



12715 Philips Highway

Jacksonville, Florida 32256

Property Highlights

- Great road frontage with turning lane on Phillips Hwy
- PUD zoned with multiple development opportunities such as convenience store, traditional retail, hotel, medical, fast food/OSR (drive-through with variance)
- 2 Parcels can be sold separately: 1.33 acres (up to 20,000 sf of retail) and 1.53 acres (potential mitigation contingent on building size).

Property Overview

Two parcels for a total of 2.86 acres located in Jacksonville and zoned PUD ideal for retail strip center, dollar store, hotel, gas station, medical office, free-standing restaurant, among many other uses.

Offering Summary

Sale Price:	\$2,200,000
Parcel Size:	2.86 Acres
Tax ID #'s:	167934 1000 & 167935 0010
Dimensions:	505' x 411'
Zoning:	PUD
Traffic Counts:	27,000 AADT on Phillips Hwy & 72,000 AADT on State Road 9B

For More Information



Austin Kay

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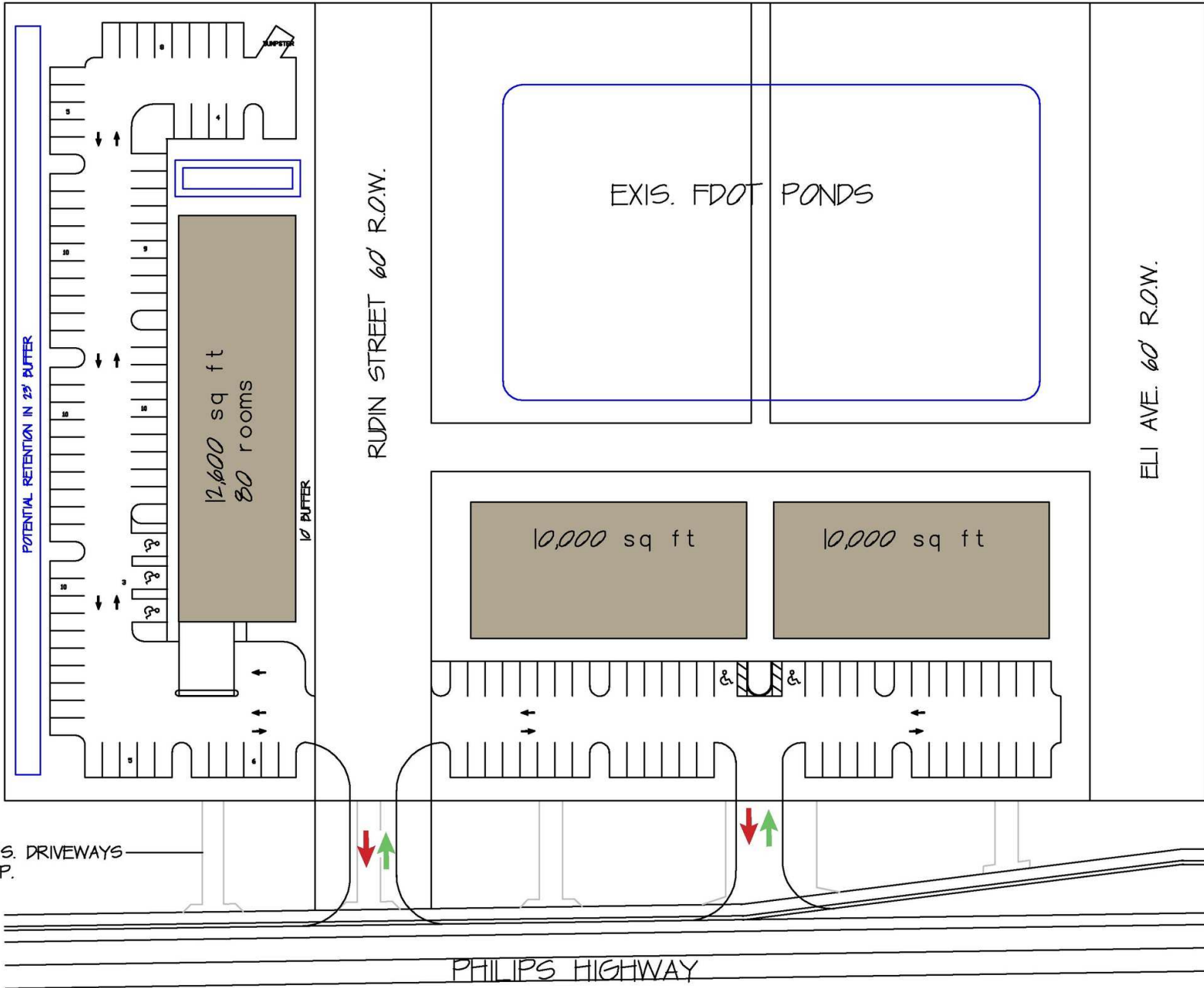


Eugene Stiltner

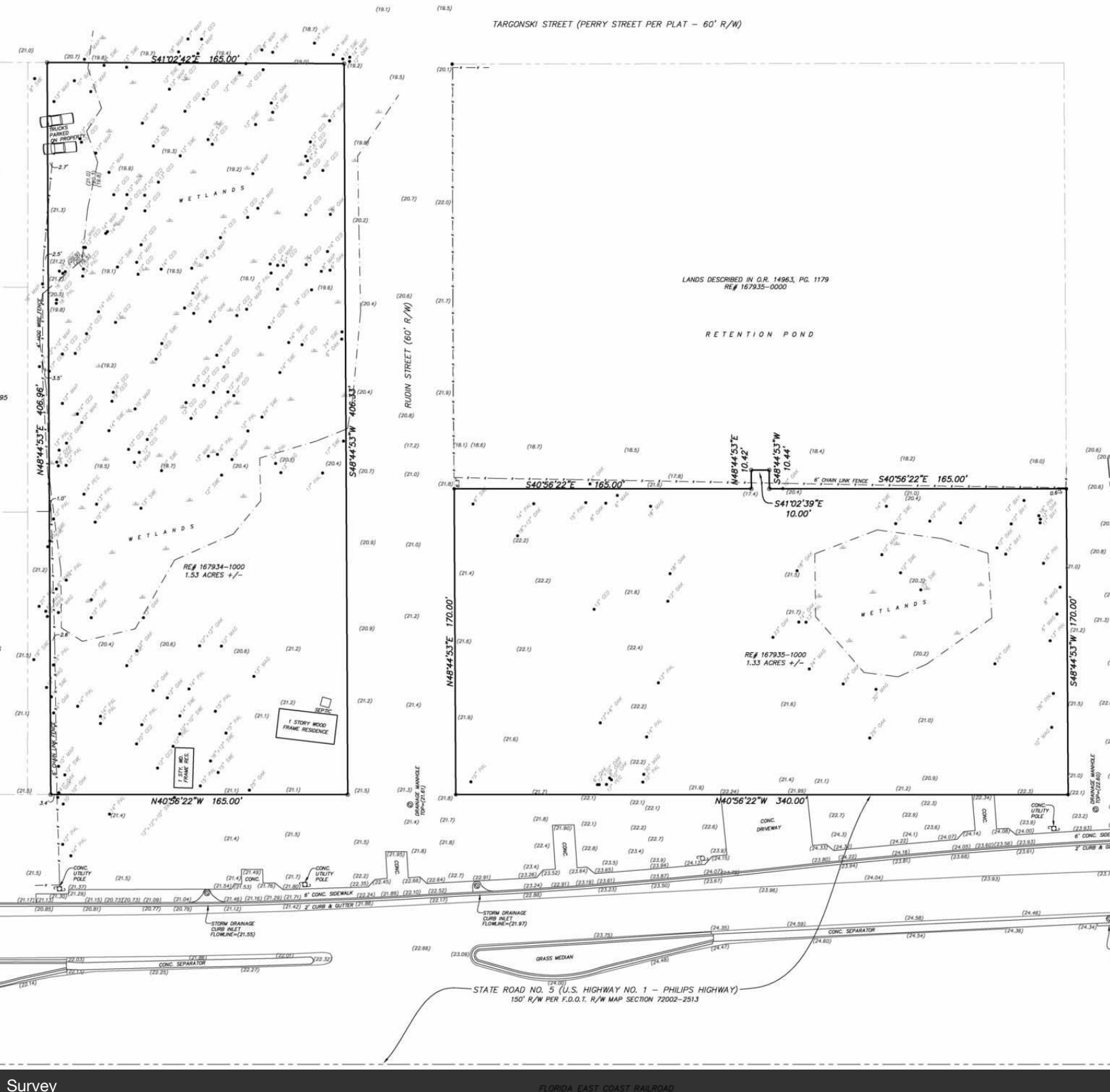
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TARGONSKI ST. ROW



Conceptual Site Plan

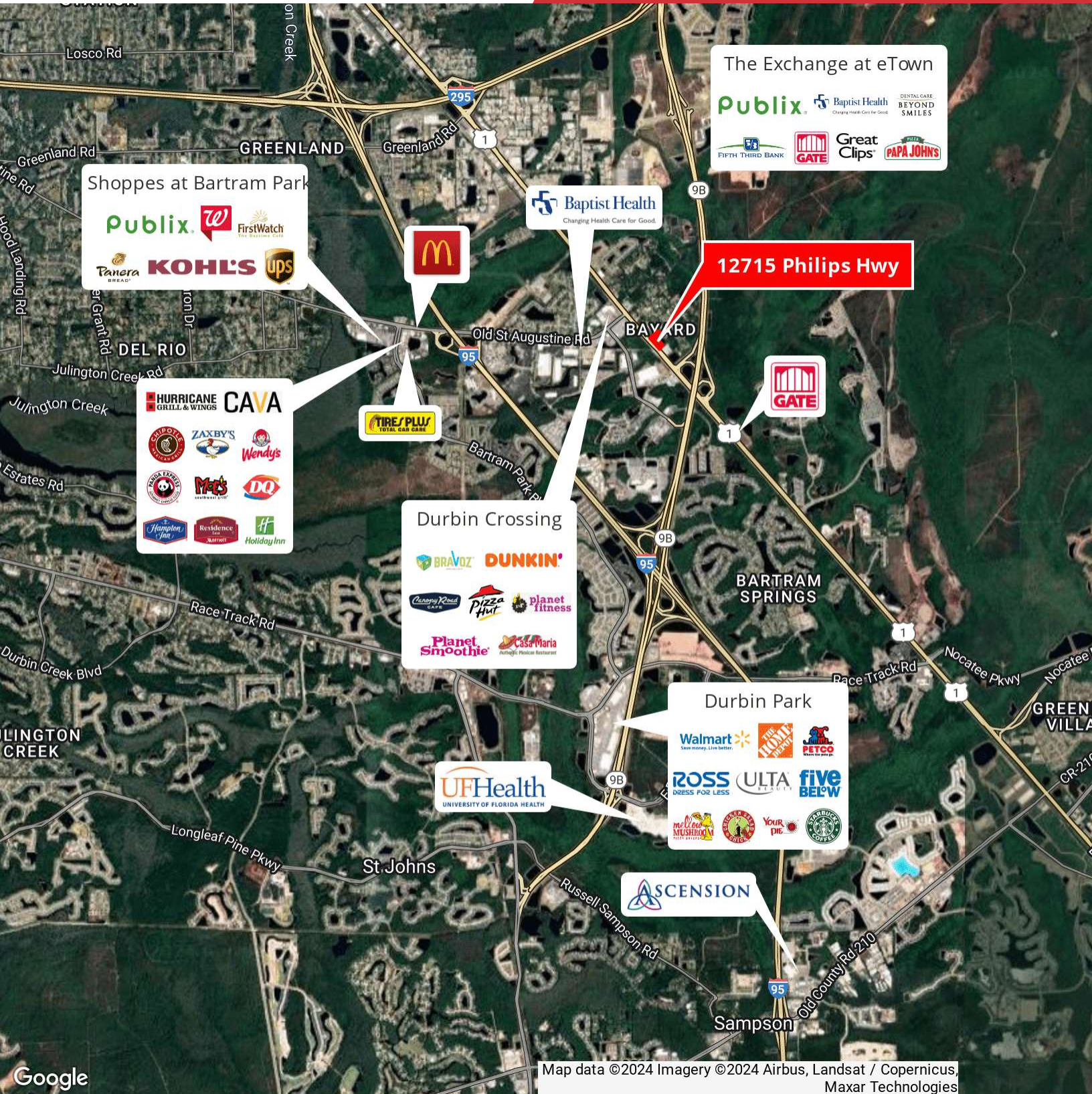


Survey

FLORIDA EAST COAST RAILROAD

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200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
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The Exchange at eTown

- Publix
- Baptist Health
- DENTAL CARE BEYOND SMILES
- FIFTH THIRD BANK
- GATE
- Great Clips
- PAPA JOHN'S

Shoppes at Bartram Park

- Publix
- Wendy's
- First Watch
- Panera Bread
- KOHL'S
- UPS

McDonald's

Baptist Health
Changing Health Care for Good.

12715 Philips Hwy

HURRICANE GRILL & WINGS CAVA

- CHILI POPE
- ZAXBY'S
- Wendy's
- Moe's
- DQ
- Hampton Inn
- Residence Inn
- Holiday Inn

TIRE PLUS TOTAL CAR CARE

Durbin Crossing

- BRANDZ
- DUNKIN'
- Century 21
- Pizza Hut
- planet fitness
- Planet Smoothie
- Casa Maria

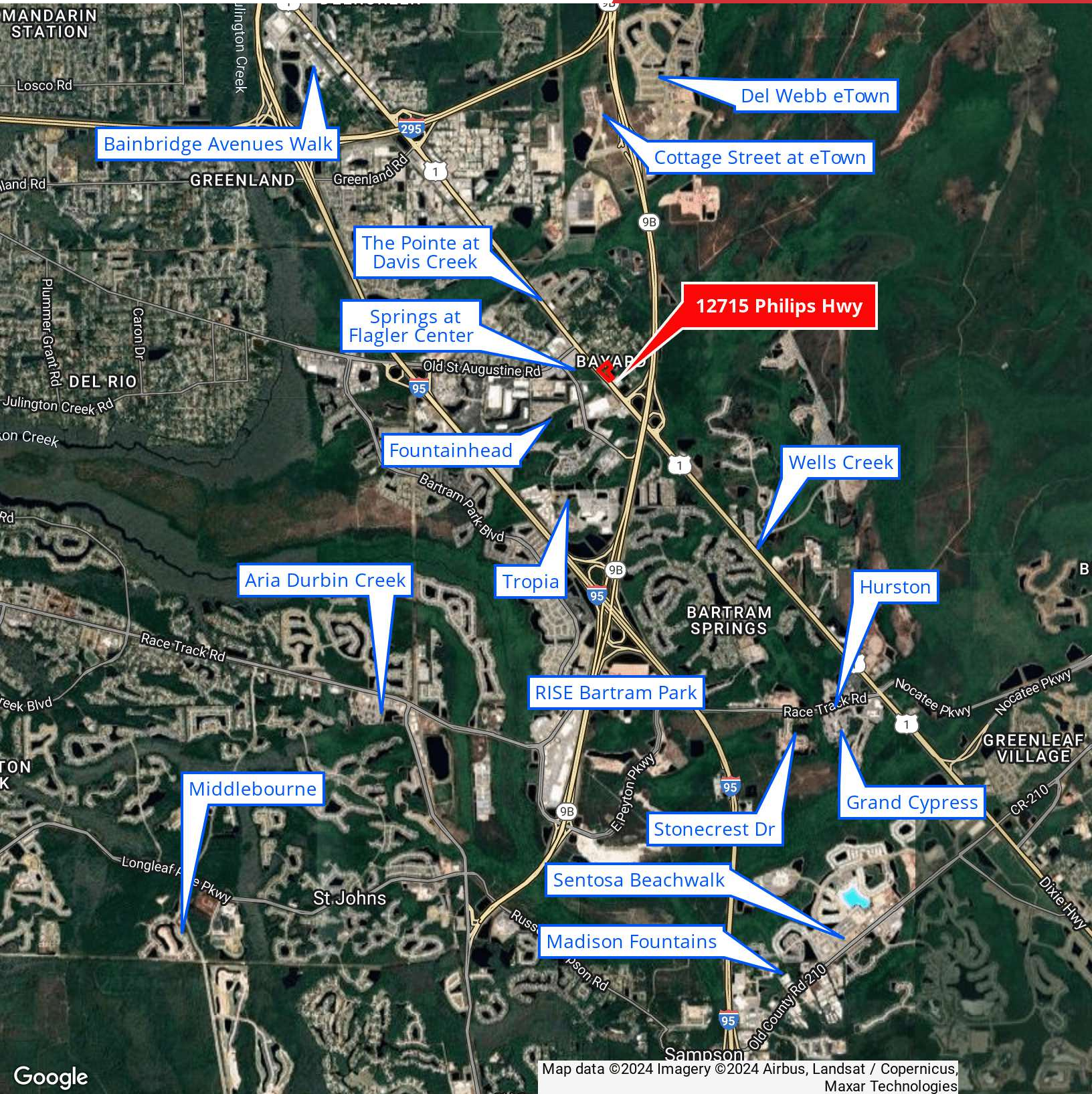
GATE

Durbin Park

- Walmart
- THE HOME DEPOT
- PETCO
- ROSS DRESS FOR LESS
- ULTA BEAUTY
- five BELOW
- McDonald's
- Casey's
- YOUR DIE
- STARBUCKS COFFEE

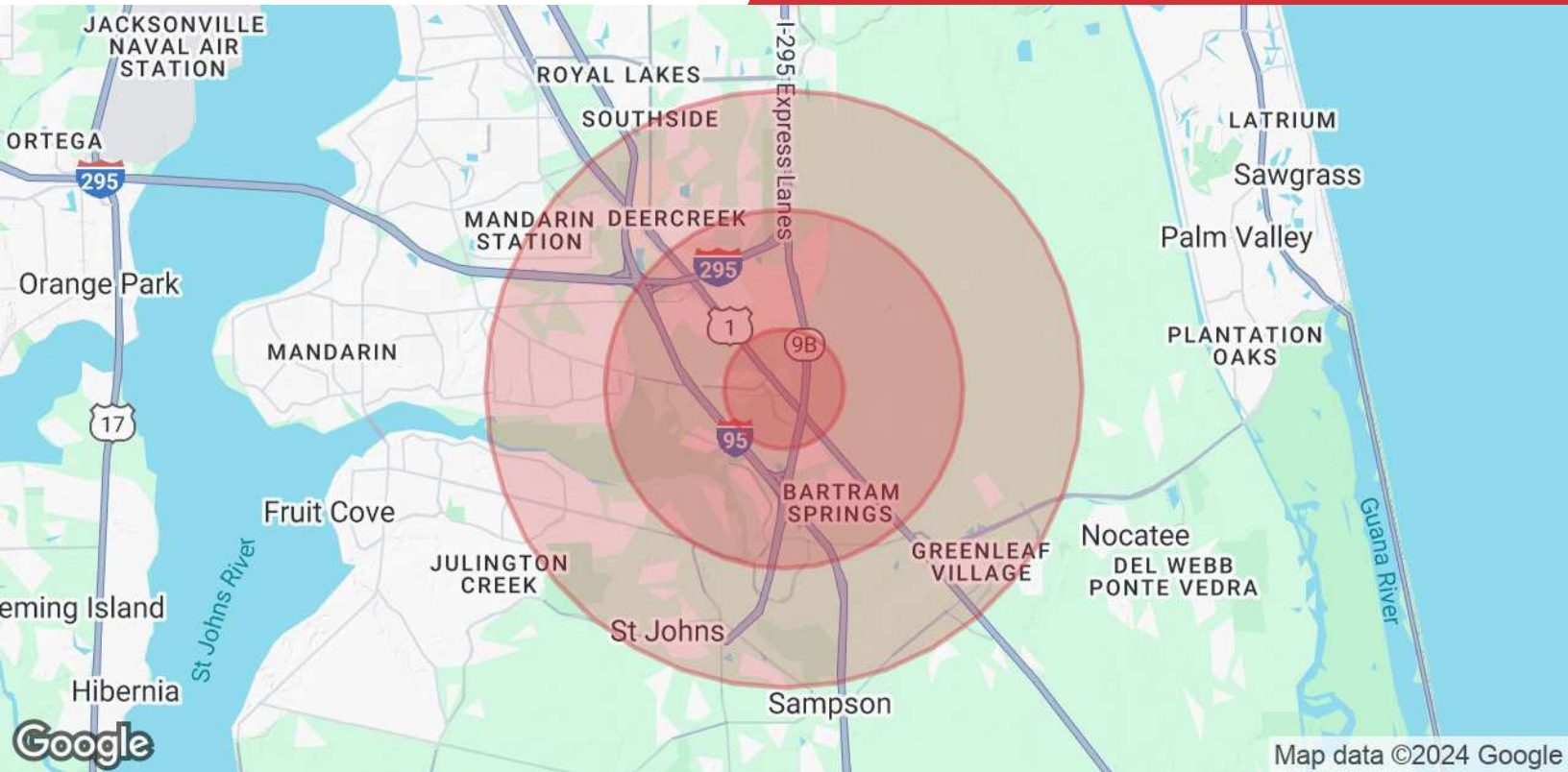
UFHealth
UNIVERSITY OF FLORIDA HEALTH

ASCENSION



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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,200	35,445	104,342
Average Age	37	38	38
Average Age (Male)	36	37	38
Average Age (Female)	38	39	39

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,151	14,186	39,172
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$121,563	\$138,026	\$147,679
Average House Value	\$392,672	\$410,812	\$461,875

Demographics data derived from AlphaMap