



Retail Development Opportunity

Robert W. Selton, III

Executive Vice President
+1 904 861 1111
robert.selton@colliers.com

Matt Entriken

Vice President
+1 904 861 1148
matt.entriken@colliers.com

Colliers Jacksonville
76 South Laura Street, suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

16801 Yellow Bluff Rd Jacksonville, FL 32226

7.04± Upland Acres site in north Jacksonville

10.09± AC total located at the northeast corner of Main St. (Hwy. 17) and Yellow Bluff Rd.

Site is adjacent to the Heron's Walk subdivision (39± units) and just north of Yellow Bluff Landing subdivision (680± units)

Zoned PUD, commercial which supports several retail uses

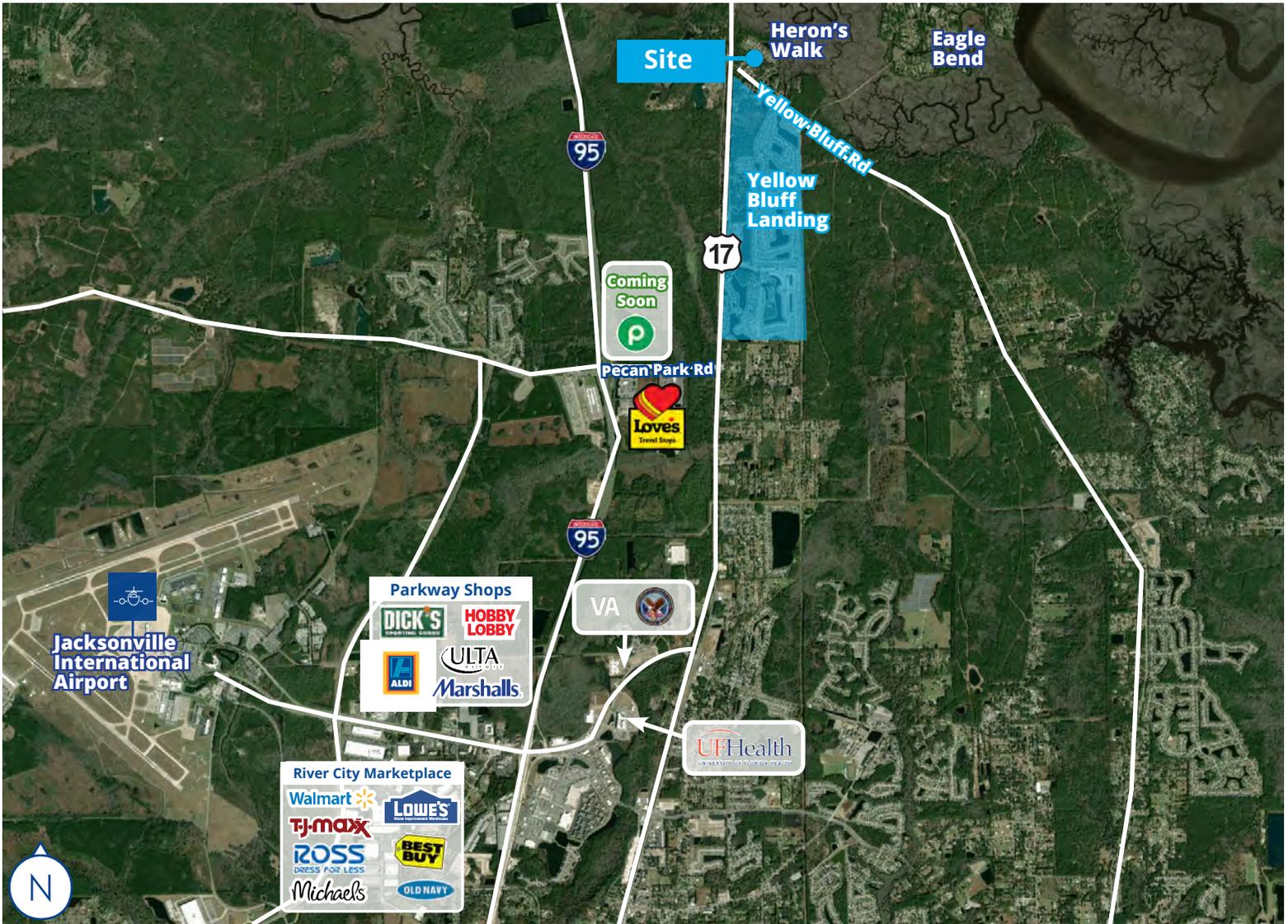
Conceptual site plan shows the potential for 3 separate outparcels fronting Main St. and Yellow Bluff Rd.

Owner is a licensed Florida real estate broker

Asking Price: \$1,936,000 (\$275,000/upland acre)

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Location & Area



5 mi. Area Demographics

Source: ESRI Business Analyst



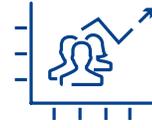
2025 Estimated
Population
36,472



2030 Est. Avg.
Household Income
\$118,758

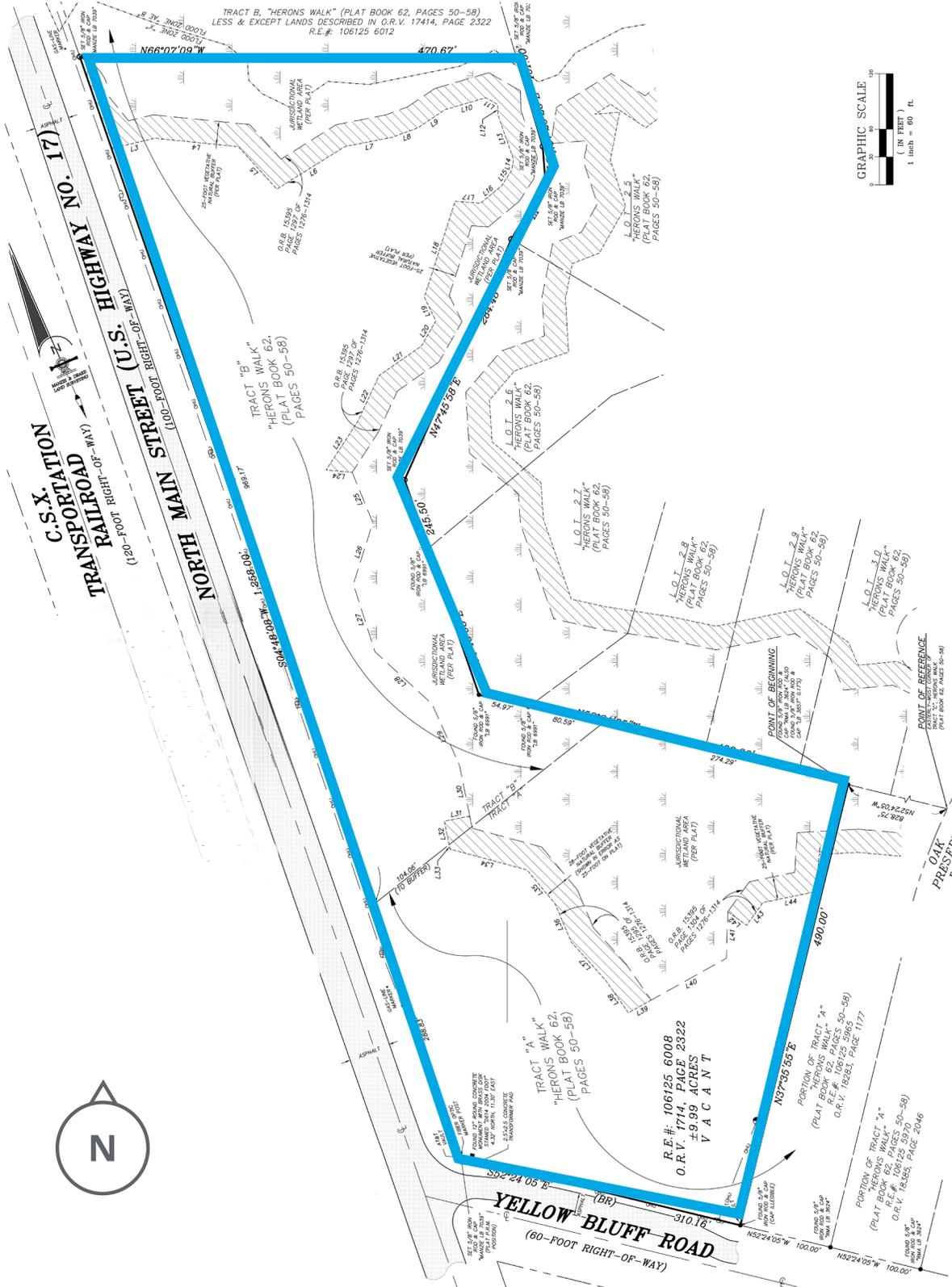


2025 Projected
Population
\$135,106

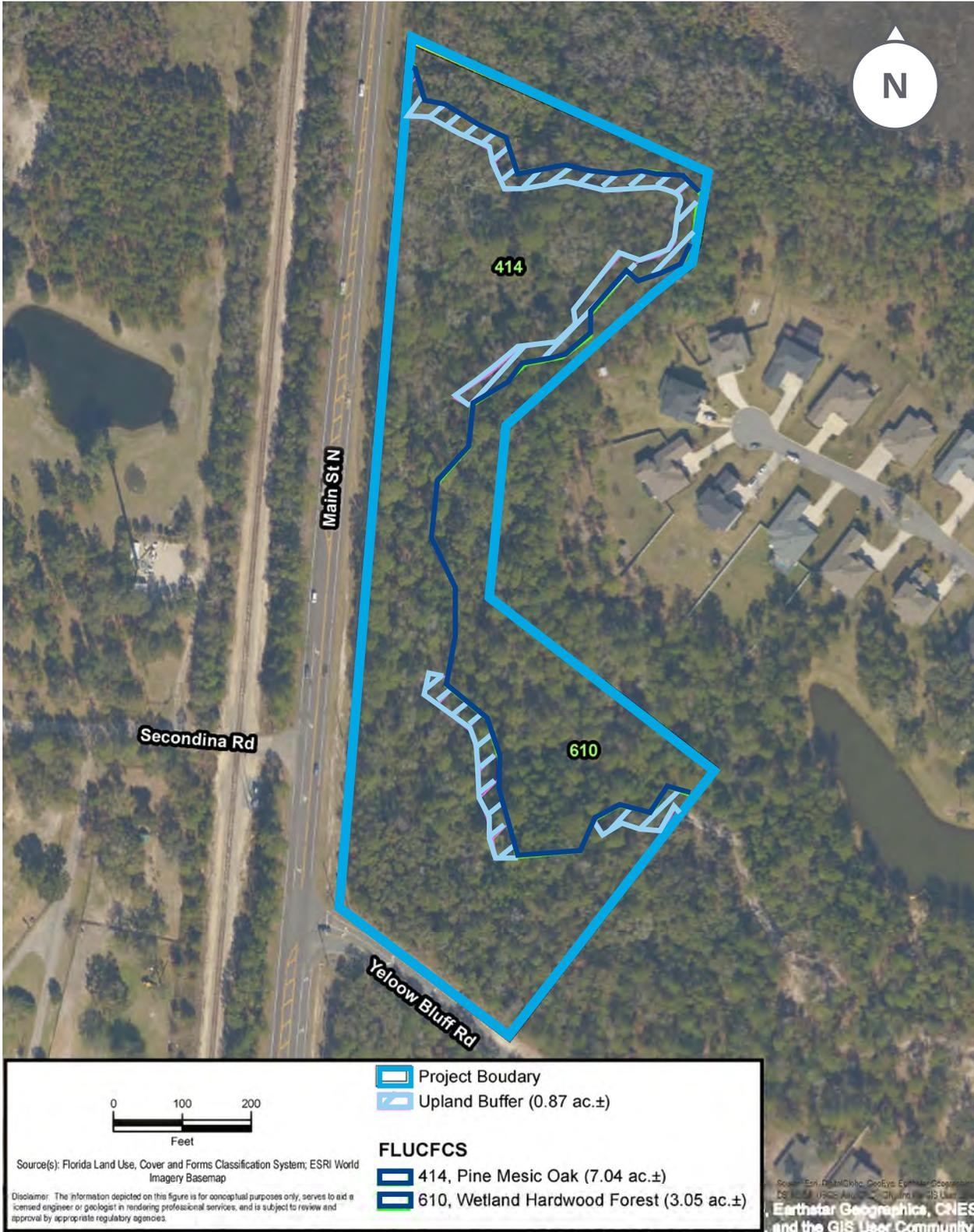


2030 Proj. Avg.
Household Income
43,548

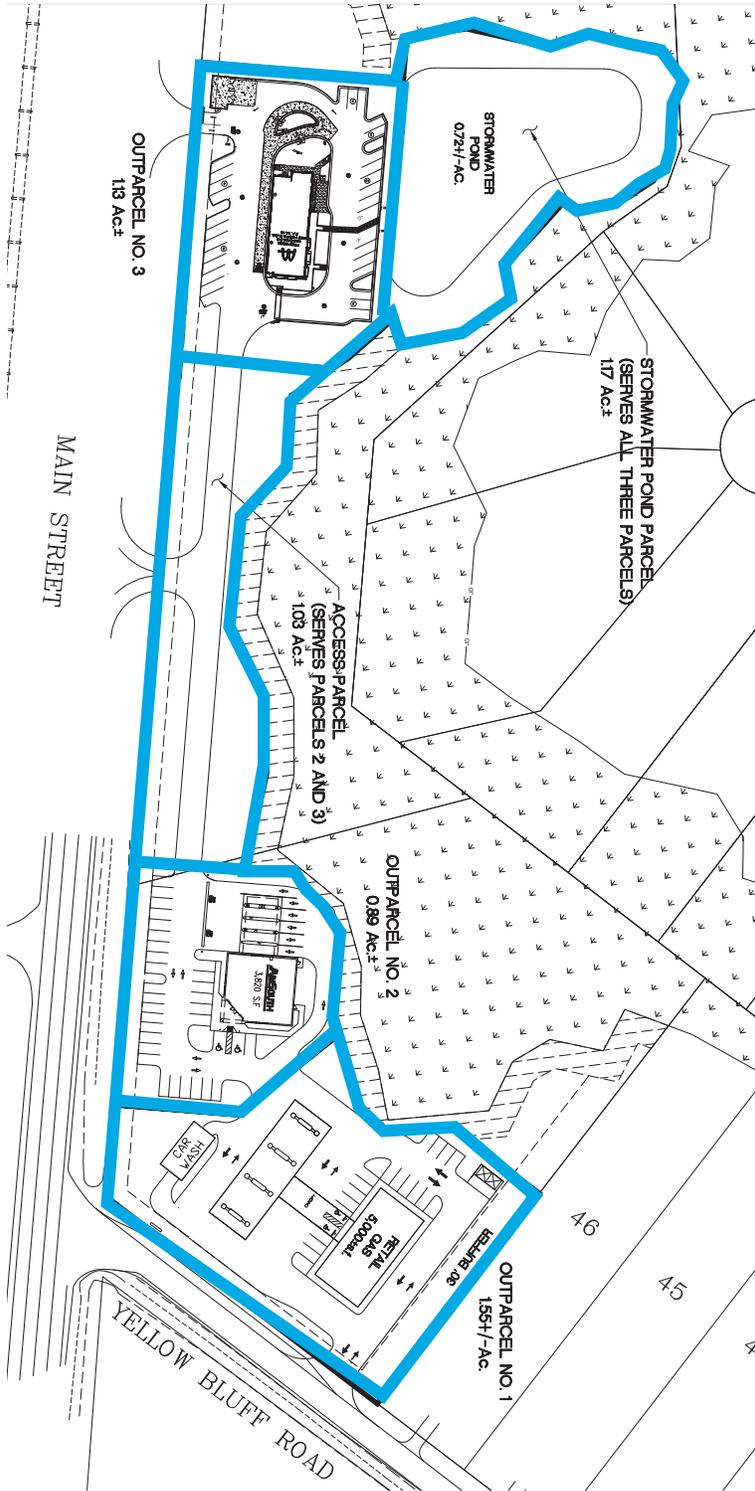
Property survey



Uplands/wetlands map



Conceptual Site Plan



Contact us:

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