

JACKSONVILLE, FL 32210

0 KIRKPATRICK DR

Horizontal Construction is Complete -
Ready for Vertical Construction

JEFFREY TERWILLIGER **LENNY DEGIROLMO** **EVAN METZ**

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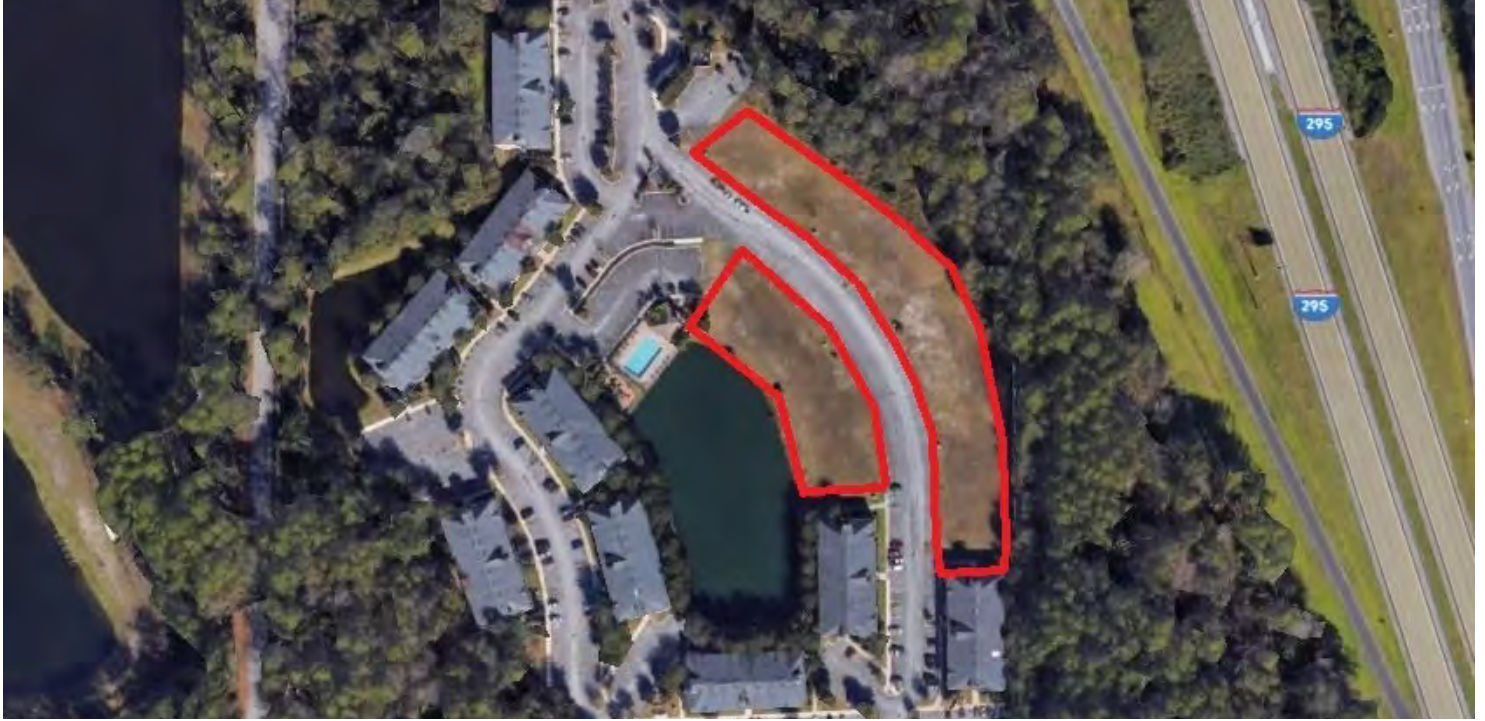
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OFFERING SUMMARY

Sale Price:	Unpriced
Units	96
Lot Size:	2.28 Acres
Zoning:	PUD

PROPERTY OVERVIEW

Horizontal construction is complete - ready for verticle construction. This ±2.28-acre parcel is zoned PUD with approval and entitlements of up to 96 units. The property is part of an already existing condominium development with existing amenities such as a pool and playground.

LOCATION OVERVIEW

This property is located in the beautiful and sought-after Jacksonville, Florida. Conveniently located directly off of I-295 for easy travel throughout the city. It is also just 4 miles from Herlong Recreational Airport, connecting kirkpatrick circle to the rest of the city. Nearby are plenty of beautiful parks and golf courses. The property is in an area with prestigious schools ensuring education and community life. Lastly, there is a huge variety of restaurants and shopping centers all within a 15-minute drive.

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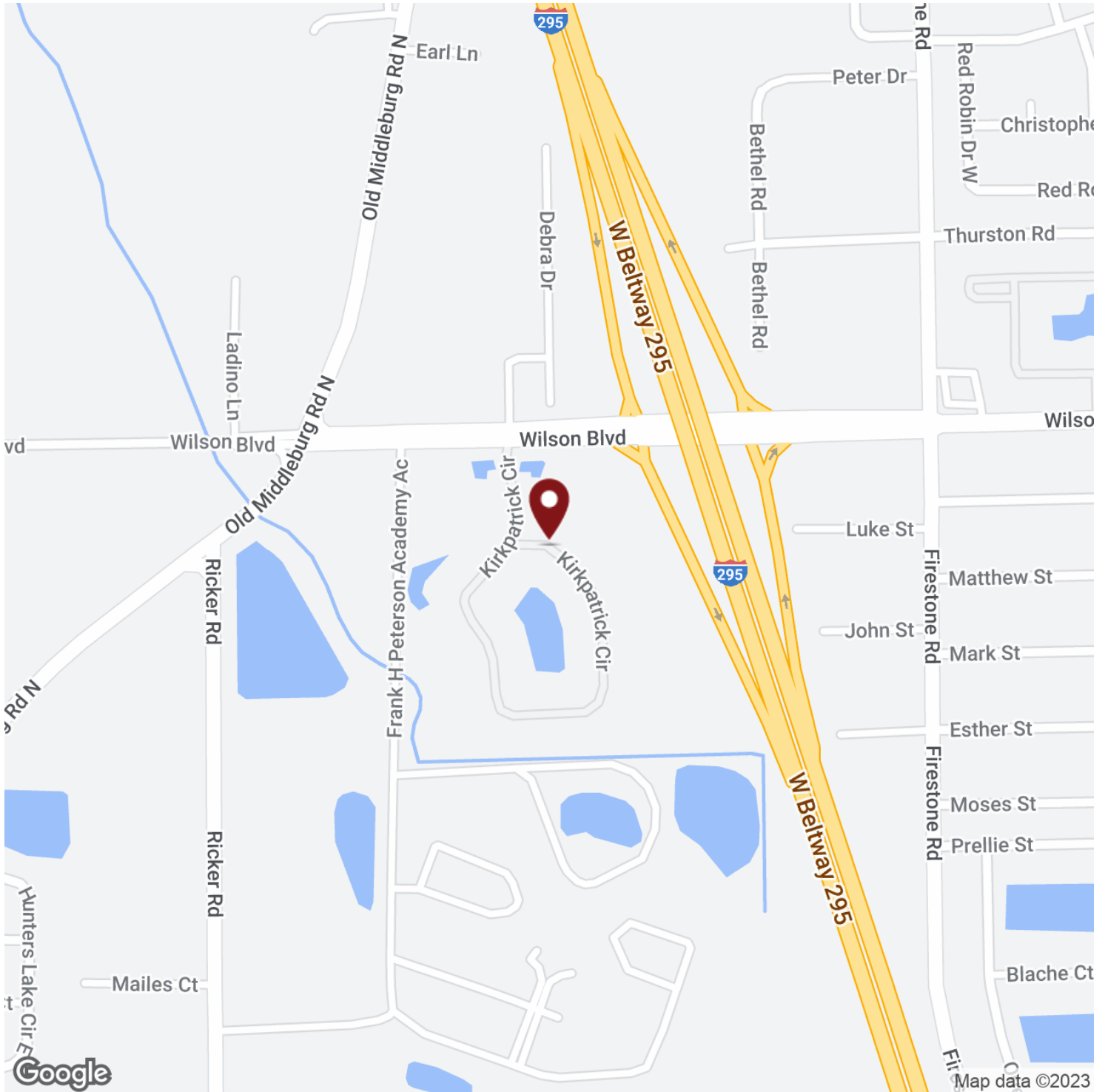
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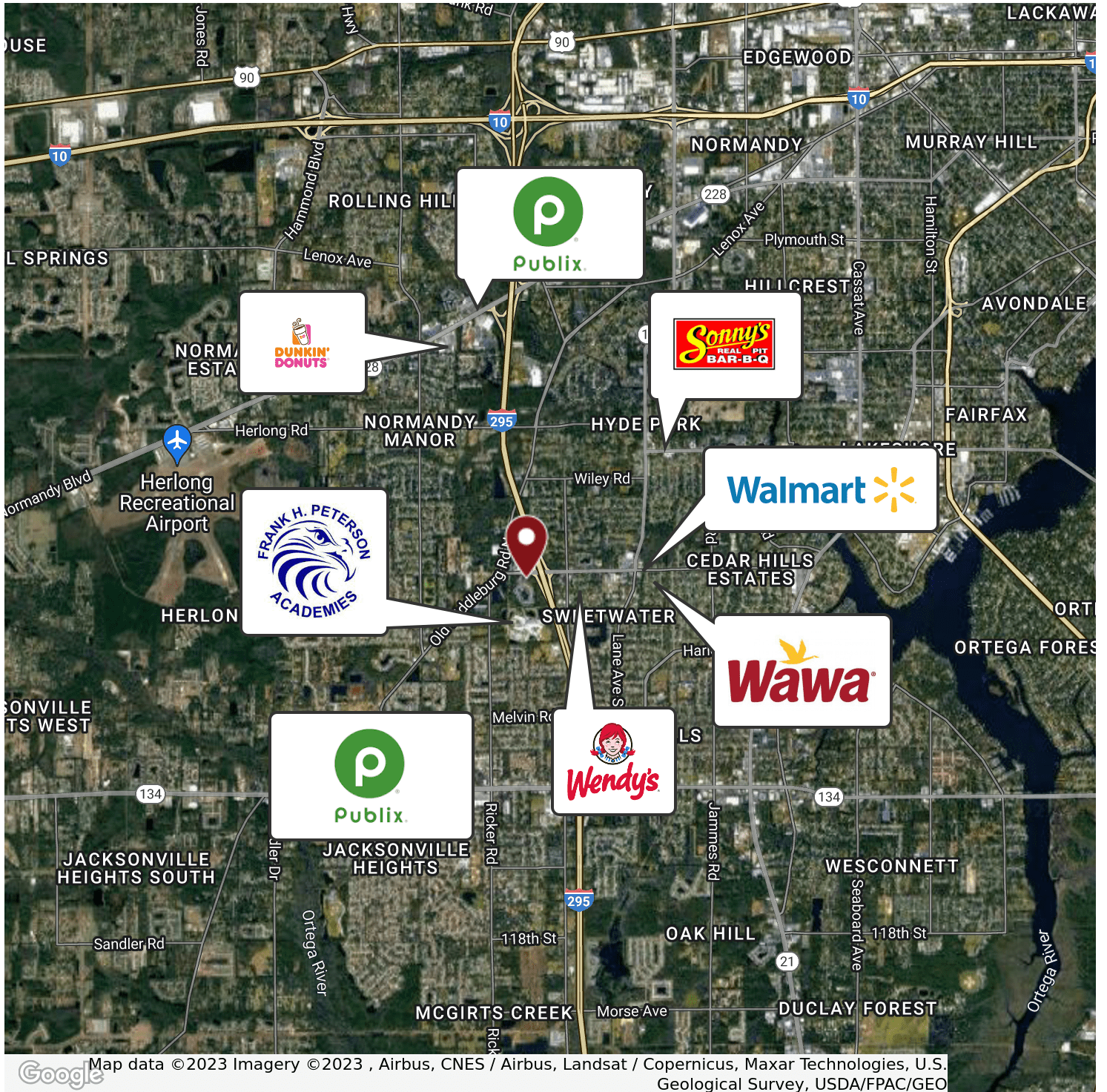
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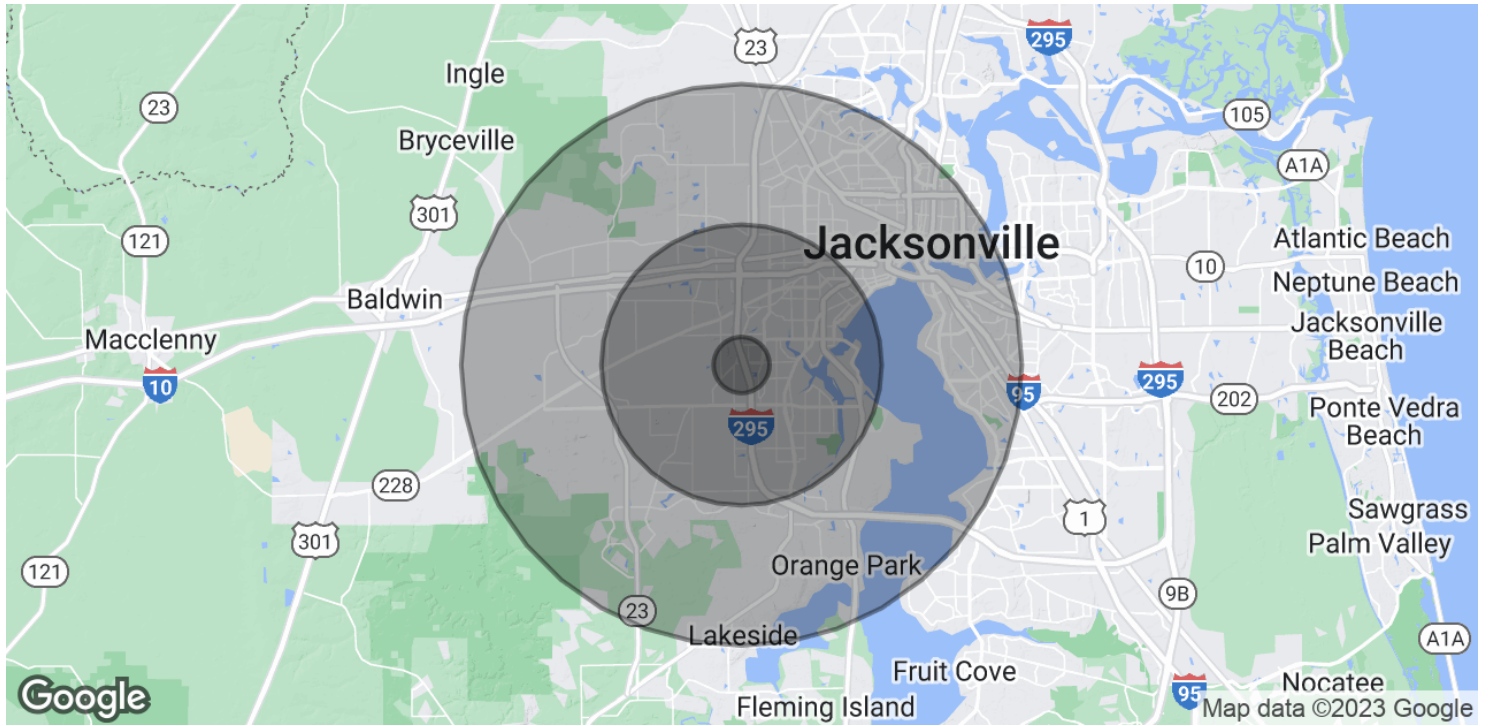
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,628	170,560	448,525
Average Age	35.0	37.0	37.6
Average Age (Male)	33.1	36.0	35.7
Average Age (Female)	38.4	38.2	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,767	73,004	192,778
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$52,108	\$62,450	\$62,446
Average House Value	\$111,473	\$186,553	\$180,363

* Demographic data derived from 2020 ACS - US Census

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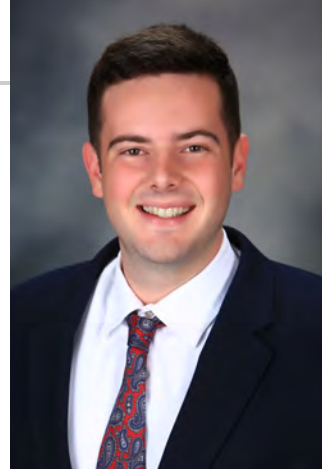


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