

Joint Base McGuire-Dix-Lakehurst

Housing Guide

JBMDL holds a distinction no other installation in the country can claim. It is the only tri-service base in the Department of Defense, and that fact shapes the housing search in a way most families don't expect until they start researching neighborhoods.

Which section of the base you report to determines your entire housing decision. Getting that answer from your gaining unit before you do anything else saves most families weeks of misdirected research.

[Contact us today!](#)

What Makes Housing at JBMDL Different

McGuire and Dix sit together in Burlington County, handling Air Force airlift and Army operations respectively. Lakehurst operates in Ocean County, physically separated from the McGuire-Dix complex by several miles across two different counties.

A family assigned to McGuire and a family assigned to Lakehurst are making completely different housing decisions, even though both fall under the same joint base command. Families who choose a Burlington County

neighborhood for a Lakehurst assignment find themselves managing a commute they didn't plan for across every workday of the tour.

Beyond the section question, JBMDL offers something genuinely unusual for a military assignment. Burlington County sits within practical range of Philadelphia to the west, the Jersey Shore to the east, and New York City to the north. Families who have been stationed here consistently describe the location as one of the more livable geographic situations in the military.

New Jersey property taxes rank among the highest in the country and vary meaningfully town by town. Building the specific local rate into any purchase budget is not optional math here.

On-Base Housing at JBMDL

Two separate companies manage privatized housing across the installation, and they are not interchangeable. United Communities handles the McGuire-Dix side, reachable at (609) 200-0488, and Balfour Beatty Communities handles Lakehurst, reachable at (732) 408-1651.

Contact both the relevant housing company and your Housing Management Office the day orders arrive. The McGuire-Dix HMO is at (609) 754-3662 and the Lakehurst HMO is at (732) 323-2370. Apply through the Housing Early Assistance Tool at housing.af.mil immediately, since waitlists build on both sides of the installation.

Is it available? Yes on both sides, with waitlists that move faster for families applying early.

What you need to apply: PCS orders and DD Form 1746, submitted as soon as possible after receiving orders.

What to ask before applying:

- **Which section** your worksite falls under before applying to either company
- **Current wait times** for your bedroom entitlement and rank category
- **School options** served by your specific on-base address
- **Pet policies** and any breed or size restrictions before committing

United Communities operates six neighborhoods on the McGuire-Dix side with three and four bedroom homes, two pools, splash pads, fitness centers, and 46 playgrounds. Balfour Beatty offers two to five bedroom homes and townhomes at Lakehurst with a pool, playgrounds, and a dog park.

Junior enlisted at E-4 and below are required to live in Unaccompanied Housing. Temporary lodging at the All American Inn is available at (609) 754-4667 for McGuire-Dix arrivals and (732) 323-2266 for Lakehurst. Reserve as early as travel dates allow since summer availability fills quickly.

Where Military Families Live Near JBMDL

The neighborhood search splits cleanly based on which section you report to, but Burlington County also gives families genuine variety within the McGuire-Dix commute zone.

Browns Mills sits closest to the McGuire-Dix gates, roughly ten minutes from the main access points. Pricing stays accessible, the military family presence is high, and the commute is as straightforward as it gets in South Jersey. Families prioritizing simplicity and cost often start and stay here.

Mount Holly adds about five minutes to the drive and delivers something Browns Mills doesn't. A genuine historic Main Street with local restaurants, independent shops, and a community identity that catches most incoming families off guard. Housing costs stay manageable and the neighborhood character is distinct enough that families who have been through multiple assignments tend to remember it positively.

Bordentown sits twenty to twenty-five minutes from the McGuire-Dix gates with NJ Transit rail connections that matter for families where a spouse commutes toward Philadelphia or Trenton. The arts community character and walkable neighborhood blocks have made Bordentown a consistent recommendation from military families who wanted more than a generic South Jersey suburb.

Mount Laurel and Marlton offer polished suburban character with strong school options, major retail access, and more housing inventory than the closer-in towns, at a meaningful step up in price. Families with school-age children who want well-rated districts and don't mind adding ten to fifteen minutes to the commute often land here.

Jackson Township and Manchester serve Lakehurst families specifically, running fifteen to twenty-five minutes from the Ocean County gate. Pricing stays accessible, inventory is reasonable, and Six Flags Great Adventure sits roughly twenty minutes from the gate for families with kids.

Toms River adds another ten minutes from the Lakehurst area but opens up more housing variety and better access to the Jersey Shore corridor. Families who want coastal proximity alongside a manageable Lakehurst commute often consider this direction.

★  JOINT BASE MCGUIRE-DIX-LAKEHURST  ★ NEIGHBORHOOD COMPARISON MATRIX ★★★ OFF-BASE LIVING OPTIONS NEAR JBMDL ★★★					
NEIGHBORHOOD	BASE SECTION	COMMUTE TIME	PRICE LEVEL	SCHOOL QUALITY	BEST FOR
Browns Mills	McGuire-Dix	15-20 minutes	Low	Average (Pemberton Twp. School District)	Budget-conscious families seeking space and value
Mount Holly	McGuire-Dix	20-25 minutes	Moderate	Good (Mount Holly Township Schools)	Families wanting good schools and small-town charm
Bordentown	McGuire-Dix	20-25 minutes	Moderate to High	Good (Bordentown Regional School District)	Commuters who want historic charm and easy access
Mount Laurel	McGuire-Dix	25-30 minutes	High	Excellent (Lenape Regional High School District)	Families prioritizing top-rated schools and amenities
Marlton	McGuire-Dix	25-30 minutes	High	Excellent (Evesham Township School District)	Professionals and families seeking convenience and quality of life
★★★ LAKEHURST SECTION (OCEAN COUNTY) ★★★					
Jackson Township	Lakehurst	15-25 minutes	Moderate	Good (Jackson Township School District)	Families wanting strong schools and more space
Toms River	Lakehurst	20-30 minutes	Moderate	Average to Good (Toms River Regional School District)	Families seeking coastal access and everyday conveniences



PCS & ETS CONCIERGE SERVICES

Should You Rent or Buy Near JBMDL?

Situation	Better Option
Tour under 2 years	Rent

New to South Jersey, still learning the area	Rent first
McGuire-Dix, tour 3 or more years	Consider buying
Lakehurst, tour 3 or more years	Consider buying in Jackson or Toms River
Targeting Bordentown or Marlton with VA loan	Buying becomes realistic at E-5 and above
Section still unconfirmed	Wait to confirm before choosing any direction

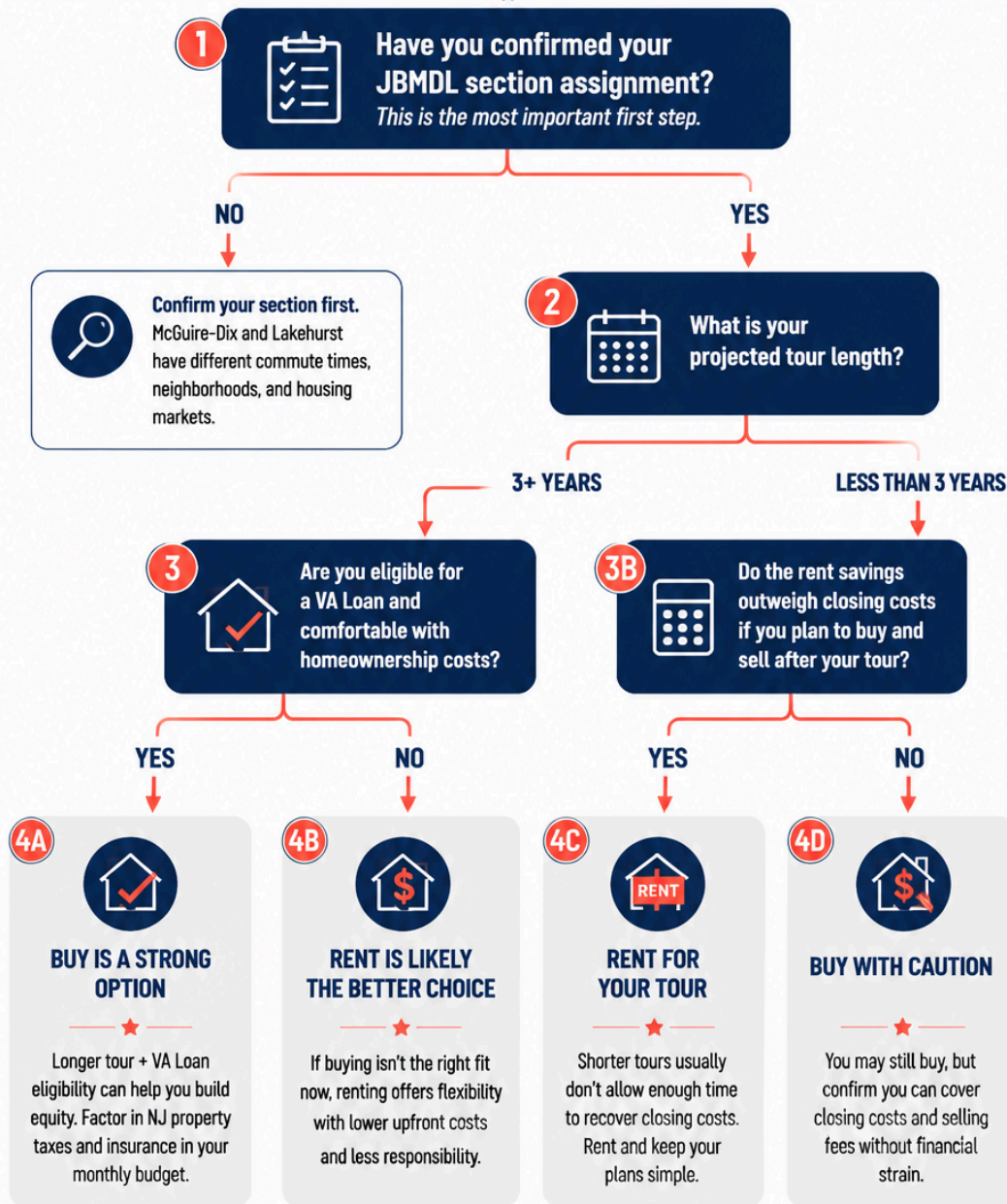
Burlington County pricing makes VA loan buying more accessible here than at most East Coast installations. Median home prices in communities near the McGuire-Dix gates sit in the \$200,000 to \$300,000 range for Mount Holly and Browns Mills, rising to \$300,000 to \$400,000 for Marlton and Mount Laurel. Families who buy here and later PCS typically find a reliable rental tenant pool given JBMDL's consistent tri-service personnel flow.

Renting first genuinely helps any family that hasn't yet confirmed their specific section, since the right neighborhood for McGuire-Dix and the right neighborhood for Lakehurst point in completely different directions.

JOINT BASE McGUIRE-DIX-LAKEHURST

RENT vs BUY DECISION GUIDE

★★★ MAKE THE RIGHT CHOICE FOR YOUR FAMILY AND YOUR TOUR ★★★



Every situation is unique.

Run the numbers, understand your total housing costs, and consult a local real estate professional.

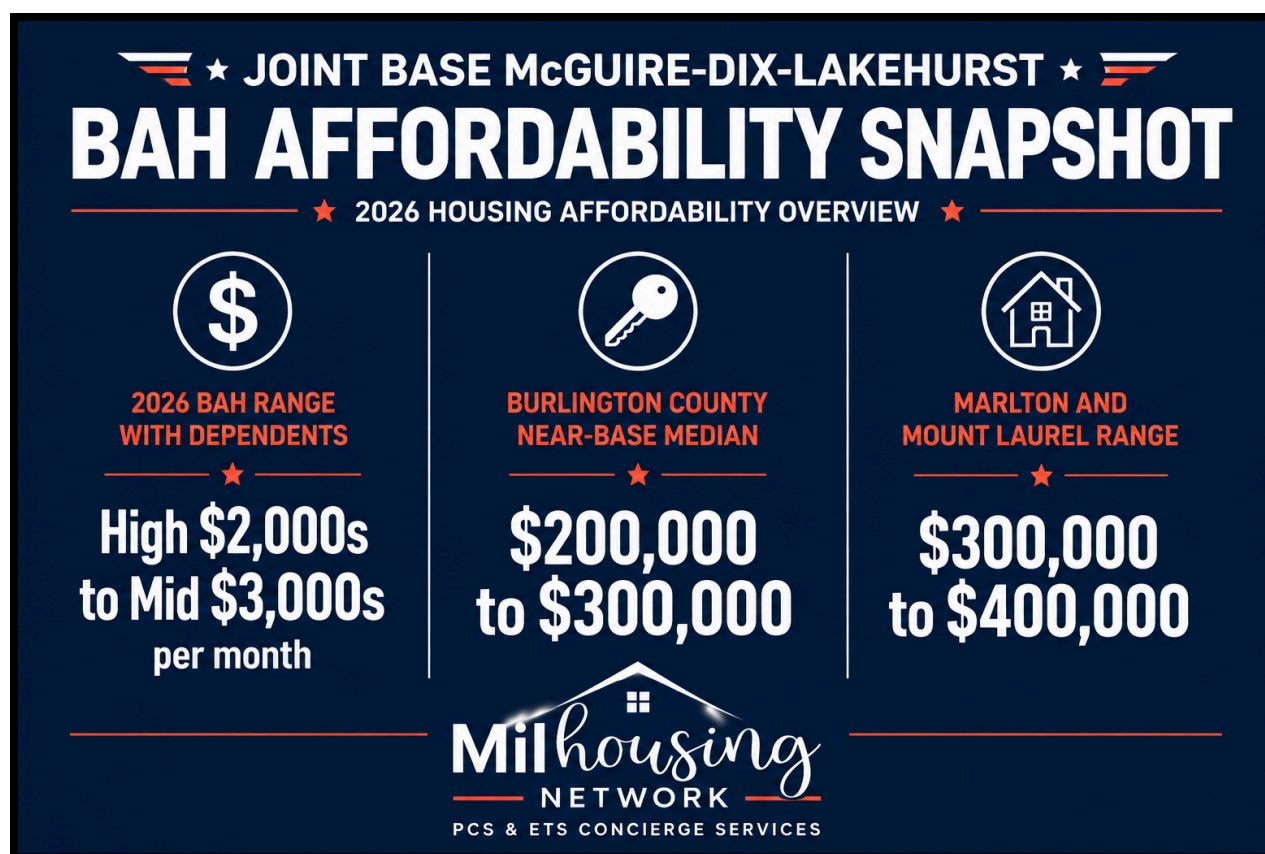
How Far BAH Goes Near JBMDL

JBMDL falls under its own Military Housing Area reflecting New Jersey's above-average housing costs. Most enlisted families with dependents receive allowances ranging from the high \$2,000s to the mid \$3,000s per month depending on pay grade and dependency status.

At most pay grades, BAH covers comfortable rentals in Browns Mills, Mount Holly, and Bordentown without a significant monthly gap. Marlton and Mount Laurel run closer to the upper edge of BAH for some enlisted grades, particularly for larger bedroom counts, which is worth verifying against current listings rather than assuming coverage.

New Jersey does not exempt active-duty pay from state income tax for legal residents. Build that line item into your monthly budget before committing to any price point, since it changes the effective comparison between what BAH covers and what your actual take-home supports.

Verify your exact rate at the DoD BAH Rate Lookup using ZIP code 08641 before finalizing any housing budget.



Commute, Gates, and Daily Access

Five gates at JBMDL operate 24 hours a day: the Route 68 Gate serving the main Dix side, McGuire Main Gate, Lakehurst Main Gate, Bolling Housing Gate, and Browns Mills Texas Gate. Wrightstown, Pemberton, and Pinehurst run limited daytime hours and change periodically, so confirming current schedules before relying on them for a daily commute is worth a quick call.

I-295 and NJ Route 68 connect Burlington County communities to the McGuire-Dix side. Garden State Parkway and Route 537 connect Ocean County communities to the Lakehurst gate. I-395 and NJ Transit rail from

Trenton open Philadelphia access for families where a spouse commutes westward.

Commercial vehicles use designated commercial gates on weekday schedules only. Confirming which gate your moving company should use before household goods delivery avoids a surprisingly common arrival-day complication.

Drive your actual route at your real muster time before signing anything. The South Jersey highway network runs predictably outside peak hours but tightens meaningfully during the 0700 to 0830 window, especially on I-295 approaches.

Your First 30 Days: What to Do and When

- Confirm your section assignment from your gaining unit before taking any other housing step
- Contact the applicable housing company and HMO the same day orders arrive, since waitlists start at application date
- Call the School Liaison Office at (609) 562-5411 before choosing any neighborhood on the McGuire-Dix side, since the district choice and neighborhood choice must happen together
- Book the All American Inn at (609) 754-4667 for McGuire-Dix or (732) 323-2266 for Lakehurst before travel orders are cut
- Research New Jersey property tax rates for any specific town you are seriously considering before finalizing a purchase decision

YOUR FIRST 30 DAYS AT JBMDL

★ JOINT BASE MCGUIRE-DIX-LAKEHURST ★

YOUR PCS CHECKLIST FOR A SMOOTHER TRANSITION

- ☐ **1 CONFIRM YOUR SECTION ASSIGNMENT FIRST**
McGuire-Dix and Lakehurst have different commute times, neighborhoods, and school districts.
- ☐ **2 CONTACT HOUSING COMPANY AND HMO SAME DAY ORDERS ARRIVE**
Start the application process immediately to understand your on-post options and wait times.
- ☐ **3 CALL SCHOOL LIAISON BEFORE CHOOSING ANY NEIGHBORHOOD**
Verify school assignments and options so your housing choice supports your children's education.
- ☐ **4 BOOK ALL AMERICAN INN BEFORE TRAVEL ORDERS ARE CUT**
Secure temporary lodging early to ensure availability during peak PCS seasons.
- ☐ **5 RESEARCH PROPERTY TAX RATES BEFORE ANY PURCHASE DECISION**
Property taxes vary widely in New Jersey. Confirm annual costs before you buy.



Find the Right Fit for Your Family

Need	Where to Start
Shortest McGuire-Dix commute	Browns Mills
Historic character alongside good value	Mount Holly
School quality and community feel	Bordentown
Suburban amenities and strong districts	Marlton or Mount Laurel
Lakehurst shortest commute	Jackson Township
Lakehurst with Jersey Shore access	Toms River
VA loan buying at mid-grade pay	Bordentown or Mount Holly for most realistic math
Pets	Confirm United Communities or Balfour Beatty policies before applying
School district choice at McGuire-Dix	Contact School Liaison at (609) 562-5411 before any neighborhood decision

Connect with military families who know South Jersey.

The MilHousing Network JBMDL community on Facebook is where tri-service families share real neighborhood recommendations, school district comparisons, property tax realities, and commute experiences from people currently navigating both sides of this installation.

Local Housing Market Near JBMDL

Metric	Current Picture
Browns Mills median price	Accessible, below county average
Mount Holly and Bordentown median	\$200,000 to \$300,000 range
Marlton and Mount Laurel range	\$300,000 to \$400,000 or more
Jackson and Toms River range	\$250,000 to \$380,000 depending on proximity to shore
Typical three-bedroom rent	\$1,800 to \$2,500 depending on town and distance from gate
Rental competitiveness	Moderate, faster June through August during PCS season

Get personalized housing help near JBMDL.

[Contact us today!](#)

Frequently Asked Questions

Does JBMDL have on-base family housing? Yes, through two separate programs. United Communities manages six neighborhoods on the McGuire-Dix side at (609) 200-0488 with three and four bedroom homes. Balfour Beatty manages two neighborhoods at Lakehurst at (732) 408-1651 with two to five bedroom options. Apply through housing.af.mil the day orders arrive since waitlists build on both sides.

Why does it matter which section I report to at JBMDL? McGuire and Dix sit in Burlington County while Lakehurst sits in Ocean County, separated by several miles. The neighborhoods, school districts, and daily commute patterns are meaningfully different depending on your section. Choosing a Burlington County neighborhood for a Lakehurst assignment adds real commute time every workday.

Can McGuire-Dix families choose their school district? Yes. McGuire-Dix families can choose among North Hanover Township for Pre-K through grade 6, Northern Burlington County Regional for grades 7 through 12, or Pemberton Township for K through 12. All siblings must attend the same district. Contact the School Liaison at (609) 562-5411 before any neighborhood decision.

What is BAH at JBMDL in 2026? JBMDL falls under its own Military Housing Area reflecting New Jersey's above-average housing costs. Most enlisted families with dependents receive allowances in the high \$2,000s to

mid \$3,000s per month. Verify your exact rate at the DoD BAH lookup using ZIP code 08641.

Is buying near JBMDL realistic at enlisted pay grades? For tours of three or more years at E-5 and above with VA loan eligibility, yes, particularly in Mount Holly, Bordentown, and Browns Mills where pricing stays in the \$200,000 to \$300,000 range. The zero down payment removes the biggest entry barrier in a state where civilian buyers often need significant cash reserves to compete.

We can help you more. [Contact us today!](#)