

# Zoo Pkwy - I 295 H I Land - 2.96...

LISTING ID: 4076130

3698 Zoo Parkway, Jacksonville, FL 32226

VACANT LAND FOR SALE



## Offering Summary

### Price

\$2,500,000.00

**Cross Streets** August Drive

## Property Type

Vacant Land

## Area Description

Heavy Industrial Land For Sale - 2.96 Usable Acres +/- (34 +/- Gross Acres)

Zoned: Industrial Heavy

Future Land Use: Heavy Industrial

Easy access to I 295 .60 mile - signalized intersection

SJRWMD and US Army Corps permits active to November 3, 2025 - Seller seeking renewal or extension of each permit

FDOT Traffic Counts:

Zoo Parkway - annual average daily traffic count of 17,200 (2023)

Interstate 295 (0.6 miles away) - average daily traffic count of 75,000 (2023)

Adjacent to Pilot/Mr. Travel

**Linda Daniels, CCIM**  
Lic. Real Estate Broker  
Linda Daniels & Associates, LLC  
(904) 304-7222  
ldaniels@lindadaniels.com  
BK 3455251, Florida

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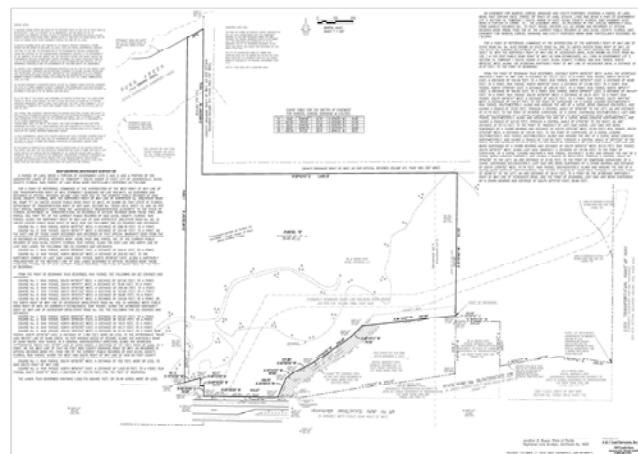
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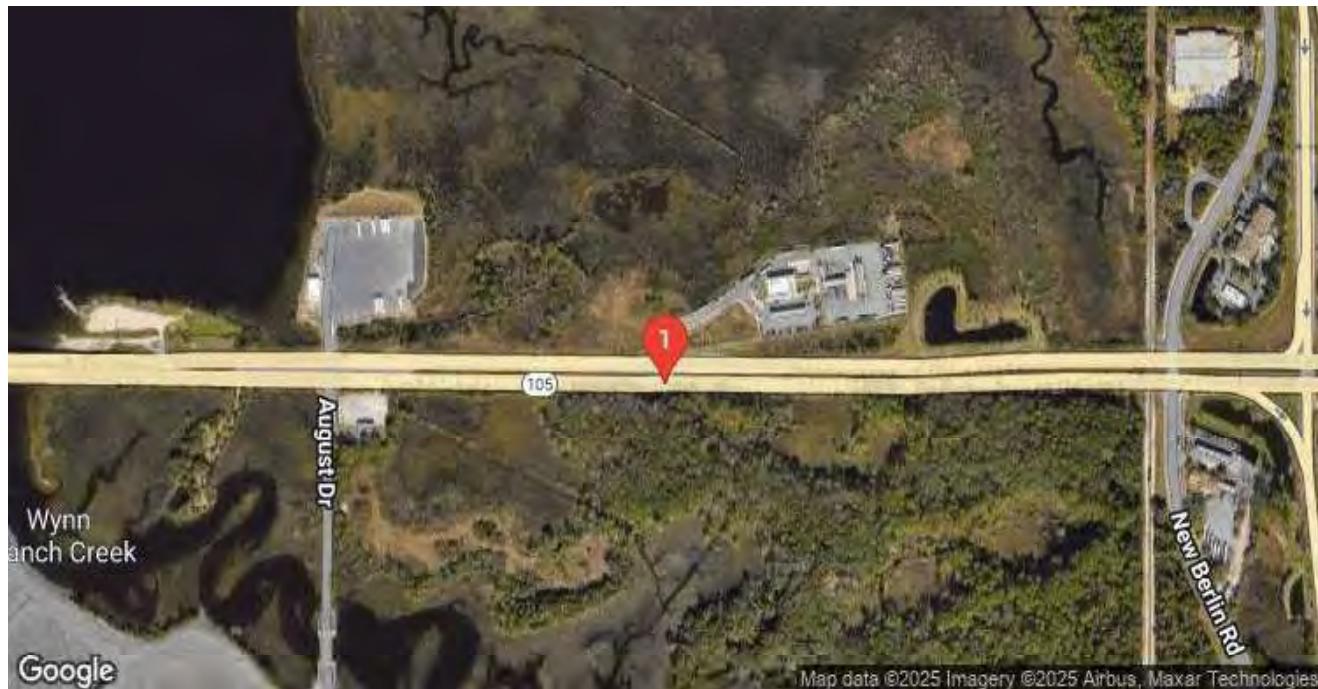
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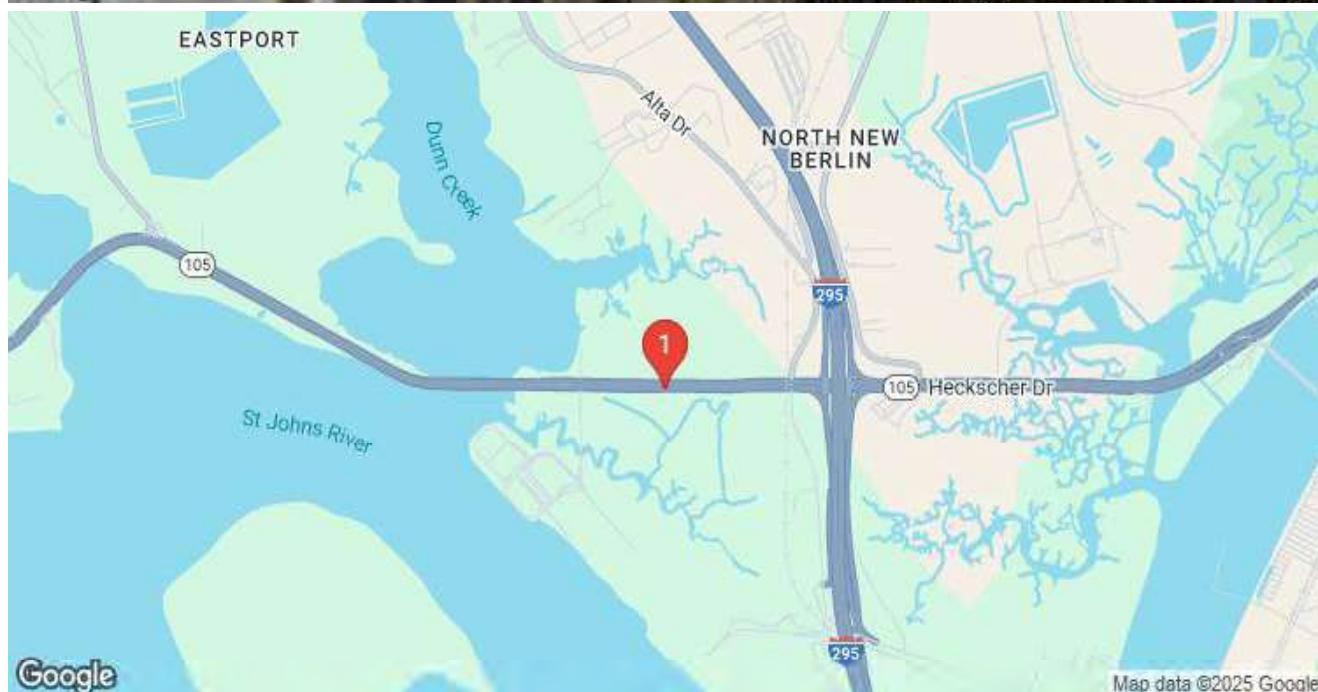
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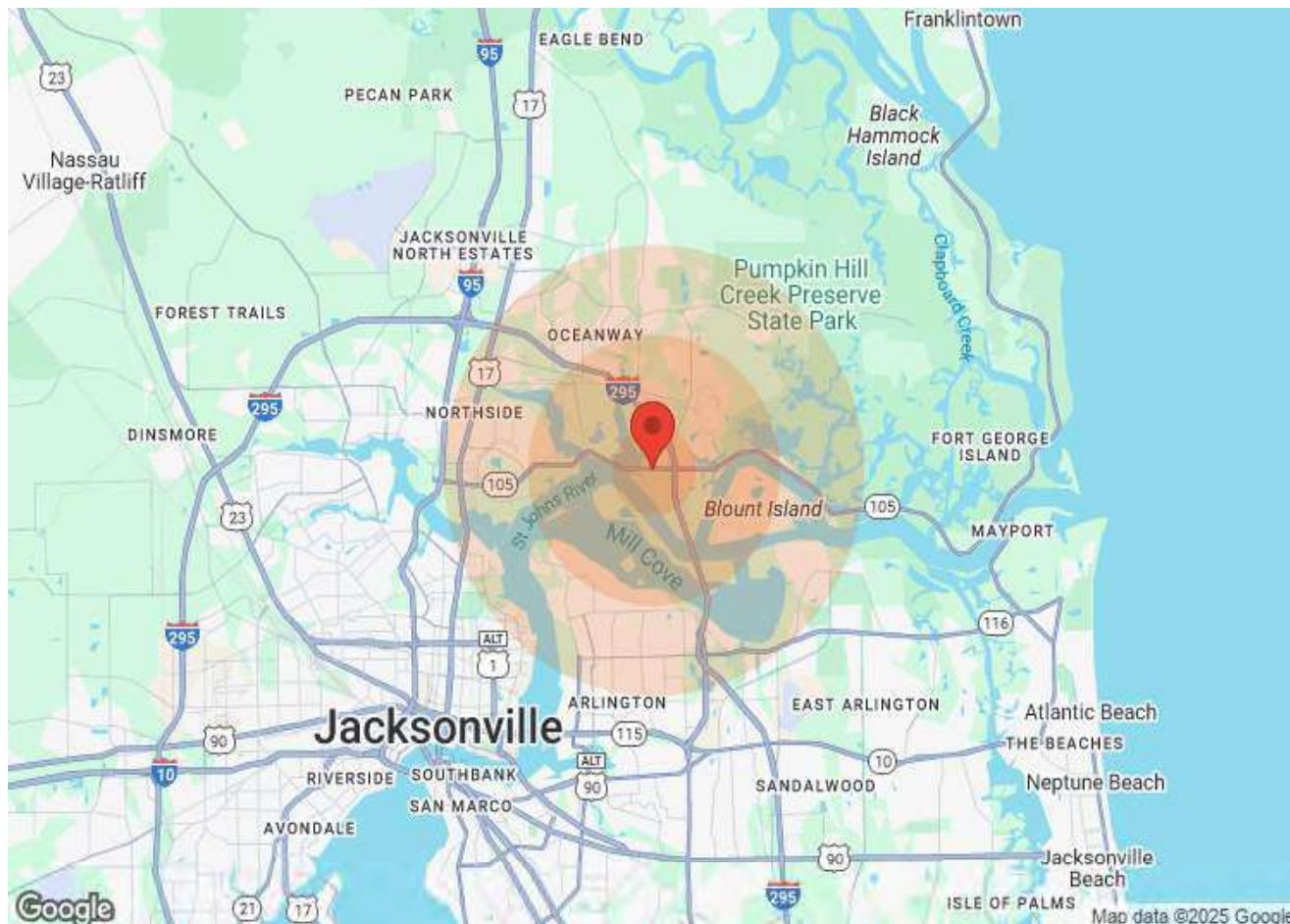
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	0	24,224	69,618
Female Population	0	12,232	35,727
Male Population	0	11,992	33,891

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Housing Units	0	10,409	30,725
Median Income	0	64,351	53,269
Household Income < 100k	0	6,680	21,839
100k > Household Income < 200k	0	2,078	4,330
Household Income > 200k	0	273	409

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