

AVAILABLE FOR SALE
PRICE UPON REQUEST
RESIDENTIAL DEVELOPMENT

127 MCCOY ROAD

Oakland, NJ 07436



RESIDENTIAL DEVELOPMENT OPPORTUNITY

RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **127 MCCOY ROAD** — in Oakland, NJ.

This property is available on a “subject to” basis for residential development. Preliminary engineering and DEP work has been started. Presently a private Equestrian Training facility. Property is approved for “Farm Preservation” by the State of New Jersey.

Adjoining property presently being developed with 151 residential units. Please call for further details.

PROPERTY SUMMARY

THE OFFERING

Property Address	127 McCoy Road
Neighborhood	Oakland, NJ
Block / Lot	4004 / 4&5
Gross Lot Sq. Ft.	479,046 SF (approx.)
Lot Acres	10+ Acres (approx.)

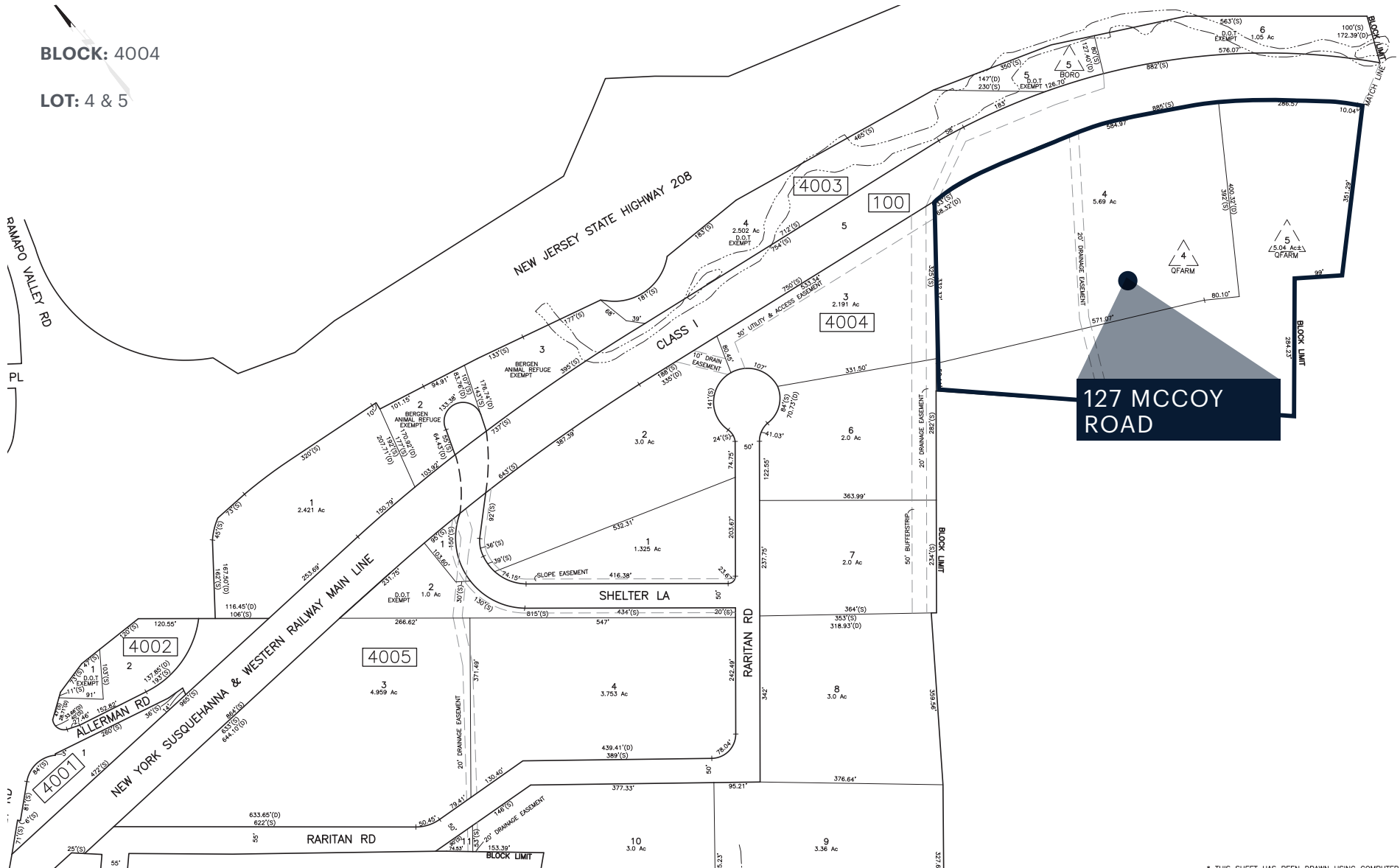
FINANCIAL SNAPSHOT

Asking Price	Upon Request
Price per Door/Unit	Upon Request

TAX MAP

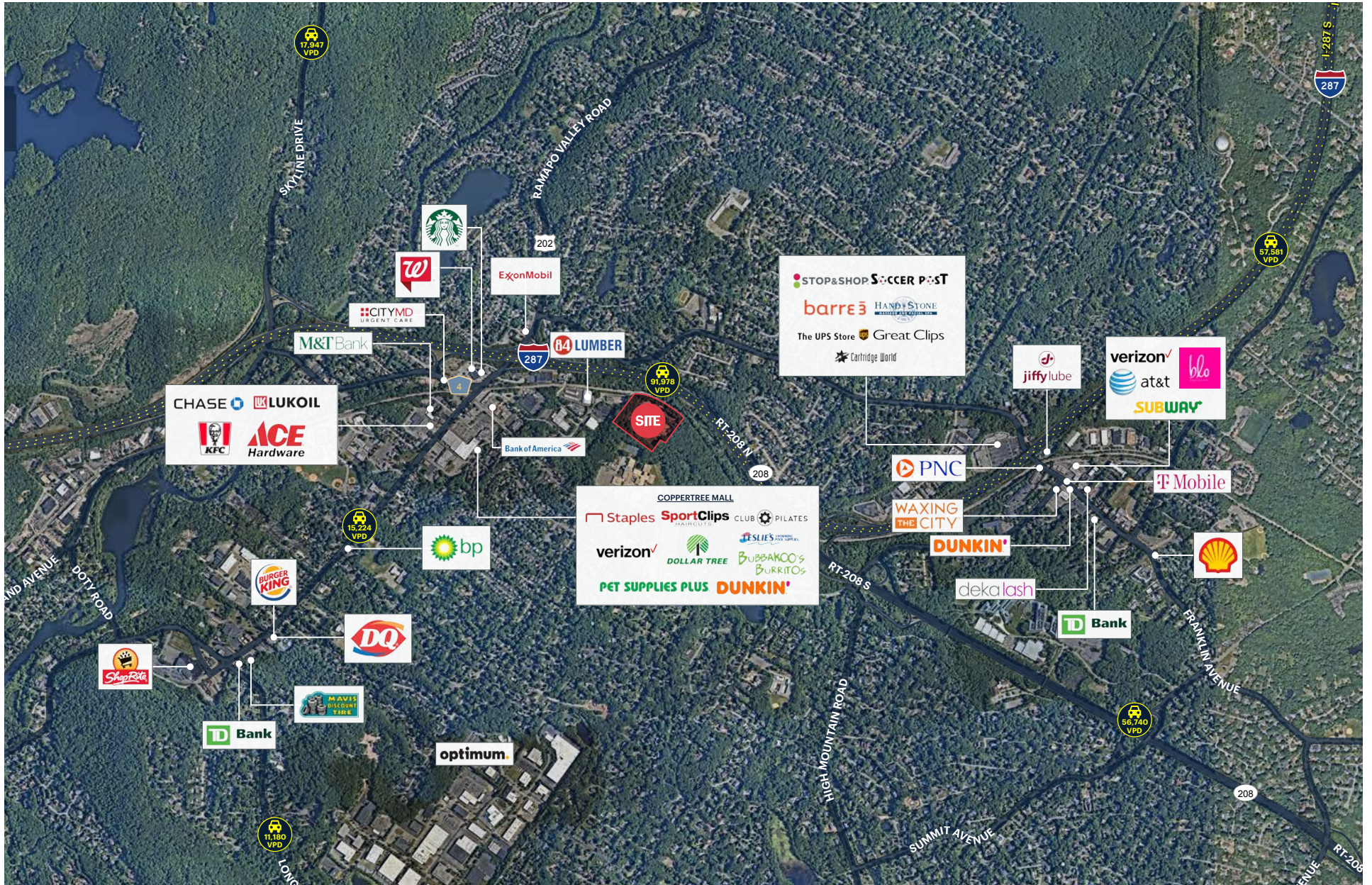
BLOCK: 4004

LOT: 4 & 5

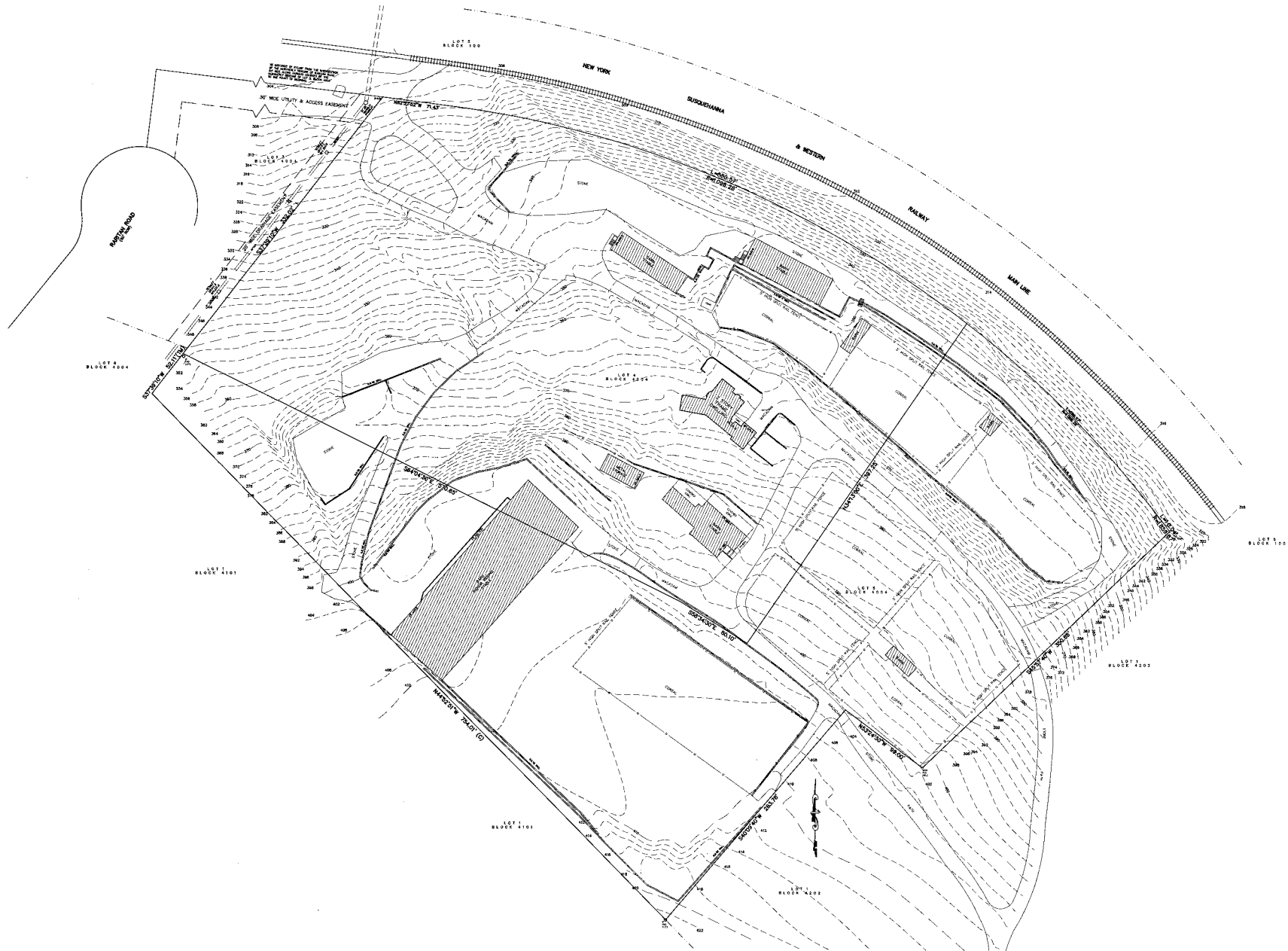


• THIS SHEET HAS BEEN DRAWN USING COMPUTED AIRS

RETAIL MAP



TOPOGRAPHIC "AS BUILT" SURVEY



127 MCCOY ROAD
FOR SALE

MARKET OVERVIEW

OAKLAND is a suburb of New York City, sitting 30 miles outside of Midtown. It is part of Bergen County and is surrounded by neighboring townships Franklin Lakes, Mahwah, Wanaque, Wayne, Pompton Lakes, and Ringwood.

As of 2023 Oakland is home to 12,550 residents and is one of the best places to live in New Jersey. There are various restaurants in the area and shopping centers. Oakland is very nature oriented with beautiful views. There are many nature reserves in the area such as the Campgaw Mountain Reserve, Ringwood State Park, and the Ramapo Reservation where visitors and locals can hike, snow tube, picnic, etc.

It is a quick 13 minute drive from Ramapo College of New Jersey in Mahwah.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	7,800	34,439	121,238
NUMBER OF HOUSEHOLDS	2,772	12,419	43,983
AVERAGE HOUSEHOLD INCOME	\$192,629	\$215,074	\$192,441
MEDIAN HOUSEHOLD INCOME	\$150,241	\$151,680	\$132,232
COLLEGE GRADUATES	3,190 57.7%	15,450 62.3%	50,259 58.2%
TOTAL BUSINESSES	346	1,178	4,286
TOTAL EMPLOYEES	3,885	17,283	56,827
DAYTIME POPULATION	7,346	34,699	116,673

CONTACT EXCLUSIVE AGENTS

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