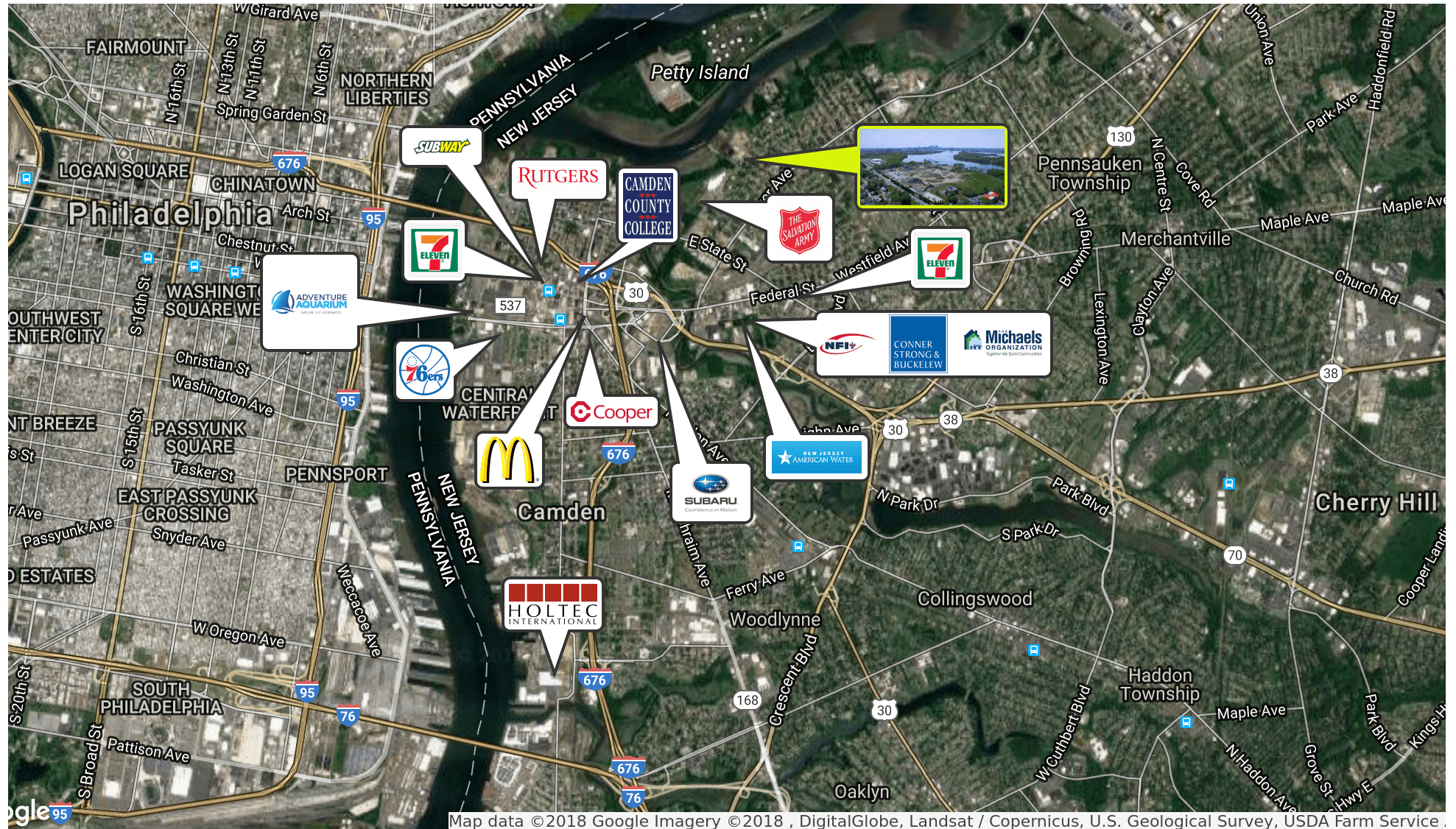
B. PURPOSE

The Cramer Hill Redevelopment Plan follows a determination that a portion of Cramer Hill is an “area in need of redevelopment” and the remainder is an “area in need of rehabilitation” according to the standards established in the “Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given the proliferation of vacant buildings and land, along with declining factories, warehouses, housing stock and commercial corridors, Cramer Hill is ripe for redevelopment and rehabilitation. This Cramer Hill Redevelopment Plan documents decisions made by the City of Camden to address the redevelopment and rehabilitation needs and potentials of this neighborhood. The purpose of this plan is to facilitate the redevelopment and rehabilitation of Cramer Hill by providing for design and implementation of development projects throughout the neighborhood. This report is organized into four sections:

- ❖ The Need, which summarizes the project area’s need for redevelopment and rehabilitation;
- ❖ The Plan, which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- ❖ Regulatory Controls, which offers guidelines for managing future land uses and property design; and
- ❖ Statutory Requirements, which identifies the administrative relationships, entities, powers and responsibilities involved in this plan’s implementation.

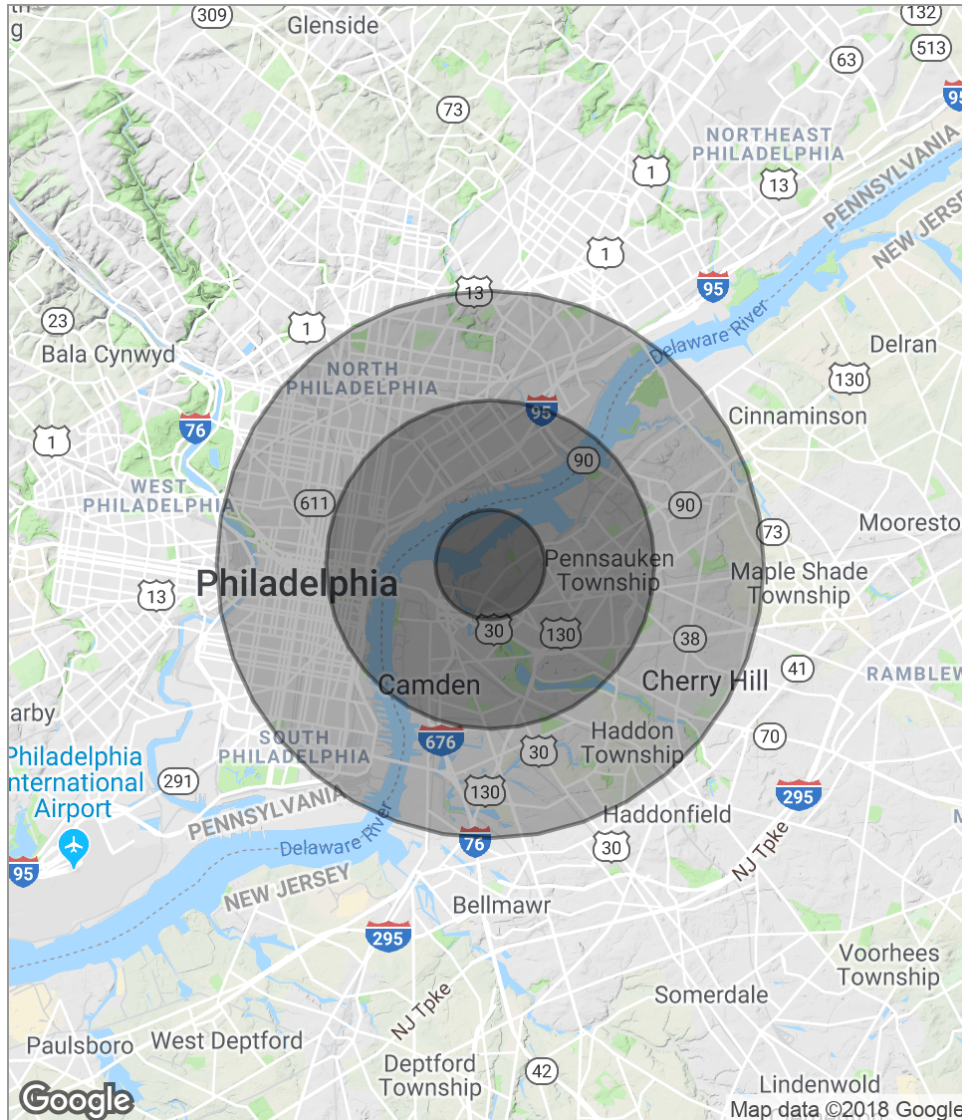
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RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,377	207,197	703,795
Median age	29.3	31.1	32.1
Median age (male)	28.0	29.1	30.7
Median age (Female)	29.6	32.8	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,919	72,531	265,427
# of persons per HH	3.3	2.9	2.7
Average HH income	\$42,280	\$46,229	\$52,095
Average house value	\$167,478	\$183,315	\$221,087

** Demographic data derived from 2010 US Census*

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