



Colliers

For Sale

Sale Price
\$1,395,662

Contact:

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1149451

5.34± AC Parcel for Sale

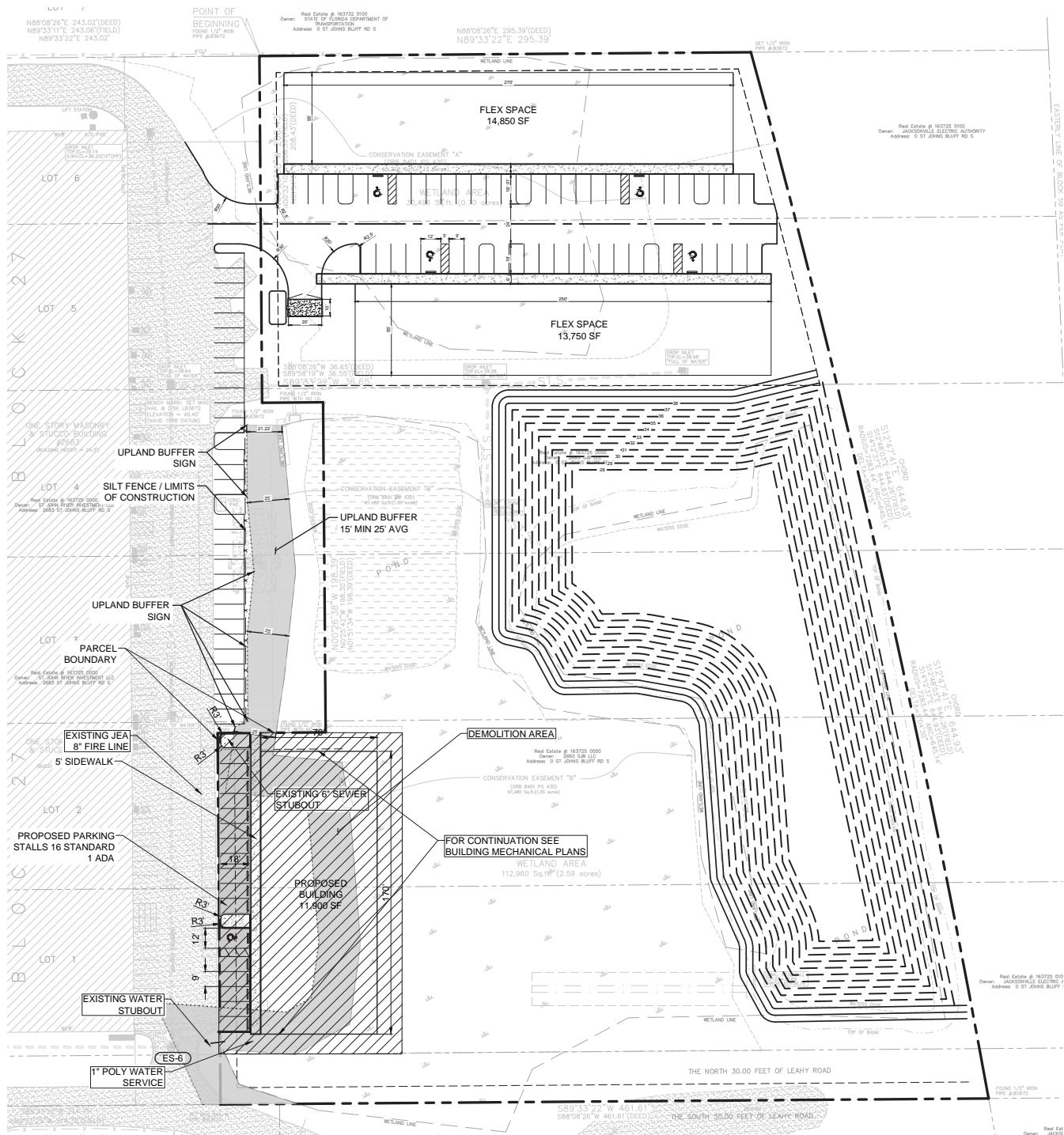
0 St. Johns Bluff Rd S | Jacksonville, FL 32208

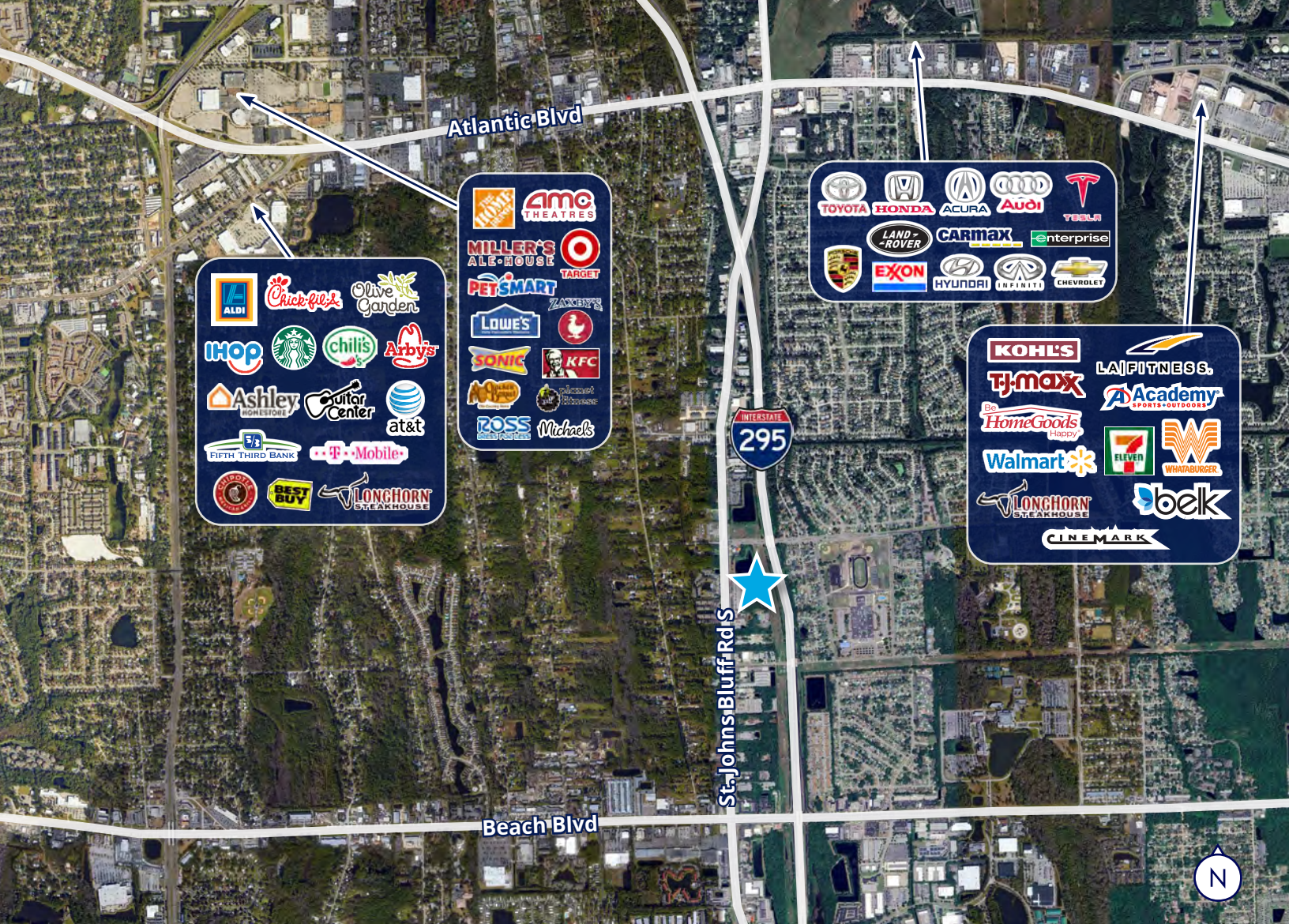
Property Features

- 5.35 acre parcel
- Zoning PUD
- 40,000 sq ft of buildable area
- Fully vested and permitted
- Retention pond in place, Storm sewer, water and sanitary to site
- Owners' association will need to be formed.
- Lift station may need to be upgraded but one is existing
- Easy access to I-295, Beach Blvd and Atlantic Blvd
- Close to schools, shopping centers and public transportation

Site Plan

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Area Demographics | 3 mile radius

Source: ESRI Business Analyst



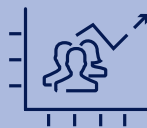
2024 Estimated
Population

86,483



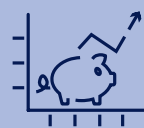
2024 Est. Avg.
Household Income

\$90,838



2029 Projected
Population

88,273



2029 Proj. Avg.
Household Income

\$108,387

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