

#5314 ~ Residential Property

**2010 Wayside Road
Tinton Falls, NJ 07724**

Residential

**Block: 88
Lot: 2.02**

**Land Size: 15.47 Acres
Building Size: 2,972 Sq. Ft.**

Tax Information

Land Assessment:	\$ 438,500.
Improvement Assessment:	\$ 267,600.
Total Assessment:	\$ 706,100.
Taxes:	\$ 10,090.
Tax Year:	2025
Tax Rate:	1.492/\$100
Equalization Ratio:	99.46%
Updated:	01/14/2026

Zoning: R-1 ~ Single Family Residential District

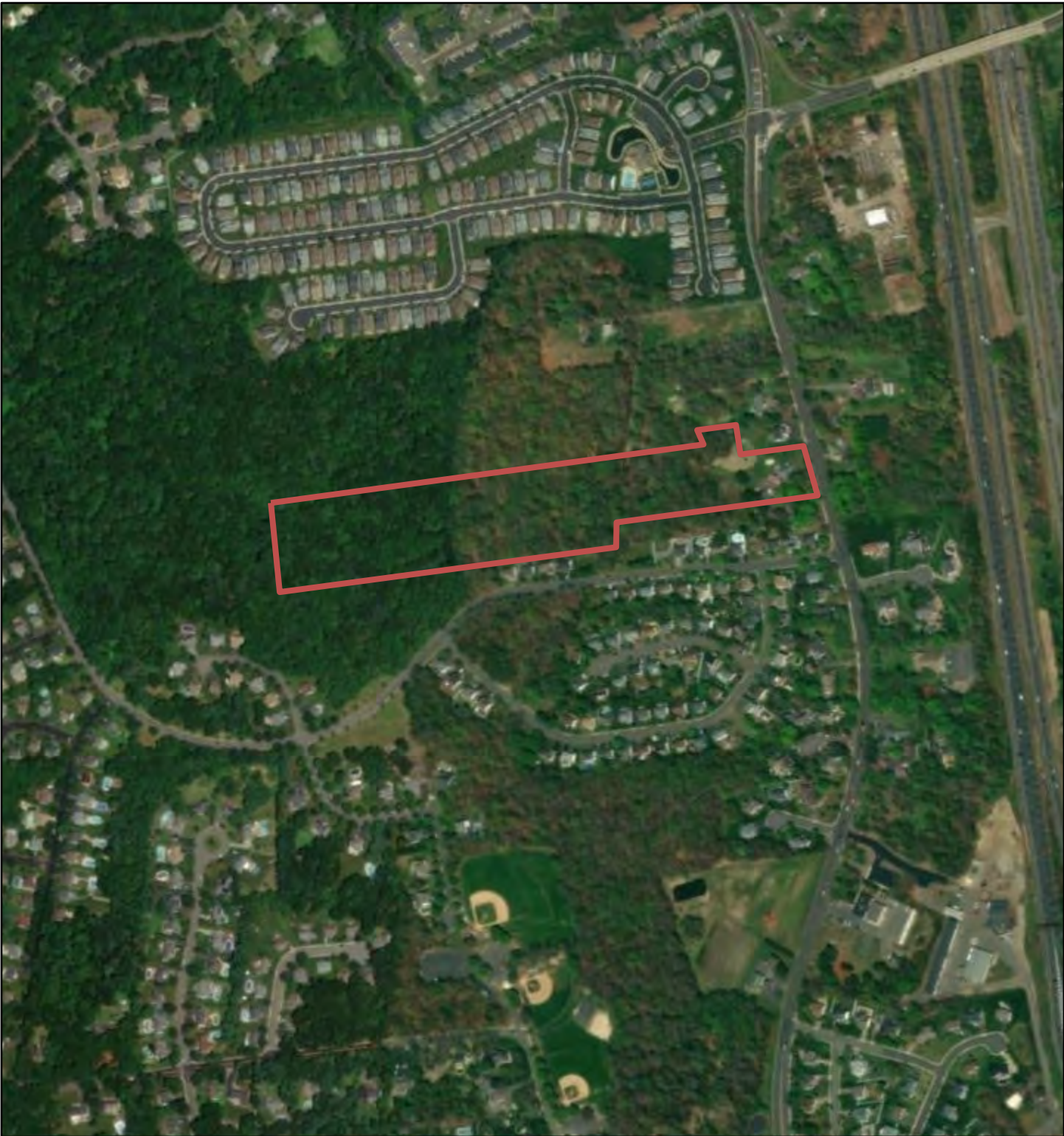
Remarks: 15.47 Acre Parcel of Land in Great Location Near Major Thoroughfares. A Two-Story Home Exists On Site But is Not Included. Land For Development Being Sold With House Not Included. Land to be Subdivided as Part of Development. 14.47 Acres is Farm Assessed. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

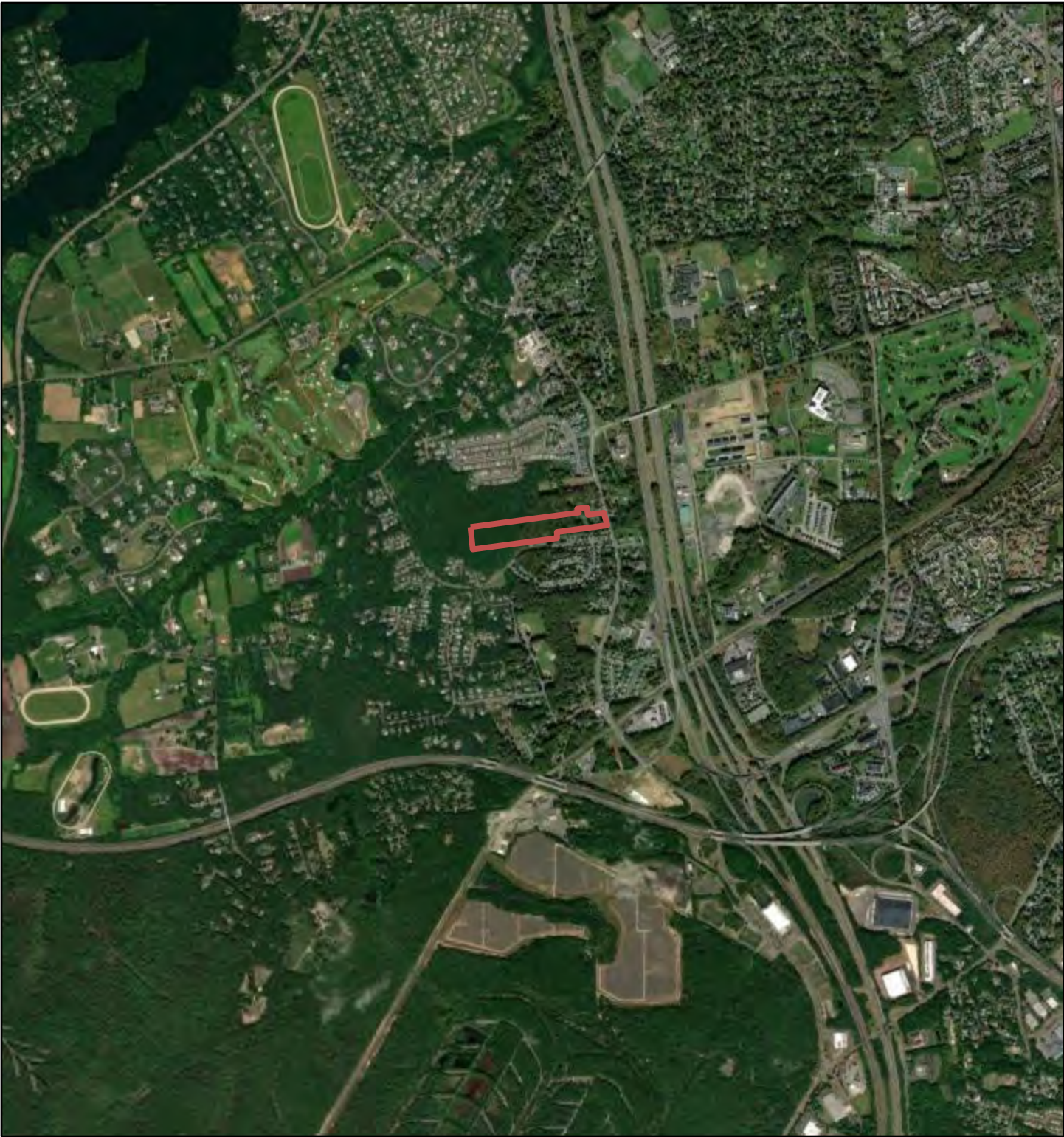
Price: \$ 900,000. ~ Sale

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

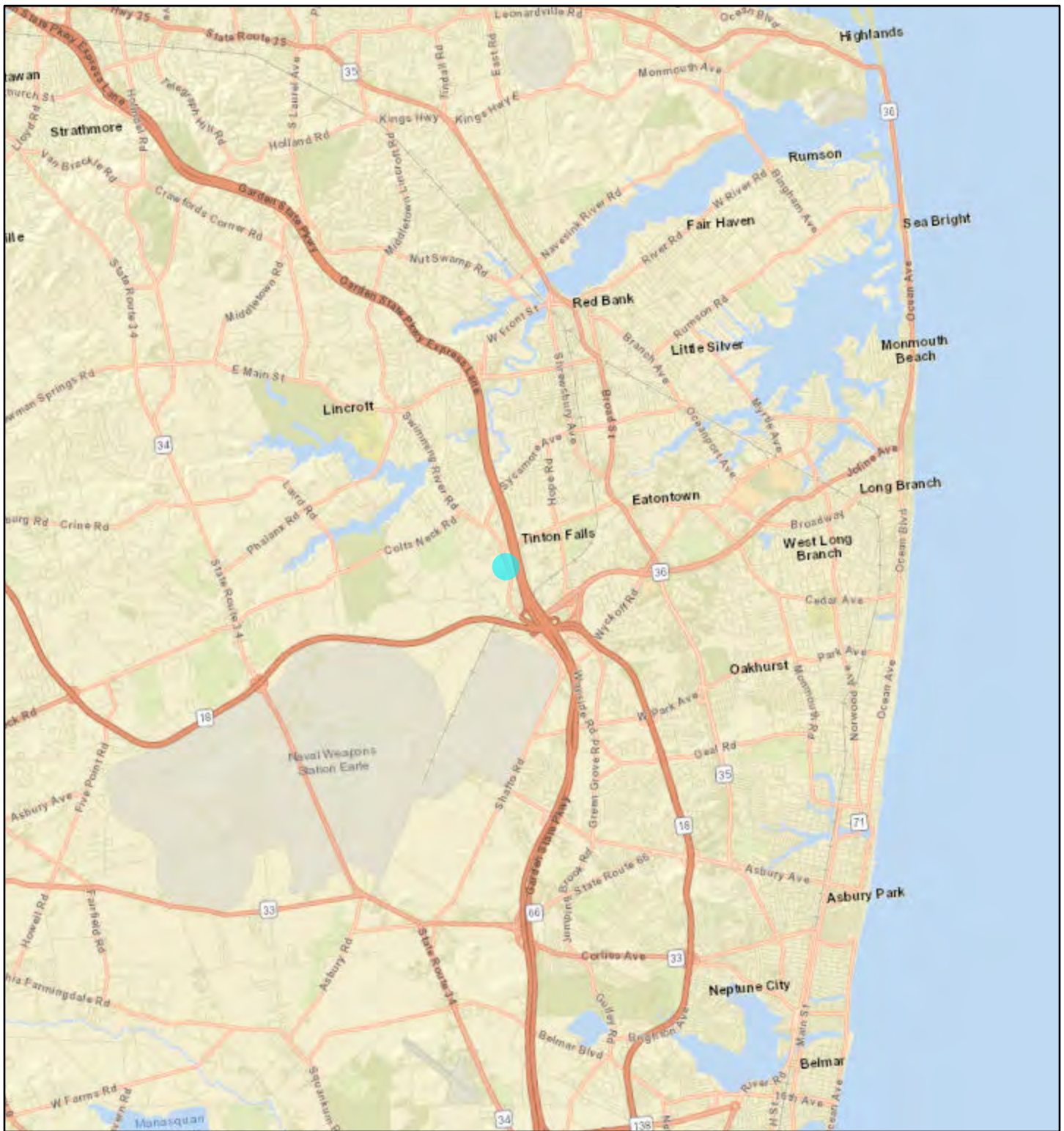
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

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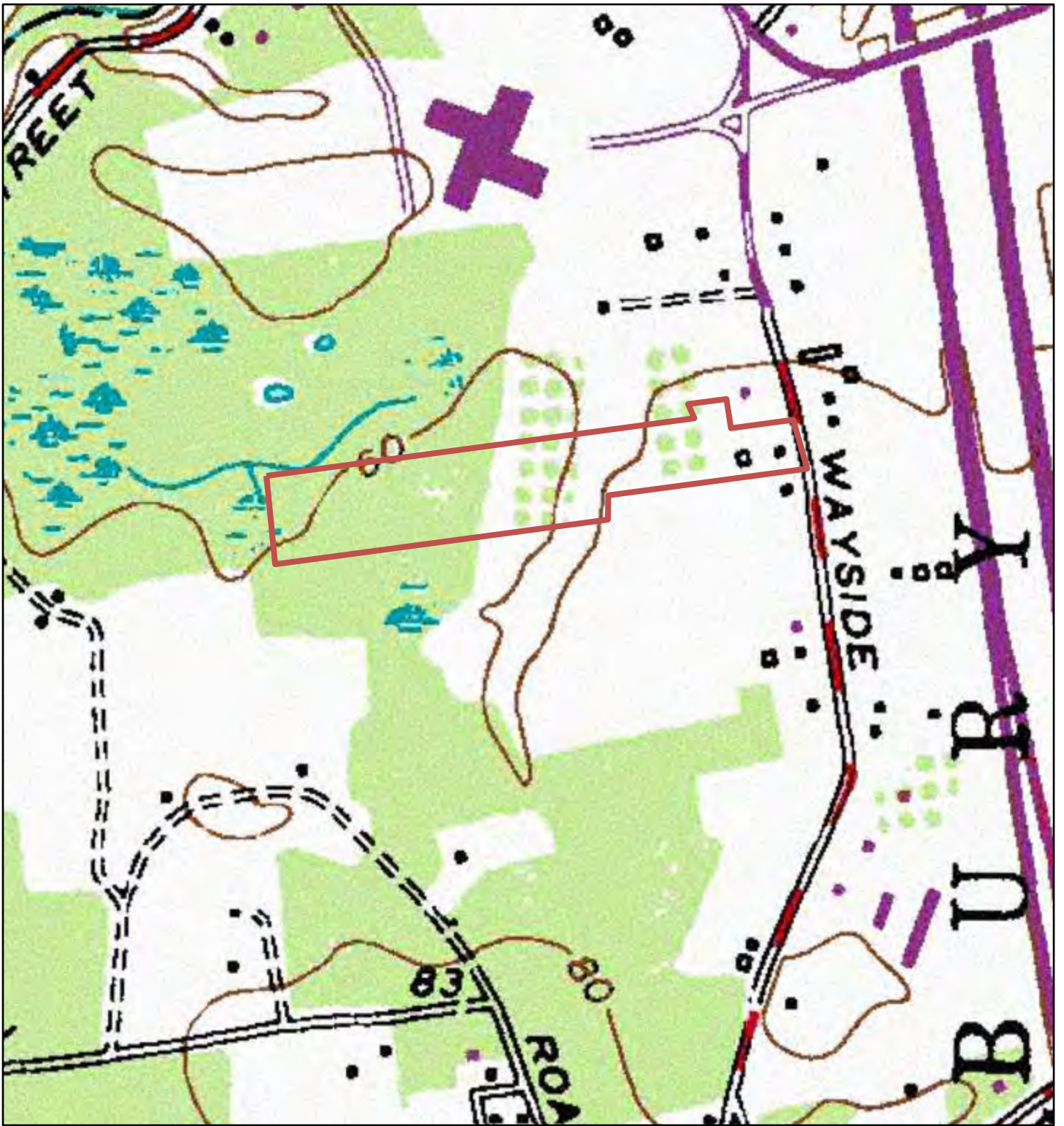
2010 WAYSIDE ROAD, TINTON FALLS, NJ 07724



2010 WAYSIDE ROAD, TINTON FALLS, NJ 07724



TOPOGRAPHIC MAP

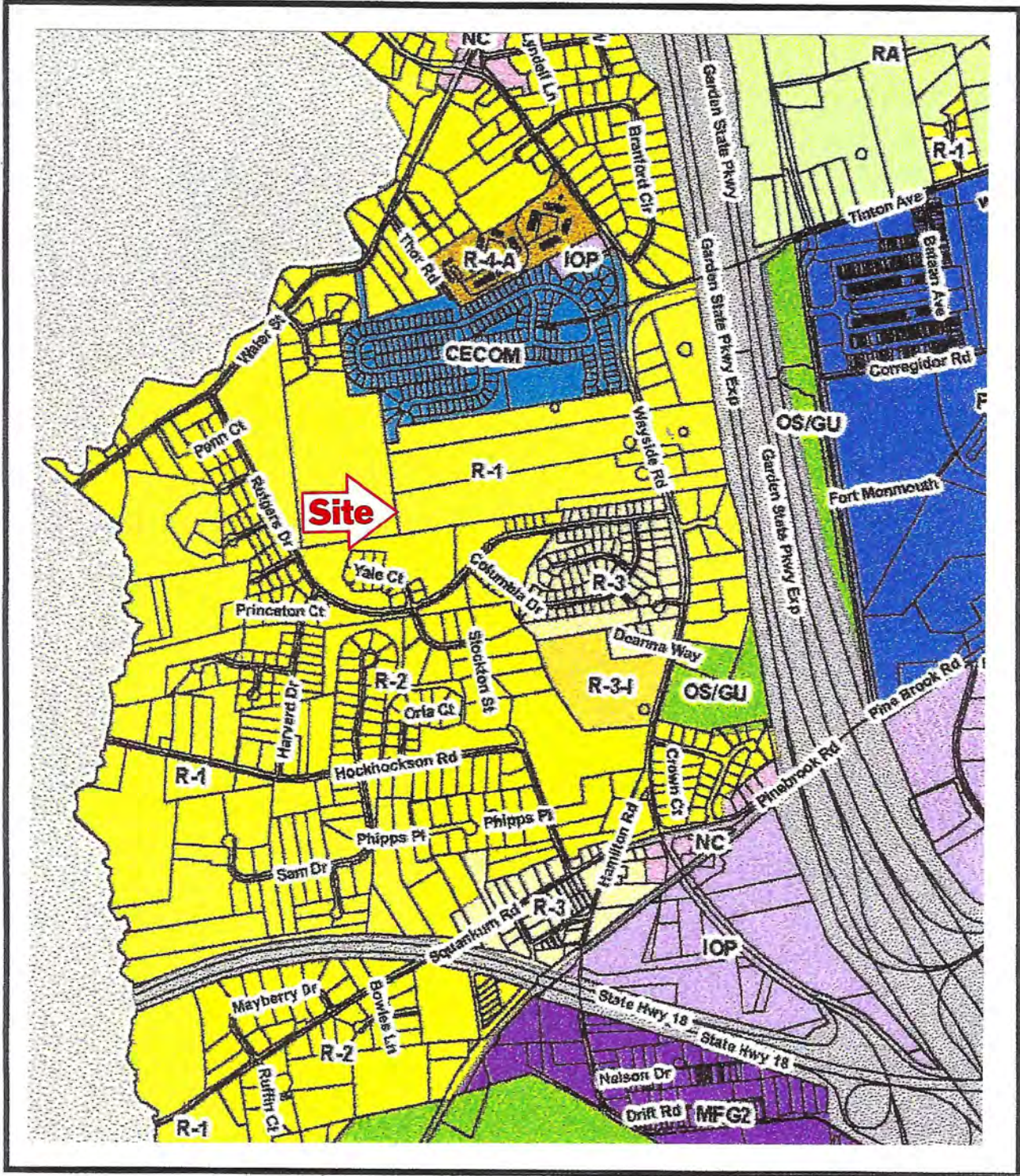


WETLANDS MAP



- AGRICULTURAL WETLANDS (MODIFIED)
- DECIDUOUS SCRUB/SHRUB WETLANDS
- DECIDUOUS WOODED WETLANDS
- DISTURBED WETLANDS (MODIFIED)
- HERBACEOUS WETLANDS
- MANAGED WETLAND IN BUILT-UP MAINTAINED REC AREA
- MANAGED WETLAND IN MAINTAINED LAWN GREENSPACE
- MIXED WOODED WETLANDS (DECIDUOUS DOM.)

Zoning Map



**SCHEDULE A - DISTRICT USE REGULATIONS –RESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)**

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
<p>RA RESIDENTIAL AGRICULTURE</p>	<ol style="list-style-type: none"> 1. Single Family detached dwellings 2. Public Library, parks and playgrounds 3. Borough uses, firehouses and first aid stations 4. Utility services 	<ol style="list-style-type: none"> 1. Fences and walls 2. Patios and decks 3. Barns for keeping of sheet, cattle, pigs and other livestock. 4. One (1) accessory building for household goods and equipment such as a barn, tool shed, storage shed, or garden shed, accessory to a detached single-family dwelling 5. Gazebos, pergolas, greenhouses, atriums, orangeries and other such roofed structures 6. One (1) detached garage and associated driveway provided there is no attached garage. 7. One (1) swimming pool and hot tub with related decking and coping 8. One (1) amateur radio and television transmitting and receiving tower 	<ol style="list-style-type: none"> 1. Agricultural use and farms 2. Cemetery, with or without mausoleum or crematory. 3. Churches and places of worship. 4. Schools
<p>R-1 SINGLE FAMILY RESIDENTIAL</p>	<ol style="list-style-type: none"> 1. Single family detached dwellings 2. Public Library, parks and playgrounds 3. Borough uses, firehouses and first aid stations 4. Utility Services 	<ol style="list-style-type: none"> 1. Fences and walls 2. Patios and decks 3. One (1) detached garage and associated driveway provided there is no attached garage. 4. One (1) swimming pool and hot tub with related decking and coping. 5. One (1) accessory building for household goods and equipment such as a barn, tool shed, storage shed, or garden shed, accessory to a detached single-family dwelling 6. One (1) amateur radio and television transmitting and receiving tower 	<ol style="list-style-type: none"> 1. Cemetery, with or without mausoleum or crematory. 2. Churches and places of worship. 3. Schools

**SCHEDULE B – DISTRICT BULK REGULATIONS – RESIDENTIAL USES
BOROUGH OF TINTON FALLS
(SECTION 40-28E)**

District	Minimum Lot Requirements			Minimum Yard Requirements						Maximum Building Height		Maximum Density – Dwelling Units Per Acre	
	Lot Area (sf)	Width (ft)	Depth (ft)	Front (ft)	Side (ft)		Rear (ft)	Maximum Coverage (%)		Height in Stories	Height in Feet		Floor Area Ratio (FAR)
					Each (ft)	Both (ft)		Lot	Bldg.				
RA													
RESIDENTIAL AGRICULTURE													
DETACHED SINGLE FAMILY RESIDENTIAL	80,000	150	250	40	25	-	40	15	5	2.5	30	-	0.5
R-1													
SINGLE FAMILY RESIDENTIAL													
DETACHED SINGLE FAMILY RESIDENTIAL (STANDARD SUBDIVISION)	60,000 (W/SEPTIC) & 40,000 (SEWER AND WATER SERVICE REQUIRED)	200	200	40	25	-	40	28	8	2.5	30	-	1
DETACHED SINGLE FAMILY RESIDENTIAL (LOT SIZE AVERAGE/CLUSTER)	60,000 (W/SEPTIC) & 30,000 (SEWER AND WATER SERVICE REQUIRED)	200	150	40	25	-	40	28/37	10	2.5	30	-	1.2

2010 Wayside Rd, Eatontown, NJ 07724-4448, Monmouth County

APN: 49-00088-0000-00002-02 CLIP: 2696313326

POPULATION

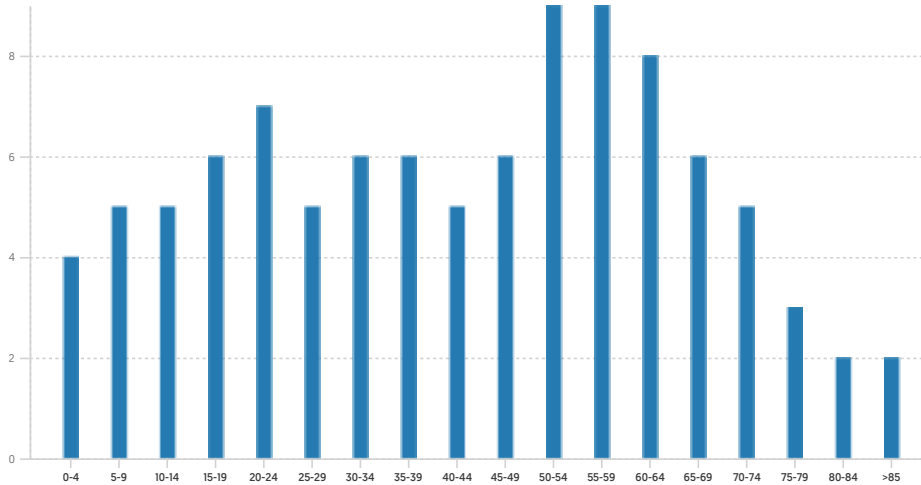
SUMMARY

Estimated Population	23,830
Population Growth (since 2010)	-2.6%
Population Density (ppl / mile)	1,948
Median Age	45.6

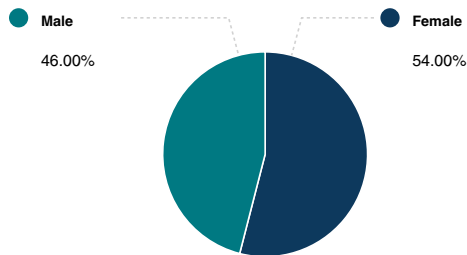
HOUSEHOLD

Number of Households	9,974
Household Size (ppl)	2
Households w/ Children	4,363

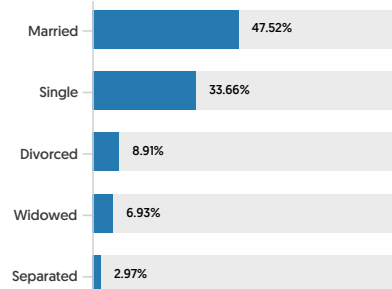
AGE



GENDER



MARITAL STATUS



HOUSING

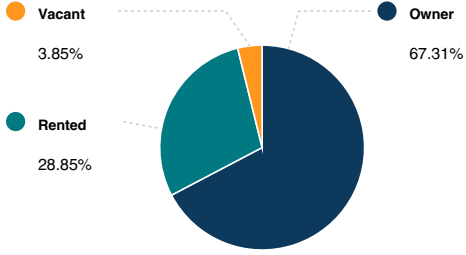
SUMMARY

Median Home Sale Price	\$487,300
Median Year Built	1974

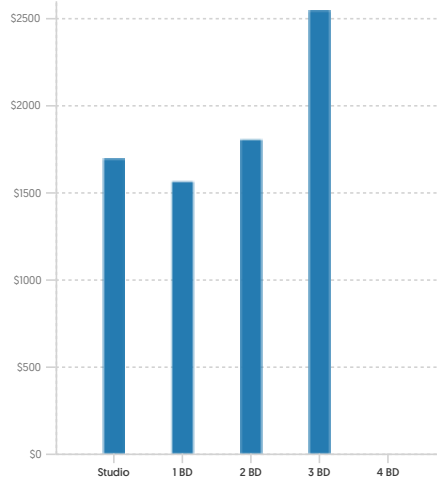
STABILITY

Annual Residential Turnover	5.76%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

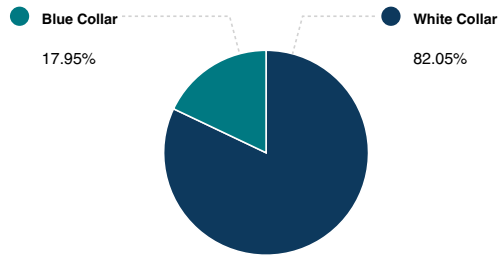


QUALITY OF LIFE

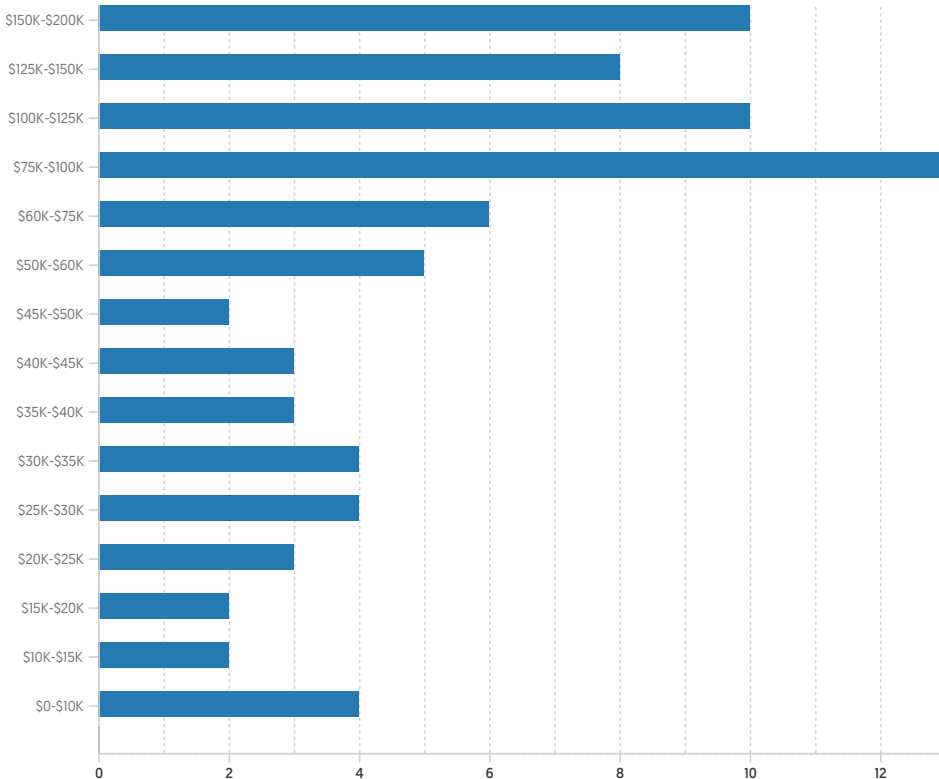
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	881
Manufacturing	1,079
Transportation and Communications	599
Wholesale Trade	271
Retail Trade	1,475
Finance, Insurance and Real Estate	1,088
Services	4,661
Public Administration	520
Unclassified	

WORKFORCE



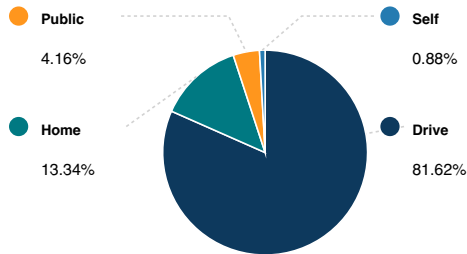
HOUSEHOLD INCOME



Average Household Income **\$99,170**

Average Per Capita Income **\$57,767**

COMMUTE METHOD



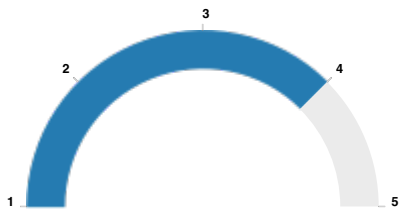
Median Travel Time **28 min**

WEATHER

January High Temp (avg °F)	41.2
January Low Temp (avg °F)	23.9
July High Temp (avg °F)	82.7
July Low Temp (avg °F)	66.1
Annual Precipitation (inches)	48.66

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	247
Some High School	1,360
High School Graduate	3,616
Some College	2,944
Associate Degree	1,649
Bachelor's Degree	6,171
Graduate Degree	3,236

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Tinton Falls Middle School	0.56	6th-8th	462	9	6/10
Monmouth Regional High School	0.75	9th-12th	923	10	4/10

Community Rating (2)

Tinton Falls Middle School	
Monmouth Regional High School	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Trinity Hall	0.8	9th-12th	335		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
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LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Aramark Services, Inc.	658 Tinton Ave	(732) 542-2424	0.48	Contract Food Services
Sodexo, Inc.	658 Tinton Ave	(732) 542-2769	0.48	Caterers
Woodys Ocean Grille Tint Falls	1202 Sycamore Ave	(732) 935-0525	0.73	Grills (Eating Places)

LLC A Mj s middletown New J ers	1213 Sycamore Ave	(732) 542-3131	0.73	Pizza Restaurants
Mj's Pizza Bar & Grill	1213 Sycamore Ave	(732) 542-3131	0.73	Grills (Eating Places)
The Grist Mill	1213 Sycamore Ave	(732) 542-3131	0.73	Eating Places
Village Falls LLC	1213 Sycamore Ave	(732) 542-3131	0.73	American Restaurant
Tinton Falls Deli Market	1191 Sycamore Ave	(732) 544-9010	0.79	Delicatessen (Eating Places)
Dunkin' Donuts Main Line	1201 Sycamore Ave	(732) 389-7515	0.8	Doughnuts
Golden City Chinese Restaurant	1201 Sycamore Ave	(732) 380-9666	0.8	Chinese Restaurant

SHOPPING

	Address	Phone #	Distance	Description
F & F Nurseries Inc	74 Sunset Dr	(732) 946-4500	0.36	Retail Nurseries
Red White And Blue Works LLC	312 Hockhockson	(203) 561-2757	0.63	Grocery Stores
Krenkel's Day Nite Food Store	613 Hope Rd	(732) 544-8838	0.97	Convenience Stores, Independent