

REDEVELOPMENT OPPORTUNITY

747 Arlington Rd Jacksonville, FL 32211 | \$2,190,500



3.37 Acres

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PROPERTY OVERVIEW

747 Arlington Rd Jacksonville, FL 32211

- Purchase price: \$2,190,500 (\$650k/acre)
- Lot Size: 3.37 acres
- AADT: 80,100
- Zoning: CCG-2



CCG-2 (Commercial Community General-2) zoning allows for a wide range of commercial uses intended to serve the surrounding community and broader market. Permitted uses typically include retail, restaurants, offices, medical, personal services, and select auto-oriented businesses. This zoning supports moderate to higher-intensity development compared to neighborhood commercial districts and is well suited for standalone commercial buildings or multi-tenant developments with strong visibility and access.

747 Arlington Rd offers a prime land value and redevelopment opportunity in Jacksonville. Situated on 3.37 acres of CCG-2 zoned property, the site includes one remaining two-story motel building and a front office building, with one motel structure recently demolished to accommodate future development. The property sits at the signalized corner of Arlington Road and the Arlington Expressway, benefiting from exceptional visibility and a combined AADT of approximately 80,100. Located just 2.5 miles from Jacksonville University, the site is well positioned for a wide range of commercial redevelopment uses.

The property is located just outside the Renew Arlington redevelopment area, a city-led initiative focused on revitalizing Arlington's key commercial corridors and surrounding neighborhoods. While 747 Arlington Rd is outside the formal project boundary, it benefits from the momentum, infrastructure improvements, and increased investment activity occurring nearby. Its location positions the site to capture spillover demand as redevelopment along Arlington Road and adjacent corridors continues.

ADDITIONAL INFO

747 Arlington Rd Jacksonville, FL 32211

Renew Arlington

The Renew Arlington initiative is a long-range redevelopment effort led by the City of Jacksonville designed to guide reinvestment in the Arlington area through a formal Community Redevelopment Area (CRA) and supporting Redevelopment Plan. Established in 2015, the CRA covers key commercial corridors — including sections of University Boulevard, Merrill Road, and Arlington Road — and provides a structured framework for revitalization over a 20-year horizon. The plan draws on a decade of community planning and incorporates multiple prior studies to address financing strategies, implementation mechanisms, land use planning, and infrastructure improvements to support redevelopment of aging commercial properties.

As part of the overall strategy, the city has developed associated tools such as a zoning overlay to enhance design standards related to traffic safety, pedestrian environments, streetscape aesthetics, and property planning within the CRA. While funding mechanisms like tax increment financing (TIF) are built into the CRA structure to capture future increases in property tax revenues for reinvestment, the broader goals include stimulating new development, improving corridor infrastructure, and elevating the commercial and visual character of the area.

Overall, Renew Arlington represents a coordinated effort between city government, transportation and utility agencies, community stakeholders, and local institutions to drive economic activity, improve safety and appearance, and strengthen Arlington's appeal as a commercial and mixed-use submarket in Jacksonville.



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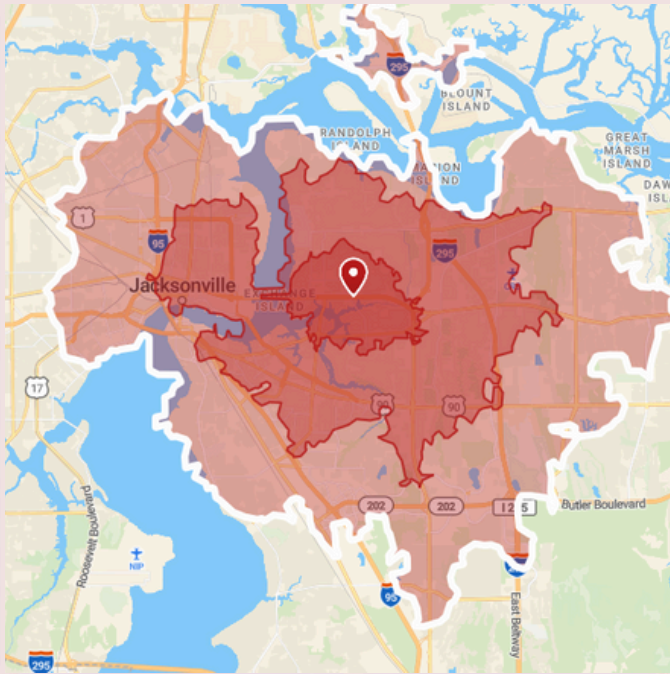
PROPERTY PHOTOS

747 Arlington Rd Jacksonville, FL 32211



747 Arlington Rd N, Jacksonville, Florida, 32211

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)

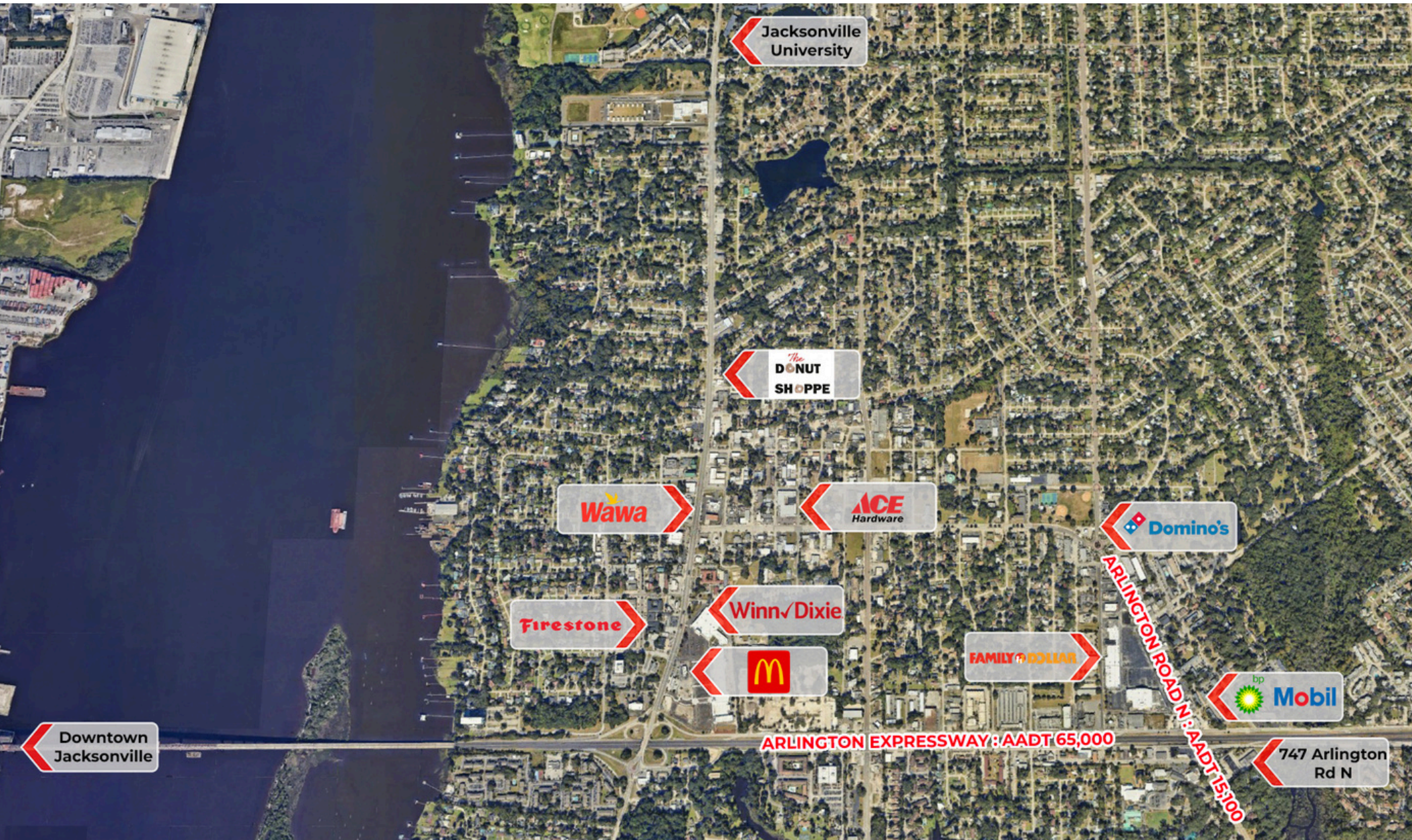
THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY		
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida
AGE SEGMENTS						
0 - 4	7.11%	5.95%	5.88%	5.69%	5.44%	4.69%
5 - 9	7.12%	5.99%	5.93%	5.93%	5.86%	5.03%
10 - 14	6.36%	5.62%	5.66%	5.73%	6.04%	5.34%
15 - 19	6.28%	6.60%	6.19%	6.05%	6.22%	5.84%
20 - 34	21.23%	22.54%	22.76%	21.29%	19.22%	18.43%
35 - 54	25.73%	26.08%	25.51%	25.70%	25.63%	24.41%
55 - 74	20.97%	21.31%	21.69%	22.41%	23.50%	25.55%
75+	5.23%	5.95%	6.42%	7.24%	8.09%	10.74%
HOUSEHOLD INCOME						
<\$15,000	13.0%	14.2%	14.5%	9.8%	8.1%	8.0%
\$15,000-\$24,999	8.4%	8.3%	7.7%	5.5%	5.0%	5.8%
\$25,000-\$34,999	11.1%	9.0%	8.6%	6.4%	5.8%	6.7%
\$35,000-\$49,999	12.4%	13.1%	12.8%	11.0%	9.8%	10.5%
\$50,000-\$74,999	21.2%	18.5%	17.6%	17.8%	16.5%	16.9%
\$75,000-\$99,999	12.0%	12.0%	12.3%	12.8%	12.8%	12.9%
\$100,000-\$149,999	13.3%	14.7%	16.0%	18.9%	19.6%	18.4%
\$150,000-\$199,999	4.9%	5.4%	5.0%	7.5%	9.3%	8.7%
\$200,000+	3.8%	4.8%	5.5%	10.3%	13.0%	12.1%
KEY FACTS						
Population	22,785	117,981	279,116	1,054,465	1,764,628	23,027,836
Daytime Population	21,525	143,804	363,565	1,140,746	1,765,462	22,846,618
Employees	11,229	55,787	135,198	525,747	841,514	10,832,721
Households	9,188	47,375	116,376	431,039	699,626	9,263,074
Average HH Size	2.45	2.36	2.32	2.39	2.47	2.43
Median Age	36.3	37.2	37.4	38.7	40.4	43.6
HOUSING FACTS						
Median Home Value	225,201	270,460	290,605	355,630	395,594	416,969
Owner Occupied %	45.8%	48.1%	47.4%	58.2%	66.7%	67.2%
Renter Occupied %	54.2%	51.9%	52.6%	41.8%	33.3%	32.8%
Total Housing Units	10,127	52,064	128,287	468,453	767,323	10,635,372
INCOME FACTS						
Median HH Income	\$56,206	\$56,878	\$59,665	\$74,128	\$82,649	\$78,205
Per Capita Income	\$28,122	\$30,304	\$32,922	\$41,767	\$45,252	\$44,891
Median Net Worth	\$50,628	\$60,907	\$64,134	\$153,805	\$249,654	\$253,219

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