

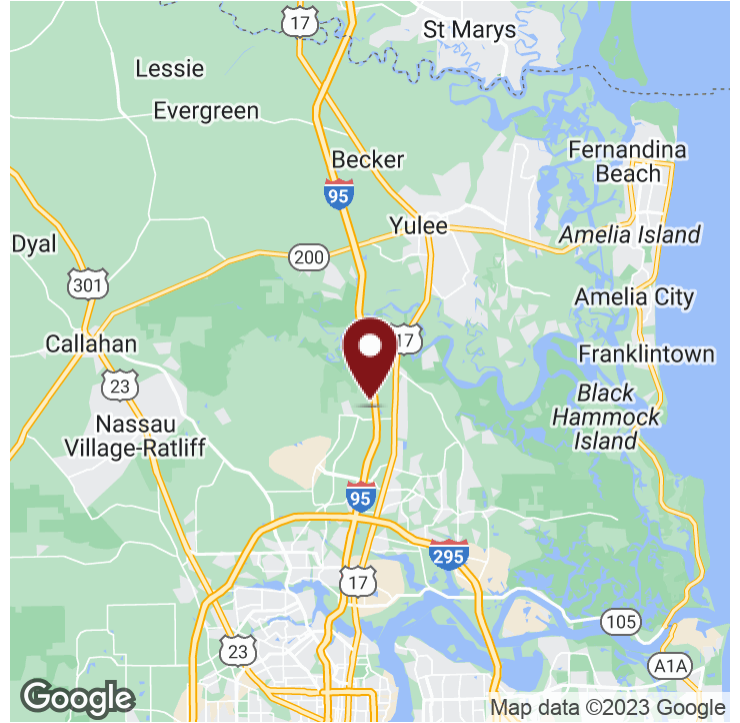
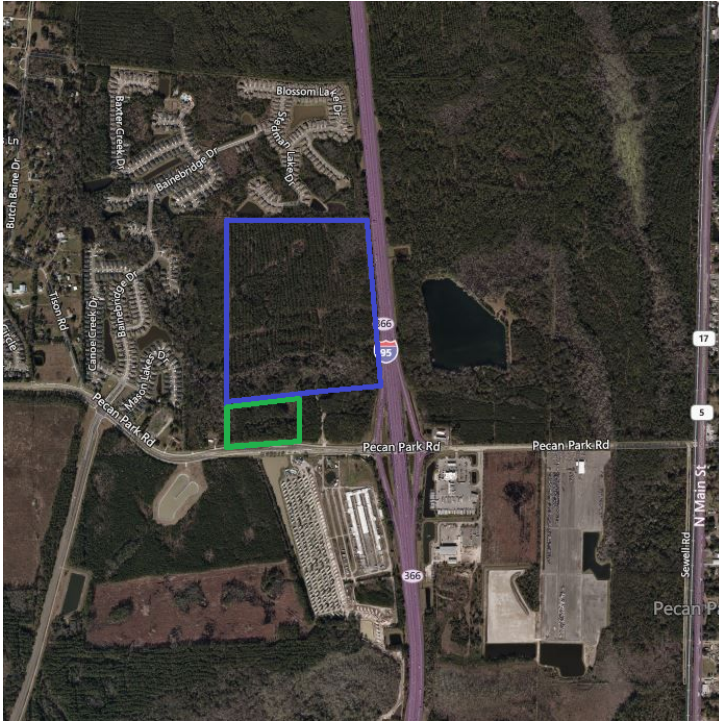
JEFFREY TERWILLIGER

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±113AC DEVELOPMENT OPPORTUNITY - I-95 & PECAN PARK RD

671 PECAN PARK RD, JACKSONVILLE, FL 32218



OFFERING SUMMARY

Sale Price:	Subject To Offer
Property Type:	Vacant Land
Lot Size:	±113 Acres
Zoning:	PUD
APN:	108115-0000

PROPERTY OVERVIEW

±113-acre property zoned PUD with two different land uses, the northern section (highlighted blue above) can be used for residential development and the southern cutout (green above) being commercial and allowing a wide range of uses.

LOCATION OVERVIEW

Conveniently located off the heavily traveled highway I-95, which gives this lot highly visible frontage to locals and travelers alike. Several major employers surround this parcel including Jacksonville International Airport, Jacksonville Port Authority, Amazon, Bacardi Bottling, UF Health, River City Marketplace, and many other retailers.

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LDR - LOW DENSITY RESIDENTIAL

- Single-family dwellings and Townhomes
- Possibility to rezone to allow multifamily
- Foster care homes, Family day care homes, Community residential homes of six or fewer residents
- Essential services, including water, sewer, gas, telephone, radio, television, and electric
- Churches, including a rectory or similar use
- Golf courses/Country clubs, Neighborhood parks, pocket parks, playgrounds, or recreational structures which serve or support a neighborhood or several adjacent neighborhoods.
- This section has already had prior approval for 136 single-family homes.

CGC - COMMUNITY/GENERAL COMMERCIAL

- Almost all commercial office and retail uses will be permitted within this section and certain sections of the northernmost tract of the 17.81AC will allow uses permissible under BP land use, such as light industrial, warehousing, storage, etc.
- Commercial retail sales and service establishments including auto sales and Restaurants.
- Office, Business and Professional Office including medical/veterinary office and Financial institutions.
- Multi-family dwellings, Live/Work Units, Commercial recreational, and entertainment facilities.
- Off-street parking lots/garages and Filling stations
- Many secondary uses are also available with county/city approval.

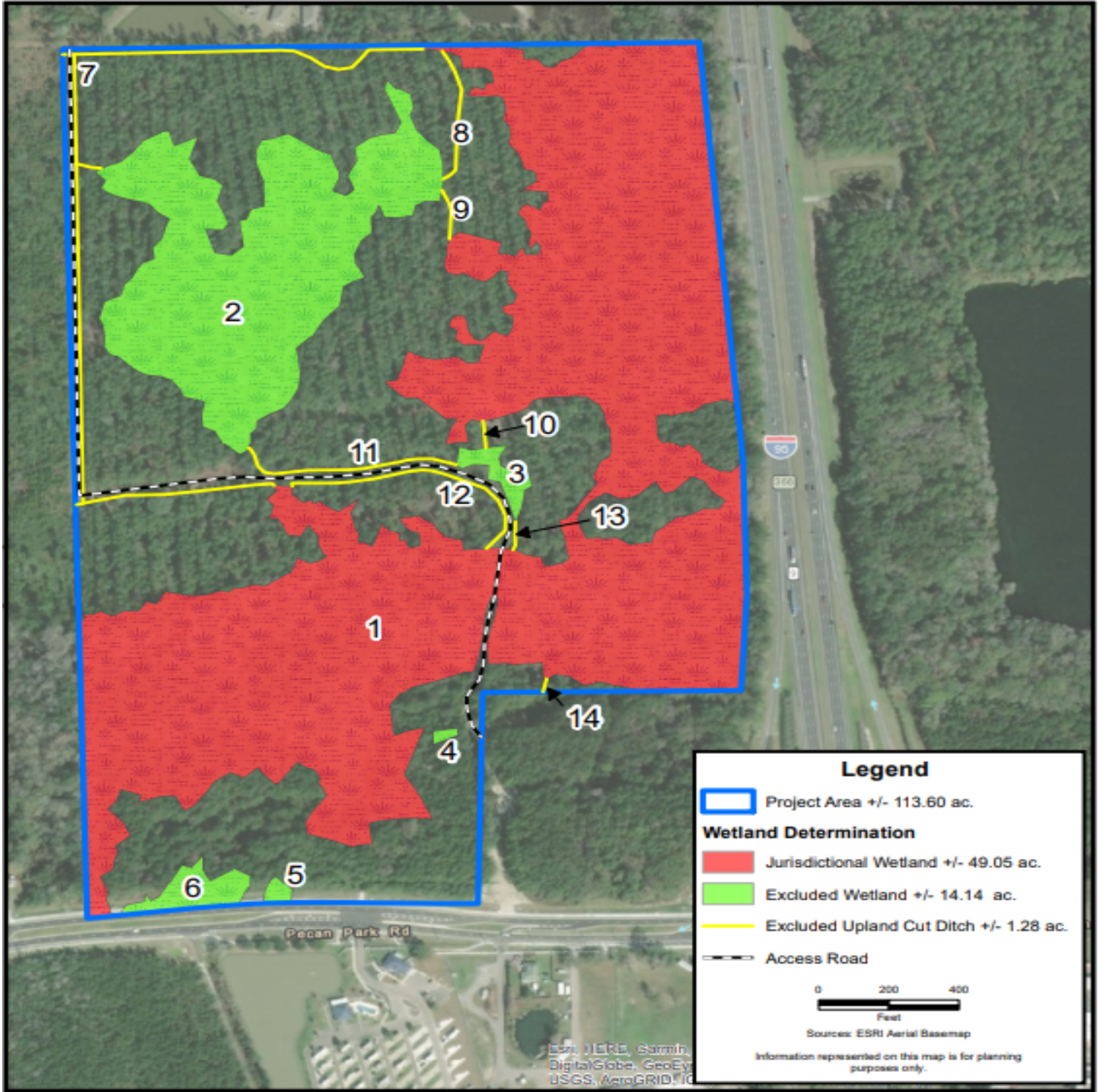
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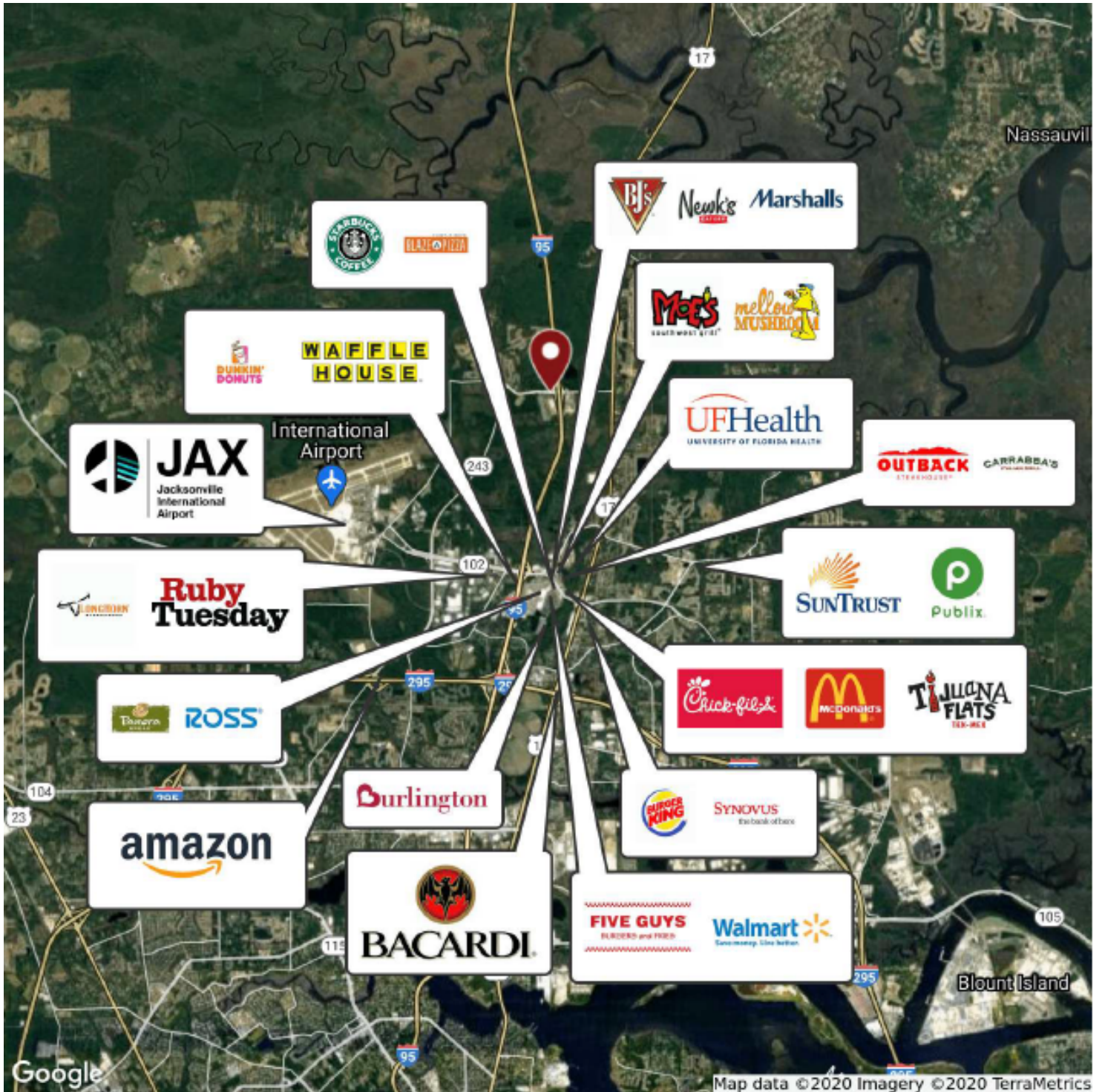
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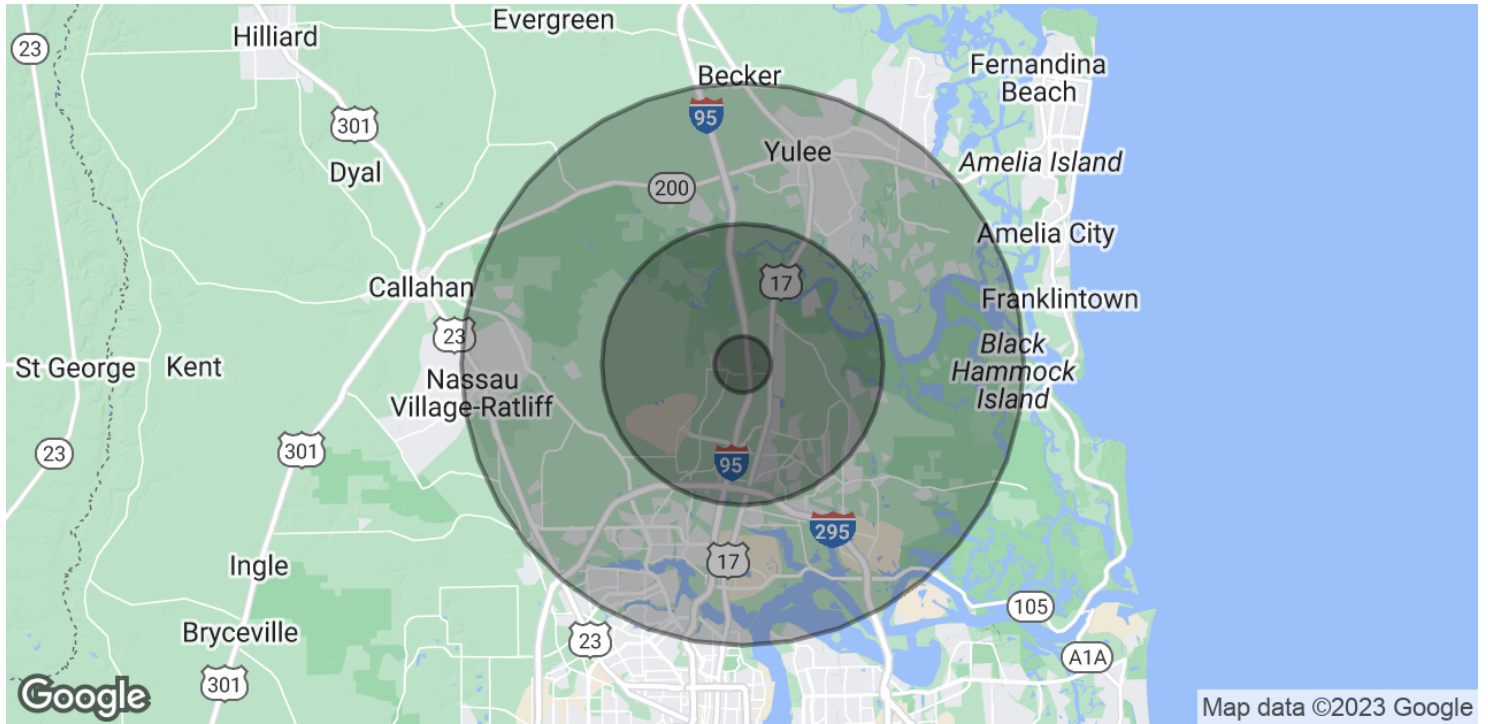
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POPULATION	2 MILE	5 MILE	10 MILE
Total Population	6,973	38,271	158,505
Households	2,362	13,657	58,852
Median Age	38.1	36.7	37.7
Median HH Income	\$83,705	\$82,765	\$71,016
Population Growth '20 - '25	+ 2.0%	+ 1.5%	+ 1.6%
Household Growth '20 - '25	+ 2.1%	+1.5%	+ 1.6%

* Demographic data derived from 2020 US Census

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