

ACRES: 7.7
ZONING: PUD
LAND USE: BP

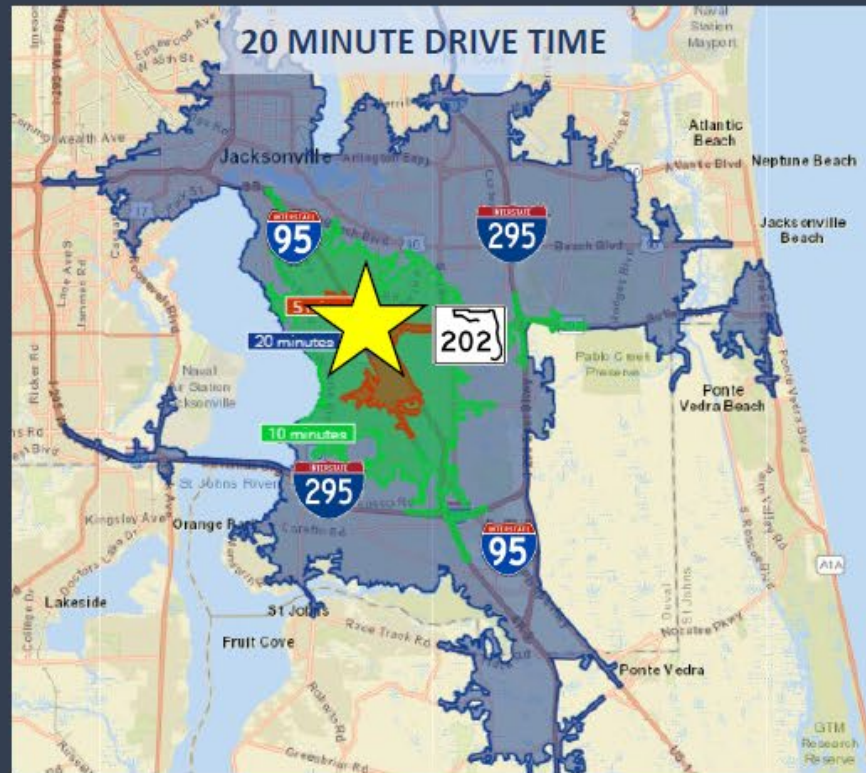
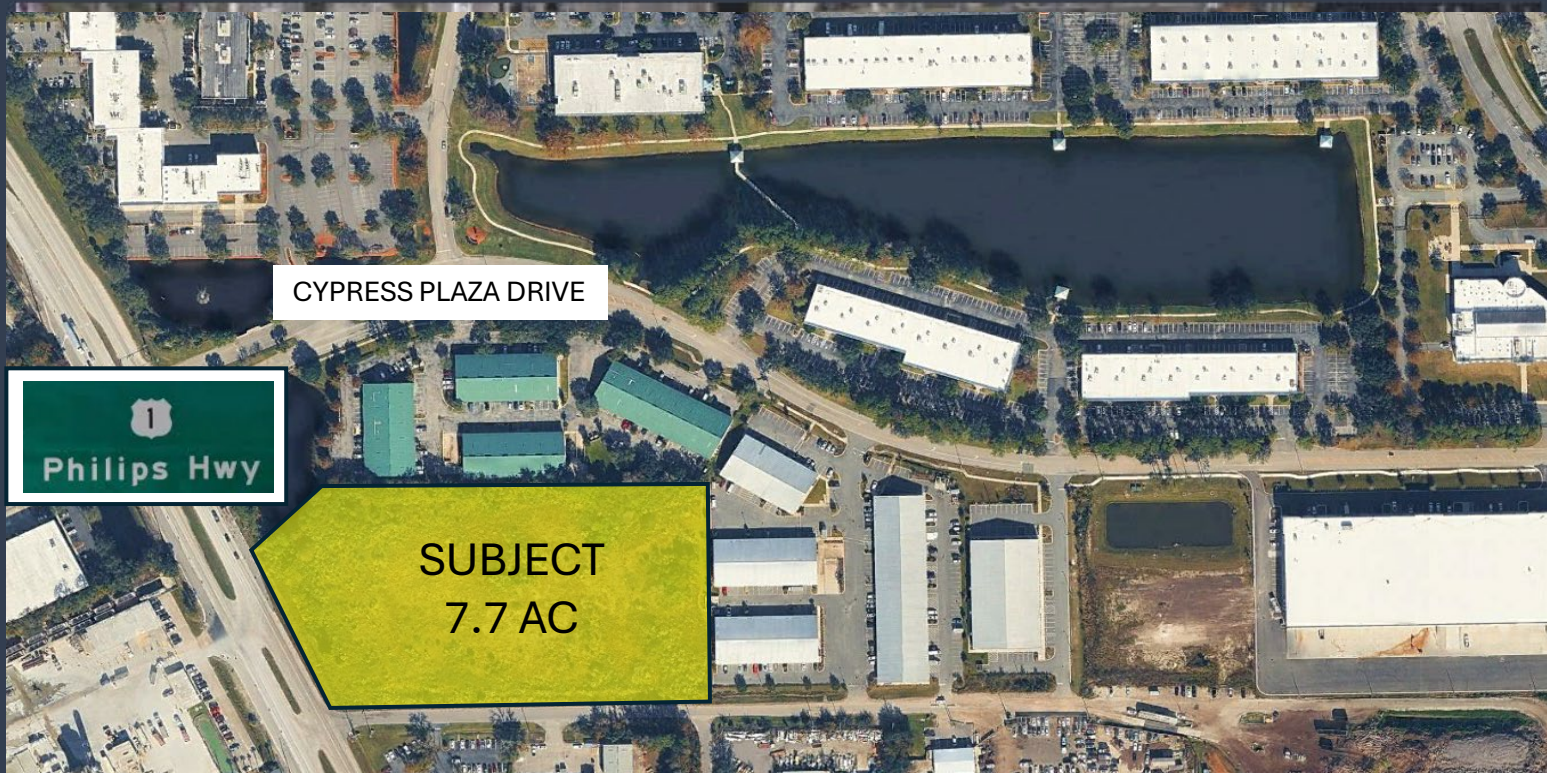
LAND FOR SALE

7.7 AC - \$6.55M

PROPERTY THEATER
8833 PERIMETER PARK BLVD
SUITE 603
JACKSONVILLE, FL 32216



PROPERTY DETAILS



LAND USE/ZONING: BP/PUD – Commercial, Office, Warehouse uses

FRONTAGE: 495FT Fronting Philips Highway

LOCATION: Centrally located, minutes from JTB and I-95. Able to reach downtown, beaches and St Johns County within 20 minutes

DEVELOPMENT: Ability to develop 100k+ SF, retention permitted 2024

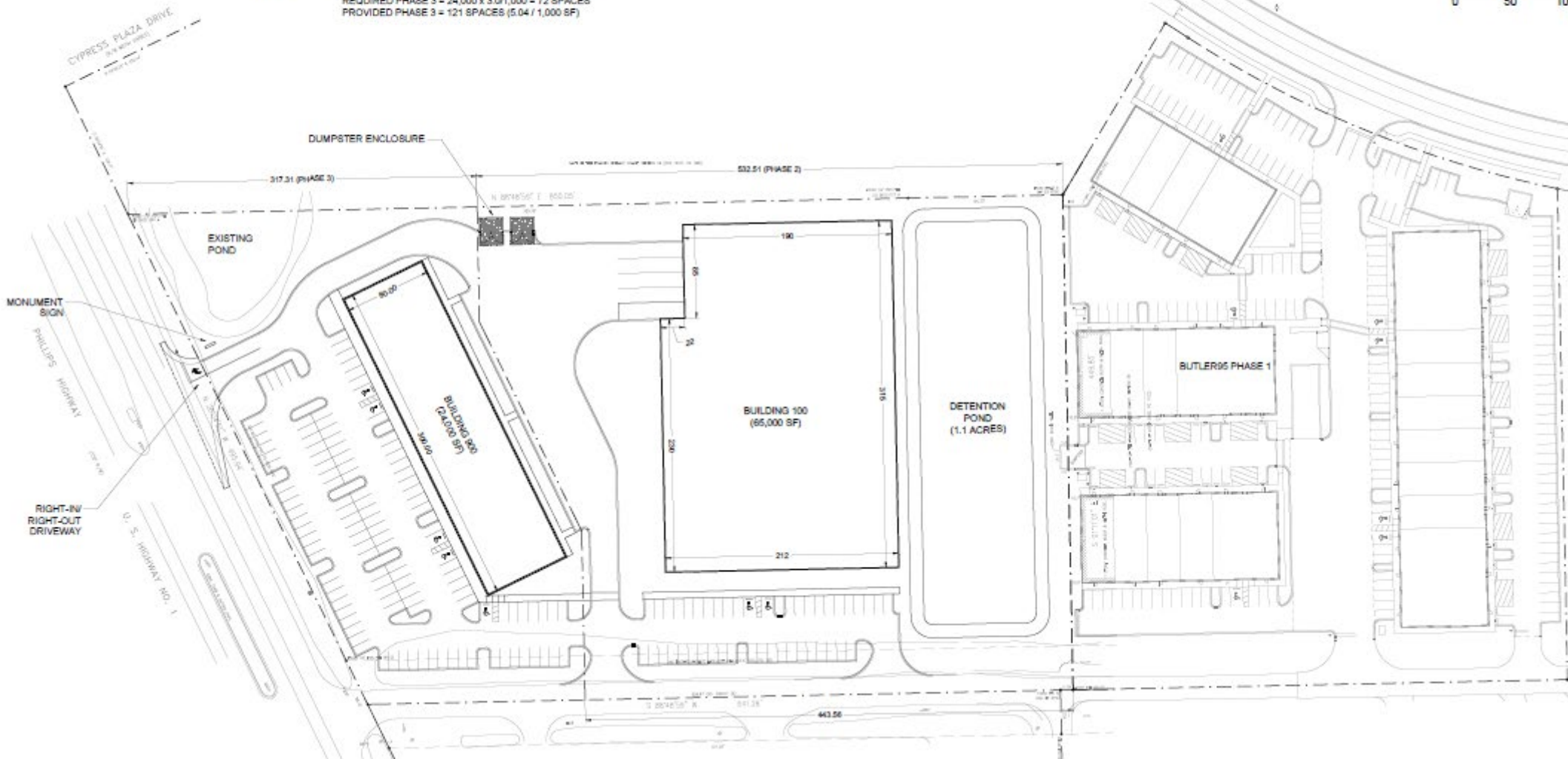
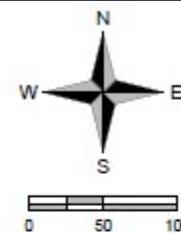
PROPOSED SITE PLAN

ZONING = PUD
LAND USE = BP

SITE AREA: PHASE 2 = 4.99 ACRES
PHASE 3 = 2.71 ACRES
TOTAL = 7.70 ACRES

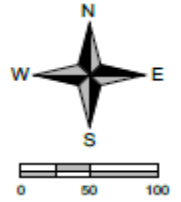
BUILDING AREA PHASE 2 = 72,000 SF
PHASE 3 = 24,000 SF
TOTAL = 96,000 SF

PARKING: REQUIRED PHASE 2 = 65,000 / 2,000 = 33 SPACES
PROVIDED PHASE 2 = 44 SPACES (0.68 / 1,000 SF)
REQUIRED PHASE 3 = 24,000 / 3,000 = 8 SPACES
PROVIDED PHASE 3 = 121 SPACES (5.04 / 1,000 SF)

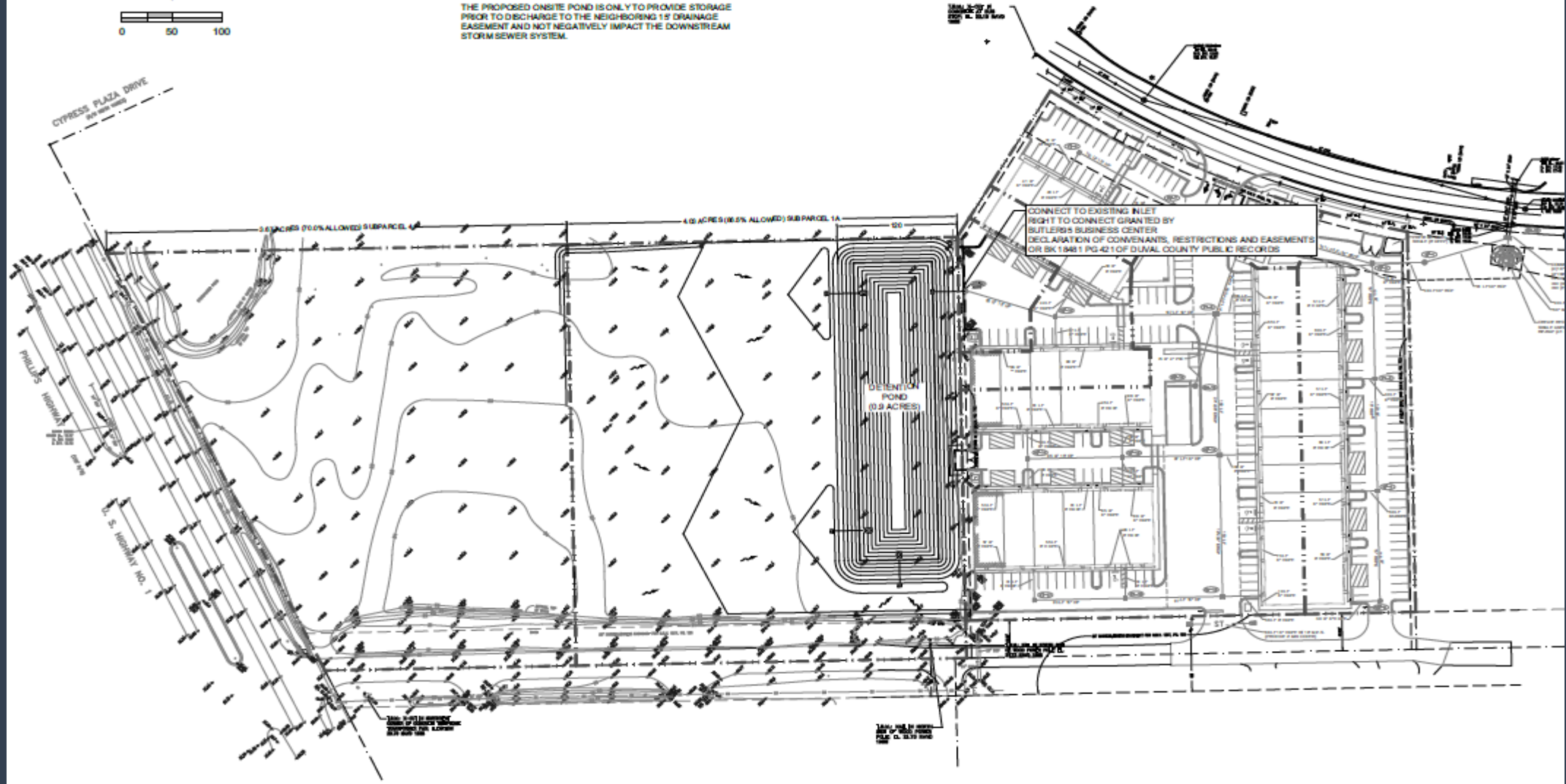


PERMITTED RETENTION

RCV: 9/30/202



PROPERTY IS LOCATED WITHIN THE BOUNDARY OF SJRWMD PERMIT 42-489-11. WATER QUALITY AND ATTENUATION IS PROVIDED BY THE EXISTING MASTER STORMWATER SYSTEM. THE PROPOSED ONSITE POND IS ONLY TO PROVIDE STORAGE PRIOR TO DISCHARGE TO THE NEIGHBORING 15' DRAINAGE EASEMENT AND NOT NEGATIVELY IMPACT THE DOWNSTREAM STORM SEWER SYSTEM.



CONTACT INFO



SINA VENUS

T: 904.704. 0296

E: SINA@PROPERTYTHEATER.COM