# Shovel-Ready Self-Storage Develop...



Fort Caroline Rd, Jacksonville, FL 32277



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### **Property Details**

Price: \$1,800,000

Prime development-ready site along Fort Caroline Road with full entitlements and site permits, poised for self-storage and retail improvements.

Available for outright purchase or joint venture, offering flexibility for investors looking to capitalize on this prime development-ready site.

Approved for up to 95,000 square feet of climatized, four-story self-storage and 5,200 square feet of retail in a thriving Jacksonville neighborhood.

Key infrastructure, including drainage, sewer, water, site electric, a lift station, and 50% paving completed, ensures a swift development timeline.

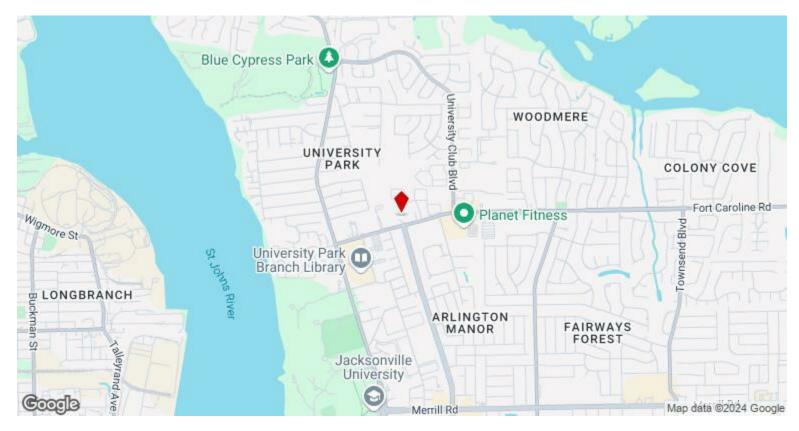
Near national retailers and Jacksonville University, with over \$1.5B in consumer spending, this property offers strong commercial potential.

View the full listing here: https://www.loopnet.com/Listing/Fort-Caroline-Rd-Jacksonville-FL/33565413/

Price:	\$1,800,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	2.06 AC
No. Lots:	1
Zoning Description:	Commercial. Comm./Gen1
APN / Parcel ID:	112944-0350

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### Location



Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**



Shovel Ready Self-Storage Development Site off Fort Caroline Road

Self-Storage Rendering

Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

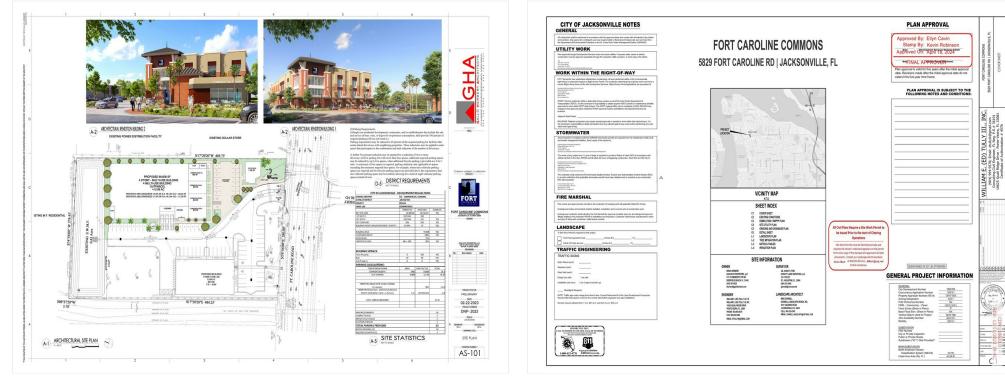


Adjacent to Local and National Retailers

Project Summary

Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

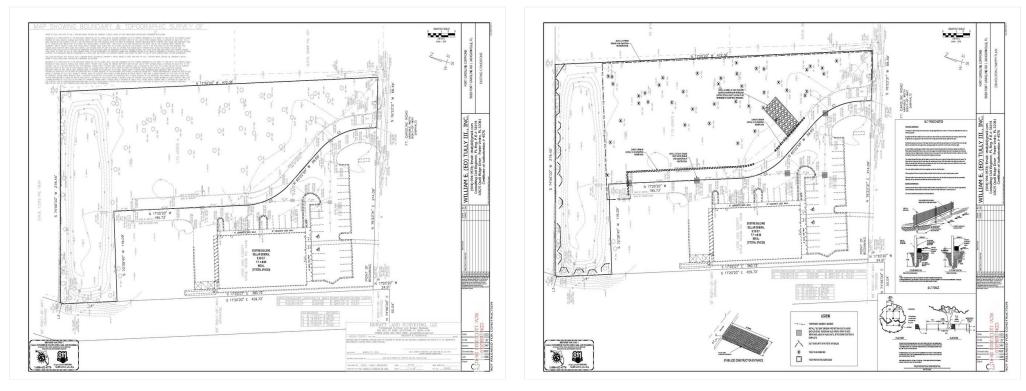


Site Statistics

Plan Approval and City Notes

Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

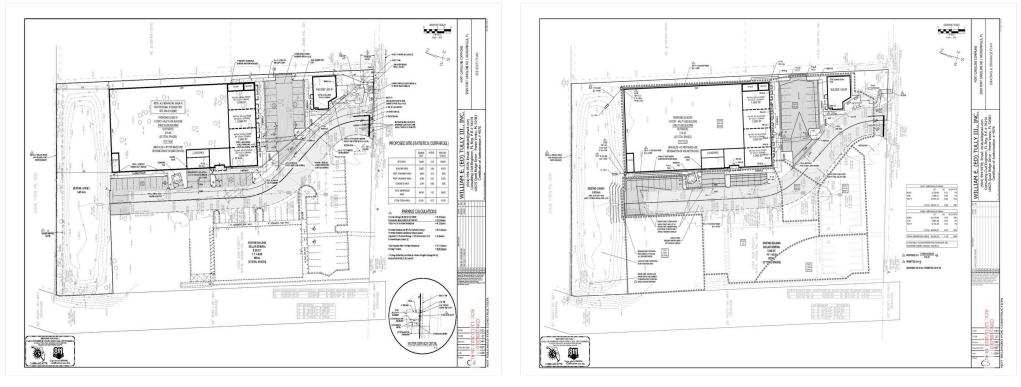


Topographic Survey

Demolition / SWPPP Plan

Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

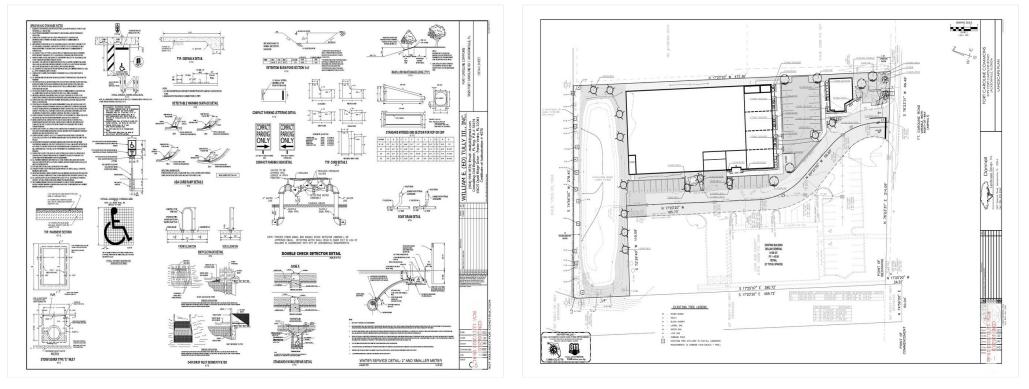


Site Utility Plan

Grading and Drainage Plan

#### Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

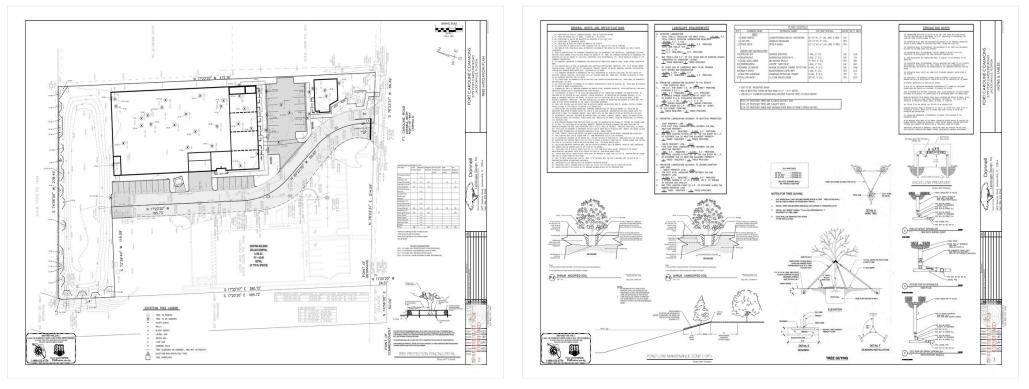


Detail Page Sheet

Landscape Plan

Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

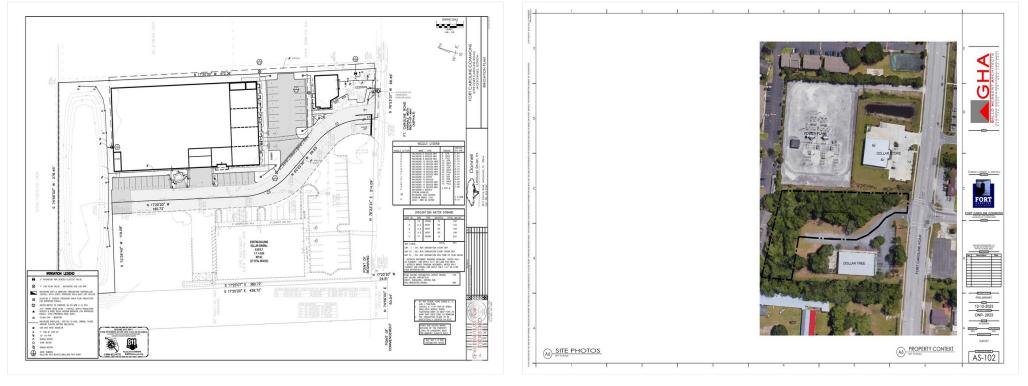


Tree Mitigation Plan

Notes and Tables

Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

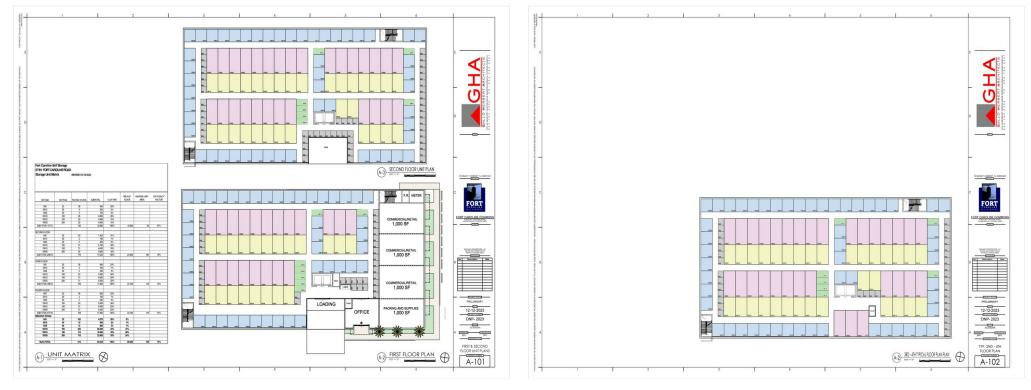


Irrigation Plan

Site Photos / Property Context

Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

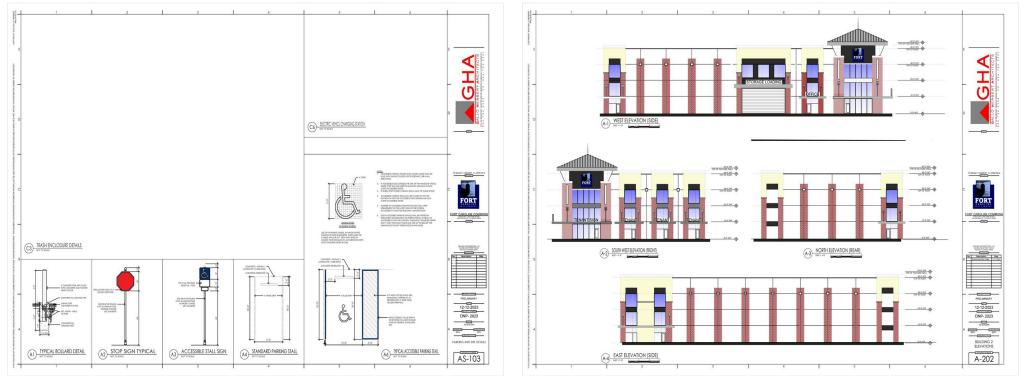


Storage Unit Matrix

Preliminary Site Storage Matrix

#### Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**

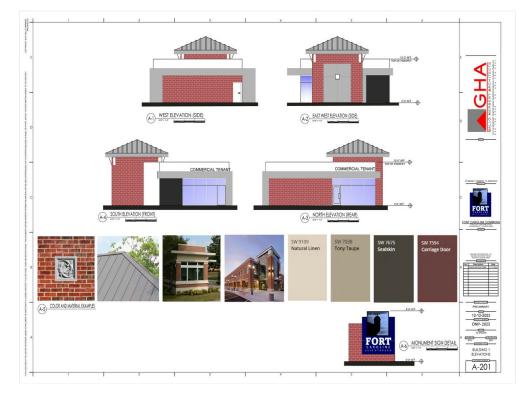


Parking and Signage

Building Elevation Sheet

#### Fort Caroline Rd, Jacksonville, FL 32277

### **Property Photos**



Elevation Design / Swatch Page



#### ONE CITY. ONE JACKSONVILLE.

August 15, 2023

Mr. William Tully III, William Tully III, Inc 10625 Quail Ridge Dr. Ponte Vedra, FI 32081

RE: Fort Caroline Commons NR2023-016, CDN 10620.00

Dear Mr. Tully,

Please be advised that the Planning and Development Department has approved the preliminary site development plan of the referenced item pursuant to the provisions of Section 656, 404, Erection of a combination of structures equaling 40,000 square feet or more, subject to the following conditions:

- The final parking and landscaping plan including signage, driveway locations, bicycle parking, and sidewalks shall be subject to review approval of the Planning and Development Department. Site plan shall be developed meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, Sec. 656.401. - Performance standards and development criteria, (q) Personal property storage facilities.
- Prior to final engineering approval the applicant shall provide floor plans of the buildings meeting Sec 656.401 (q, 1) - Storage buildings shall be subdivided by permanent partitions into spaces containing not more than 300 square feet each.
- 3. Prior to final engineering approval the applicant shall provide photometric plan, Sec 656.401 (q, 4) Lighting shall be designed and installed to prevent glare or excessive light on the adjacent property. Plans will be reviewed for consistency with Jacksonville Design Guidelines and Best Practices Handbook, Sec 1.7 Illumination levels at all property lines shall not exceed .5 foot-candles when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties.
- 4. Prior to site clearing and prior to final engineering approval the applicant must provide archaeological testing or confirmation from a professional archaeologist to determine whether the proposed development will impact any historic or archaeological sites.

Site Development Plan Approval Letter

City of Jacksonville, Florida Lenny Curry, Mayor City Hall at St. James 117 W. Duval St. Jacksonville, FL 32202 (904) 630-CITY

www.coj.net

Fort Caroline Rd, Jacksonville, FL 32277



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