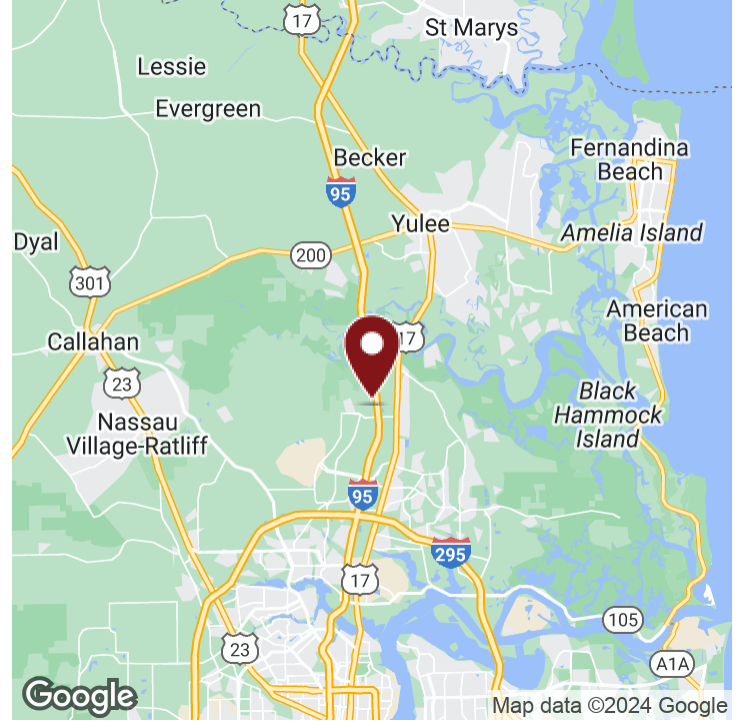


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±17.81AC DEVELOPMENT OPPORTUNITY - I-95 & PECAN PARK RD
 671 PECAN PARK RD, JACKSONVILLE, FL 32218



OFFERING SUMMARY

Sale Price:	Subject To Offer
Property Type:	Vacant Land
Lot Size:	17.81 Acres
Lot Size:	±17.81 Acres
Zoning:	PUD
APN:	108115-0000

PROPERTY OVERVIEW

±17.81-acre property zoned PUD with a land-use of CGC (Community/General Commercial) commercial, which allows for almost all commercial office and retail uses.

There are also certain sections of the northernmost tract that will allow uses permissible under BP land use, such as light industrial, warehousing, storage, etc.

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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CGC - COMMUNITY/GENERAL COMMERCIAL

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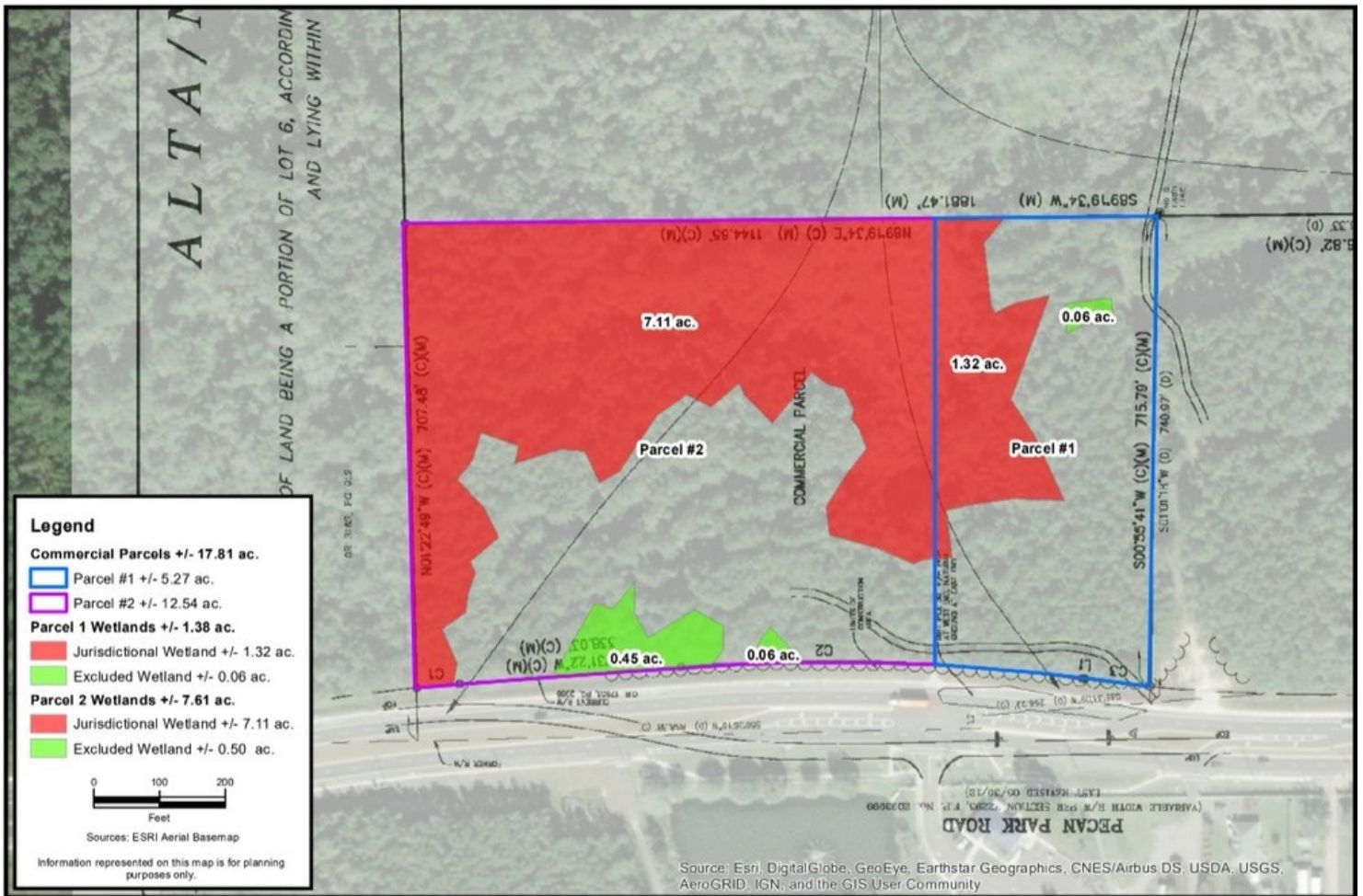
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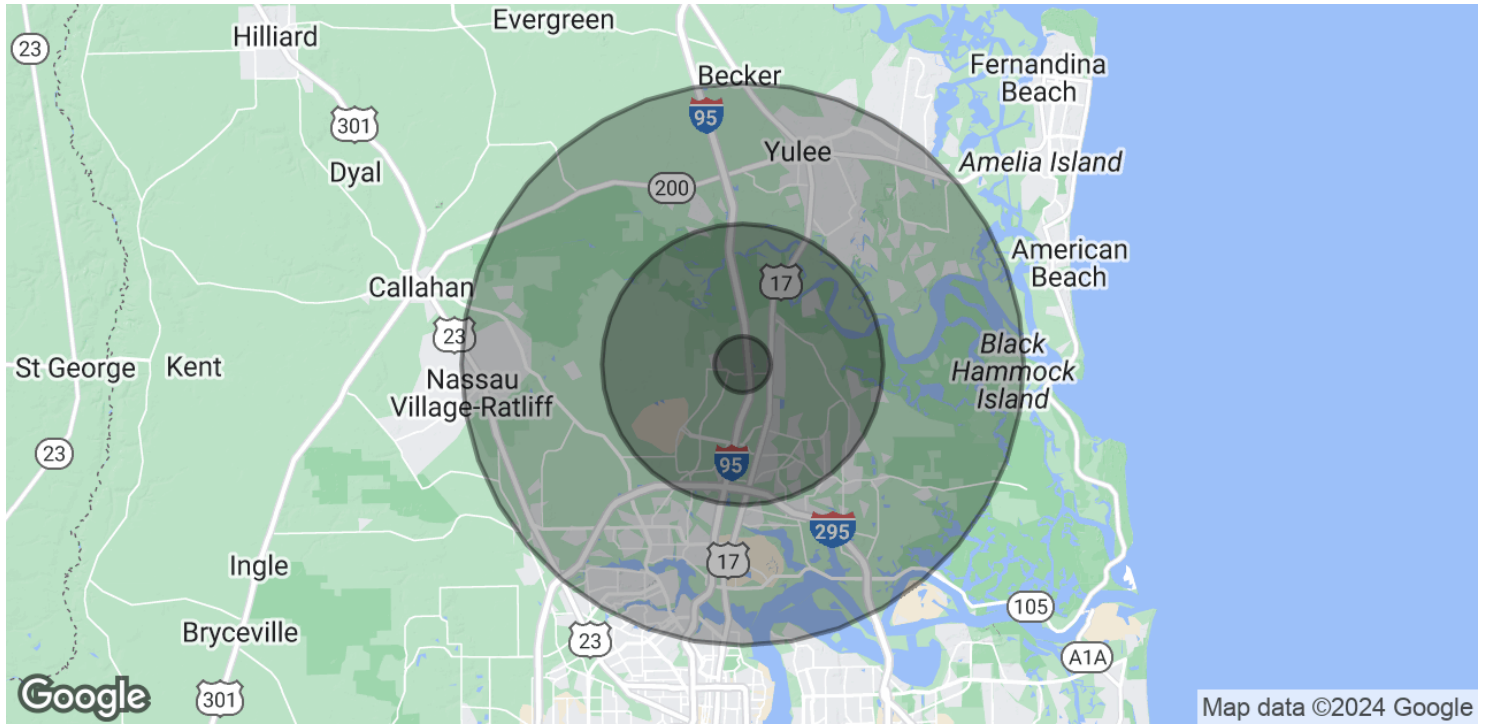
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POPULATION	2 MILE	5 MILE	10 MILE
Total Population	6,973	38,271	158,505
Average Age	38.1	36.7	37.7
Population Growth '20 - '25	+2.0%	+1.5%	+1.6%
HOUSEHOLDS & INCOME			
Total Households	2,362	13,657	58,852
Median HH Income	\$83,705	\$82,765	\$71,016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

* Demographic data derived from 2020 US Census

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