

DEVELOPMENT OPPORTUNITY

201 Brookview Dr N Jacksonville, FL 32225 | \$259,000



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PROPERTY OVERVIEW AND ZONING INFORMATION

201 Brookview Dr N Jacksonville, FL 32225

- Acres: 1.963
- Zoning: RMD-A (Residential Medium Density)
- Parcel ID: 162974-0000
- Utilities: Public Water/Private Septic
- Wetlands: Unknown
- Purchase Price: \$259,000



Overview: Positioned on approximately 1.96 acres in Jacksonville's rapidly developing East Arlington submarket, 201 Brookview Dr N presents an outstanding redevelopment opportunity with RMD-A (Residential Medium Density) zoning, allowing 8–19 units per acre. Previously improved with a mobile home, the property offers a head start for redevelopment and is well suited for a mobile home park, residential infill project, or other medium-density residential development.

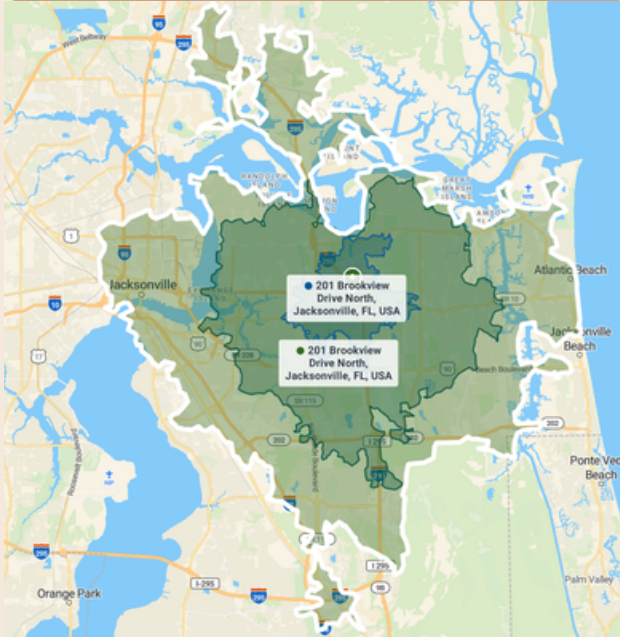
Conveniently located less than 0.3 miles from Atlantic Boulevard and Interstate 295, the site provides excellent accessibility throughout Jacksonville while benefiting from strong visibility and surrounding growth. Its strategic location near established commercial corridors also presents potential commercial or mixed-use opportunities, subject to zoning approvals, making this a highly versatile investment for developers, investors, and owner-users alike.

Zoning: RMD-A (Residential Medium Density-A) zoning district in Duval County is intended to accommodate medium-density residential development while providing flexibility for a variety of housing types. This classification supports uses such as single-family homes, duplexes, townhomes, and other compatible residential development at approximately 8–19 dwelling units per acre. In addition to its residential potential, the district also permits select neighborhood-serving and low-intensity commercial uses through applicable zoning provisions, adding to the property's redevelopment flexibility. With its combination of residential density and limited commercial viability, RMD-A presents an excellent opportunity for developers seeking to capitalize on both housing demand and compatible mixed-use potential.

BENCHMARK DEMOGRAPHICS

201 Brookview Dr N, Jacksonville, Florida, 32225

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

AGE SEGMENTS

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
	Duval County	Jacksonville, FL	Florida	USA			
0 - 4	6.21%	5.81%	5.43%	5.68%	5.45%	4.68%	5.39%
5 - 9	6.20%	5.91%	5.52%	5.91%	5.80%	4.97%	5.68%
10 - 14	5.59%	5.69%	5.31%	5.73%	6.02%	5.32%	5.93%
15 - 19	6.47%	6.51%	6.10%	6.04%	6.21%	5.81%	6.43%
20 - 34	23.74%	23.58%	23.90%	21.16%	19.25%	18.48%	20.35%
35 - 54	26.20%	26.27%	26.19%	25.77%	25.64%	24.37%	25.21%
55 - 74	19.87%	20.65%	21.00%	22.34%	23.37%	25.43%	22.77%
75+	5.75%	5.56%	6.60%	7.43%	8.30%	10.91%	8.23%

HOUSEHOLD INCOME

<\$15,000	7.2%	6.7%	7.3%	8.0%	7.0%	7.7%	8.0%
\$15,000-\$24,999	4.4%	5.2%	5.1%	5.3%	4.4%	5.6%	5.5%
\$25,000-\$34,999	12.0%	8.0%	6.2%	6.4%	5.5%	6.1%	5.8%
\$35,000-\$49,999	13.5%	10.7%	10.0%	9.7%	9.3%	9.9%	9.3%
\$50,000-\$74,999	17.8%	19.3%	18.5%	18.0%	16.1%	16.0%	15.1%
\$75,000-\$99,999	17.4%	14.8%	14.1%	13.4%	12.7%	12.8%	12.4%
\$100,000-\$149,999	16.4%	19.9%	19.0%	18.9%	20.3%	18.8%	18.0%
\$150,000-\$199,999	7.5%	8.2%	9.5%	9.4%	10.2%	9.6%	10.4%
\$200,000+	3.6%	7.3%	10.3%	10.9%	14.5%	13.5%	15.4%

KEY FACTS

Population	11,416	131,649	328,654	1,073,836	1,805,726	23,597,813	343,528,394
Daytime Population	11,669	130,077	368,579	1,165,386	1,806,513	23,413,280	341,846,552
Employees	5,771	67,523	169,564	531,931	870,221	11,049,242	168,700,572
Households	4,637	52,795	136,910	442,866	721,664	9,529,651	134,397,562
Average HH Size	2.45	2.44	2.32	2.37	2.46	2.43	2.49
Median Age	36.2	36.6	37.5	38.8	40.4	43.6	39.6

HOUSING FACTS

Median Home Value	290,842	341,725	365,769	359,525	399,538	421,319	376,272
Owner Occupied %	48.0%	53.6%	52.0%	57.2%	66.0%	66.6%	64.0%
Renter Occupied %	52.0%	46.4%	48.0%	42.8%	34.0%	33.4%	36.0%
Total Housing Units	4,867	56,209	148,072	480,577	790,337	10,955,223	149,274,959

INCOME FACTS

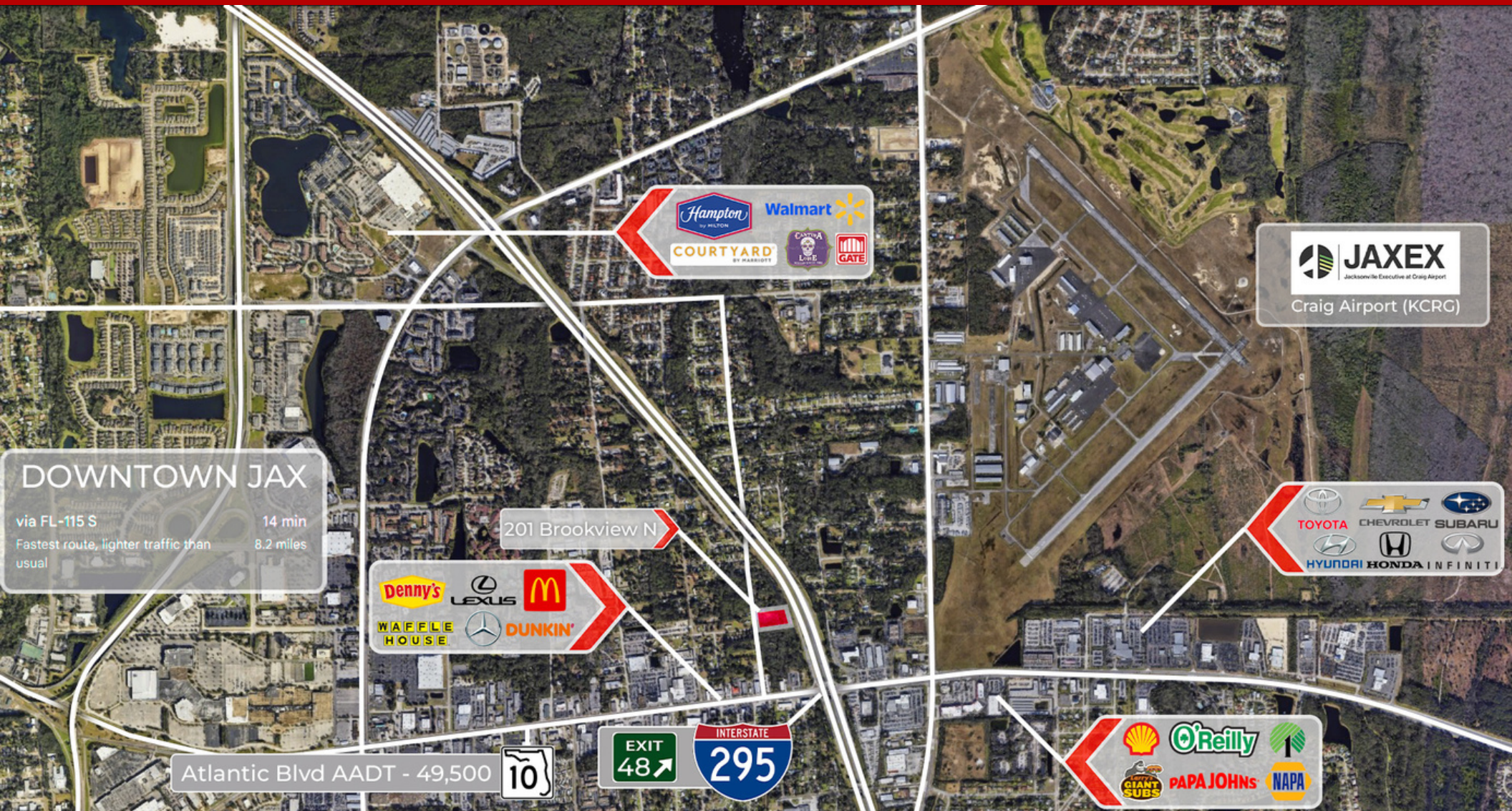
Median HH Income	\$67,835	\$75,228	\$79,049	\$78,774	\$88,523	\$82,707	\$85,893
Per Capita Income	\$33,269	\$38,335	\$44,323	\$44,933	\$48,891	\$47,873	\$48,241
Median Net Worth	\$110,684	\$156,295	\$163,725	\$193,404	\$296,660	\$292,996	\$276,821

THE CCIM INSTITUTE



LOCATION OVERVIEW

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