

Site

5± AC

Pritchard Rd

Jones Rd

N

Land for Sale

Asking Price:

\$2,000,000

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9064 Pritchard Road Jacksonville, FL 32219

Property Description

The Bumgarner team is excited to showcase a premier commercial opportunity with this 5-acre property, strategically situated at the fully signalized intersection of Pritchard Road and Jones Road in Jacksonville, Florida. Nestled within the rapidly expanding northwest quadrant, this property boasts an impressive 980 feet of frontage on Pritchard Road, providing excellent visibility and access from both intersecting roads. The site is zoned for a wide range of uses including medical and dental offices, quick service restaurants with drive-thru options, service stations, convenience stores, retail sales and services, professional and business offices, churches, among others. Its proximity, just 2.5 miles west of the I-295 loop, ensures easy connectivity to Interstate 95 and I-10, enhancing accessibility and appeal for both northbound and southbound traffic, positioning it as a highly attractive investment or development opportunity.

Highlights:

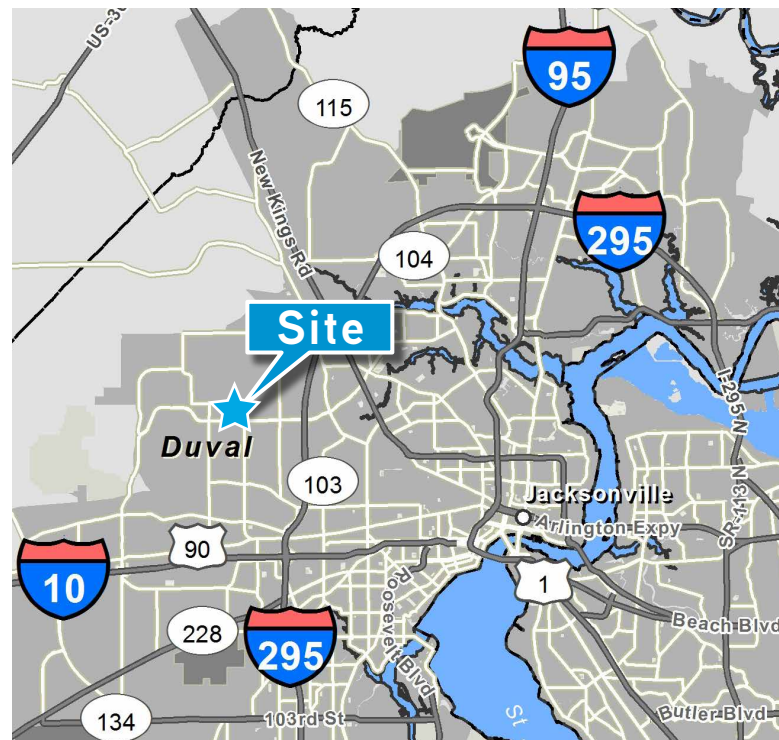
- 5 acres zoned Commercial PUD
- 980' of frontage along Pritchard Rd.
- Access from both Jones Rd. and Pritchard Rd.
- 2.5 miles from I-295
- Hard signalized corner
- Fast growing residential area within 2 mile with increasing traffic count

Property Highlights



Drive times:

I-295	3.0 Miles (6 minutes)
I-10	5.1 Miles (9 minutes)
I-95	11.6 Miles (15 minutes)
JAX International Airport	15.1 Miles (21 minutes)



Permitted Uses

1. Medical and dental or chiropractor offices and clinics (but not hospitals}.
- 2 Professional and business offices.
3. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.
4. Retail outlets for the sale of food and drugs (including drive-thru), wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, pet shops, musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bakeshops, drugs, office equipment or furniture, hardware and similar products.
5. Service establishments such as barber or beauty shops, shoe repair shops, restaurants including drive in or drive-thru facilities and outside sale and service of food, interior decorators, self-service laundries.
6. Banks (including drive-thru facilities) and similar financial institutions, travel agencies and similar uses.
7. Libraries, museums, and community centers.
8. An establishment or facility that includes the retail sale of beer and wine in sealed containers for off premises consumption.
9. Veterinarians
10. Essential services, including water, sewer, gas, telephone, radio, television and electric.
11. Employment offices (but not day labor pools).
12. Houses of worship, including a rectory or similar use, meeting the performance standards and development criteria for the CN zoning district as set forth in Part 4. The distance limitations of Section 656.805 of the Zoning Code shall not apply to houses of worship located within this PUD.
13. Art galleries, dance, art or music studios, gymnastics, fitness centers, karate and martial arts, theaters for stage performances and similar uses.
14. Vocational, trade, or business schools or similar uses.
15. Employment offices (but not day labor pools).
16. Service stations and/or convenience stores with sales of petroleum products.
17. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
18. Ground level, off-street parking of personal vehicles and boat trailers (but not boats or semi-trucks or other commercial vehicles).



Colliers



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