

**For Sale**

Sale Price:

**\$2,950,000**

# 2.69± AC Parcel on Max Leggett Parkway

0 Max Leggett Parkway | Jacksonville, FL 32218

**Contact:**

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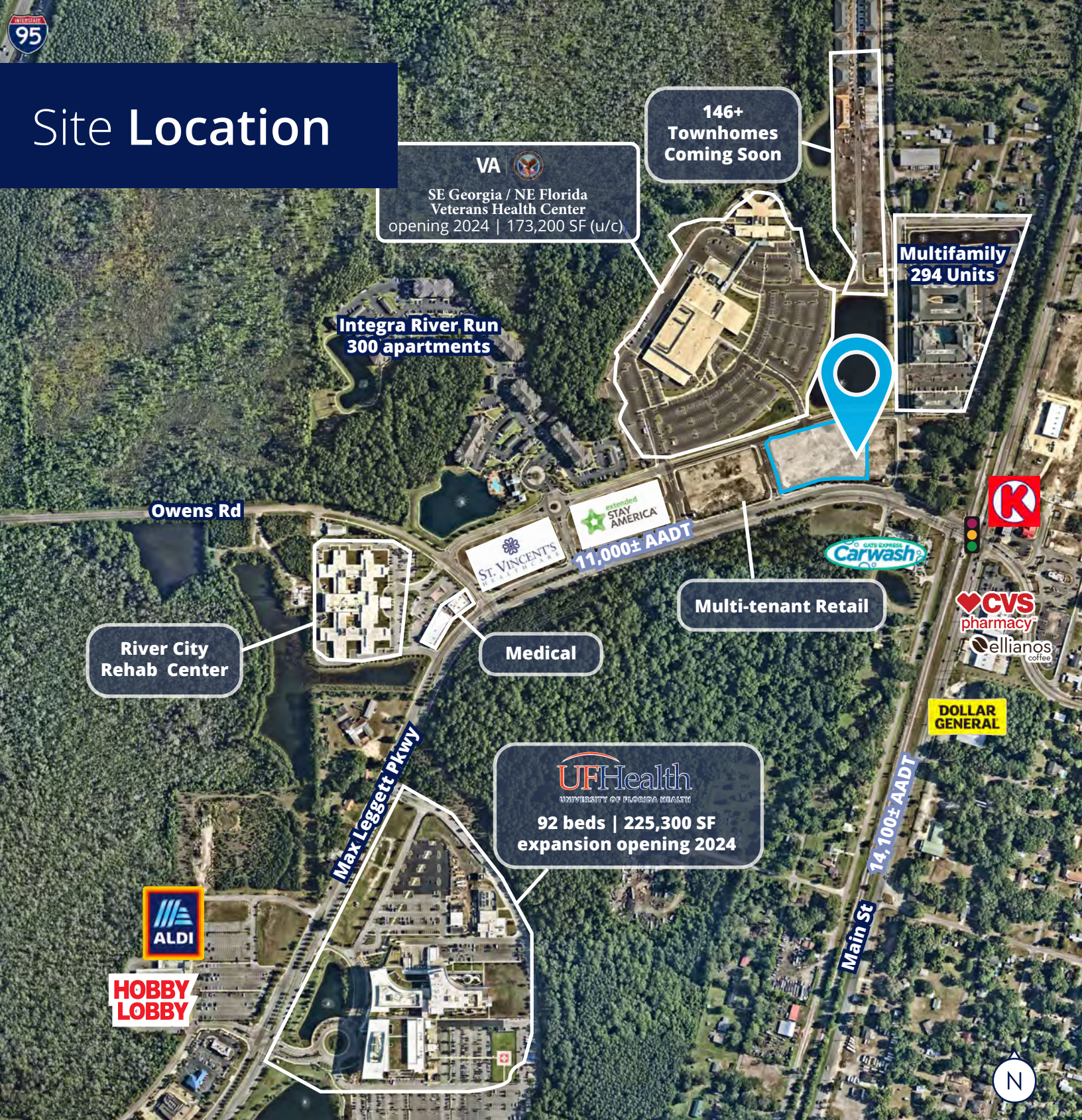
### Property Features

- Real estate #106277-0310
- Close to River City Marketplace, UF Health, adjacent to the new VA Health Center and multifamily
- Zoning: PUD, allows for retail, QSR or medical uses
- Site is ready for development
- Approved for 44,325 SF commercial buildings
- Will subdivide site

76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
colliers.com/jacksonville



# Site Location



**VA**  
SE Georgia / NE Florida  
Veterans Health Center  
opening 2024 | 173,200 SF (u/c)

**146+  
Townhomes  
Coming Soon**

**Multifamily  
294 Units**

**Integra River Run  
300 apartments**

Owens Rd

**River City  
Rehab Center**

**Medical**

**UFHealth**  
UNIVERSITY OF FLORIDA HEALTH  
92 beds | 225,300 SF  
expansion opening 2024

**11,000± AADT**

**Multi-tenant Retail**

**DOLLAR  
GENERAL**

**Max Leggett Pkwy**

**14,100± AADT**  
**Main St**




**HOBBY  
LOBBY**




## Area Demographics | 5 mile radius

Source: ESRI Business Analyst

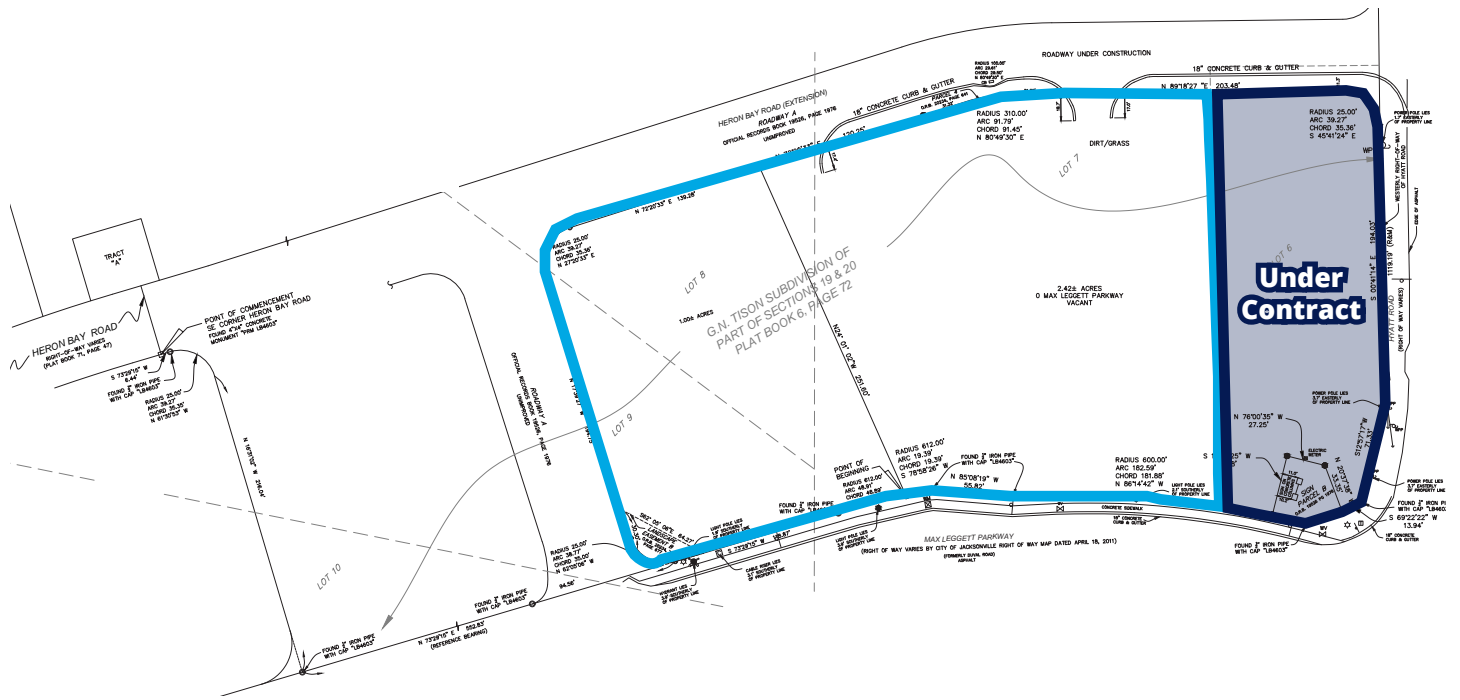
 2024 Estimated  
Population  
**65,780**

 2024 Est. Avg.  
Household Income  
**\$103,371**


 2029 Projected  
Population  
**70,115**

 2029 Proj. Avg.  
Household Income  
**\$122,358**

# Survey





VA   
 SE Georgia / NE Florida  
 Veterans Health Center  
 opening 2024 | 173,200 SF (u/c)




Site

INTERSTATE  
 95

Owens Rd

Parkway Shops  
   
   


UFHealth  
UNIVERSITY OF FLORIDA HEALTH  
 92 beds  
 225,300 SF  
 expansion  
 opening 2024


←  Jacksonville  
 International  
 Airport

Airport Rd

90,000± AADT

11,000± AADT  
 Max Leggett Pkwy

14,100± AADT

Main St

Airport Center Dr

River City Marketplace  
   
   
   


   
    
FOUNDED BY FIREMEN  
    
 



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