

FOR SALE

CBRE

0 BROWARD ROAD · JACKSONVILLE, FLORIDA 32218

BROWARD ROAD

±7.53-Acre PUD-Entitled Infill Site · Direct I-95 Frontage

JACKSONVILLE NORTHSIDE — SE CORNER BROWARD RD & ZOO PKWY

Recently rezoned **PUD** (Ord. 2025-247-E) · Outdoor storage, **no slip cap**

60,000 SF flex · Three buildable programs under one entitlement

0 BROWARD ROAD · JACKSONVILLE, FL

OFFERED FOR SALE

\$1,232,000

INDUSTRIAL & LAND SERVICES

±7.53 ACRES · PUD ENTITLED · I-95 FRONTAGE

THE OPPORTUNITY

0 Broward Road is a ±7.53-acre infill site at the southeast corner of Broward Road and Zoo Parkway, with direct frontage on I-95 on Jacksonville's Northside. The August 2025 PUD rezoning (Ordinance 2025-247-E) carries one of the broadest commercial use sets in the submarket — outdoor storage with no slip cap, flex 60,000 SF, and a broad, CCG-2-based commercial use set.

The site is zoned PUD (Ord. 2025-247-E, Aug 2025) and studied, ready to move into site design and permitting. Three conceptual plans — RV/boat storage, multi-tenant flex, and single-tenant flex — show physical feasibility across product types, opening the parcel to a wide buyer pool.

OFFERED FOR SALE

\$1,232,000

±7.53 gross acres across three parcels
±3.52-ac flex parcel fronting I-95

7.53

GROSS ACRES / PUD

I-95

DIRECT FRONTAGE

Aug '25

PUD ENTITLED

60K_{SF}

FLEX WAREHOUSING

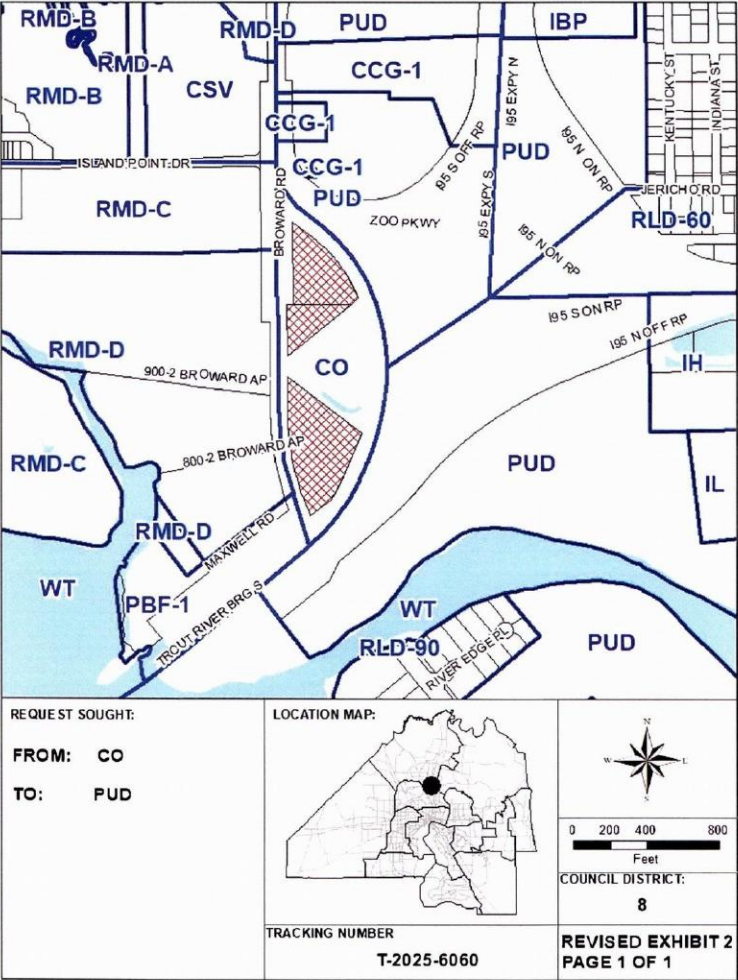
146

RV / BOAT SLIPS

ONE PUD · THREE BUILDABLE PROGRAMS

146 RV / boat slips · 39,100 SF multi-tenant flex · **24,200 SF** single-tenant flex — each feasible under a single entitlement. The buyer picks the play; the breadth protects the basis.

THE LOCATION



Site location per Ord. 2025-247-E (Rezoning Exhibit, Tracking No. T-2025-6060). Subject parcels hatched red at the I-95 / Zoo Parkway interchange.

ADJACENCIES

NORTH

Zoo Parkway · CGC / PUD (2022-149)

EAST

Interstate 95 · CGC / PUD (2022-149)

SOUTH

Undeveloped / Pond · CGC / CO

WEST

Multi-Family · RMD-D / AGR

BERT MAXWELL BOAT RAMP

City boat ramp directly across Broward Road — a defining amenity for boat-storage demand, with direct water access to the Trout River and the St. Johns River system.

PROPERTY FUNDAMENTALS

ADDRESS

0 Broward Road, Jacksonville, FL 32218

RE NUMBERS

022106-0300 / 022125-0020 / 022125-0030

GROSS ACREAGE

±7.53 acres

ZONING

PUD (Ord. 2025-247-E)

OWNER

Broward Rd Flex LLC & Broward Rd Storage LLC

UTILITIES & DILIGENCE

JEA water & sewer at Broward Rd frontage · wetlands delineated (Carter, 2024-25) · PUD, environmental & JEA records available for buyer review.



Subject Site

Broward Rd

95

N



Subject Site



- Access to I-95 North
- Access to I-95 South

Zoo Pkwy

Broward Rd



NORTHSIDE INDUSTRIAL CORE · I-95 / ZOO PARKWAY

THE AREA

Subject Site

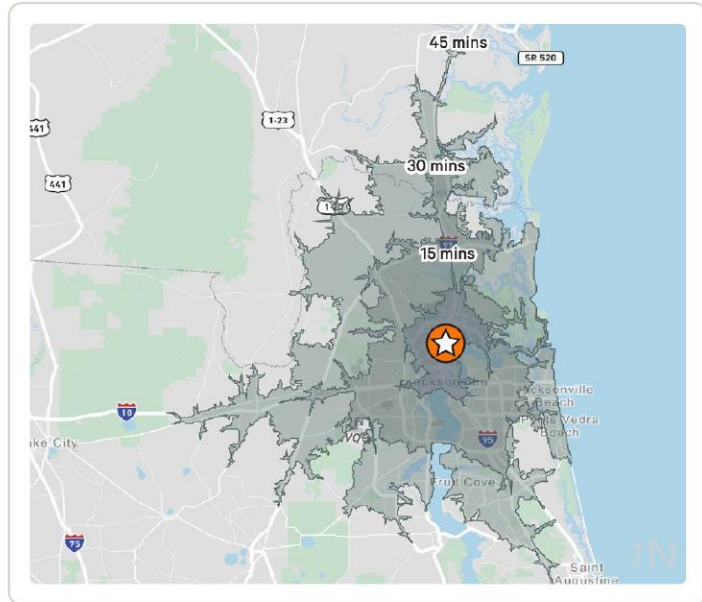
Bert Maxwell
Public Boat Ramp

Subject site at the I-95 / Zoo Parkway interchange, minutes from the Northside's institutional base — Amazon, Samsonite, Saddle Creek, Geodis, Kaman, Primark, Sub-Zero, Sam's Club & Publix. Bert Maxwell public boat ramp directly across Broward Road. Direct I-95 north & south access via the Zoo Parkway interchange.

04

ACCESS & DRIVE TIME

KEY METRICS — DRIVE TIME	DRIVE TIME 15 Minutes	DRIVE TIME 30 Minutes	DRIVE TIME 45 Minutes
Population	265,640	1,111,327	1,666,457
Daytime Population	359,137	1,184,970	1,671,974
Labor Force Transportation, Production & Material Moving	16,391	73,712	107,849
Bachelor's Degree or Higher	32,836	183,969	297,670
Businesses	14,096	44,121	60,068
Avg Household Income	\$83,785	\$104,208	\$120,567



15 / 30 / 45-minute drive-time radii from the subject site.



Direct interchange access to I-95 North (blue) and I-95 South (red) via Broward Road and Zoo Parkway.

THE ENTITLEMENT

Ordinance 2025-247-E generally adopts CCG-2 standards while explicitly allowing outdoor storage and flex warehousing — one of the broadest commercial use sets achievable in this submarket.

01

Outdoor Storage

RVs, boats, trucks, and trailers — no maximum slip count.

02

Flex Warehousing

SF of flex / industrial space.

03

Broad CCG-2 Uses

Retail, office, hotel, restaurant, auto sales / service, and distribution.

04

Zero Rear Setback

Site abuts the I-95 / Zoo Pkwy interchange and FDOT retention pond.

05

Reduced Landscaping

Frontage only; no internal buffering required between uses.

06

60-Foot Max Height

Significant vertical capacity for stacked or covered programs.

USES ALLOWED UNDER THE PUD

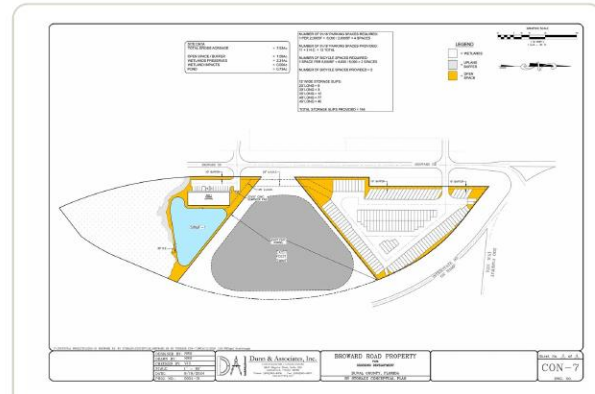
Warehousing, distribution & general storage · assembly, light manufacturing & fabrication · building-trades contractors · R&D and testing laboratories · truck, trailer & bus parking and repair · outdoor RV / boat / trailer storage · auto, RV & boat sales and service · self-storage · offices · hotels & motels · restaurants & retail · banks.

Select uses are permissible by exception; certain uses (adult entertainment, pawn shops, racetracks, tire sales) are prohibited. Outdoor storage must be screened from Broward Road by a minimum 6-ft, 95%-opaque barrier.

Downside protection. Outdoor-storage PUDs are increasingly difficult to entitle in this submarket. The breadth of uses the PUD allows provides material flexibility and protects a buyer's basis across multiple development paths.

DEVELOPMENT PROGRAMS

Three conceptual site plans show physical feasibility across product types under one PUD — a buyer builds one, or runs both. That optionality widens the buyer pool today and protects the basis at exit.



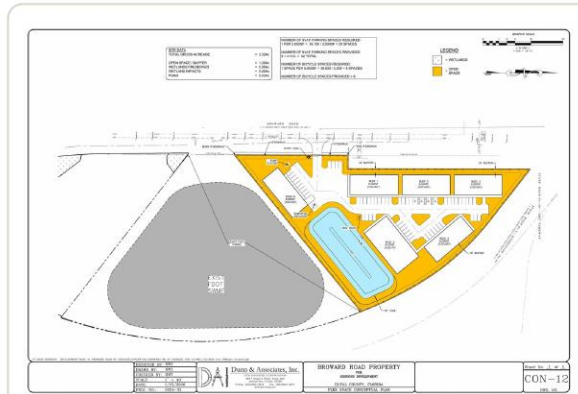
PROGRAM A · CON-7

RV / Boat Storage

146 slips

+ 8,000 SF support building.

Target: storage operators.



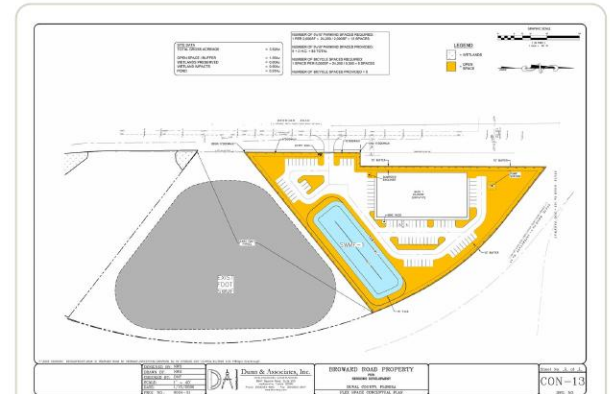
PROGRAM B-1 · CON-12

Multi-Tenant Flex

39.1K SF

Six small-bay buildings · 62 shared spaces.

Target: flex developers.



PROGRAM B-2 · CON-13

Single-Tenant Flex

24.2K SF

220'x110' · 85 spaces (3.5 / 1,000).

Target: build-to-suit users.

Or run both. The written description places storage north of the FDOT pond and flex to the south, and allows either use anywhere on the site — a stacked program pairs stabilized storage income with frontage flex value under one PUD. Concept plans illustrative; full plans and program detail available in the offering package.

WHY THIS SITE

Scarce by location & entitlement

Interstate-adjacent infill

Immediate I-95 access is materially scarce for outdoor-storage parcels — a defining, hard-to-replicate advantage.

Recently rezoned PUD

The August 2025 PUD carries one of the broadest use sets in the submarket.

Multi-program feasibility

Three conceptual plans expand the buyer pool to storage, flex, and corporate specialists — not a single-use bet.

Constrained PUD supply

Outdoor-storage PUDs are increasingly hard to entitle, providing real downside protection to a buyer's basis.

Demand drivers

BOAT & RV STORAGE

The Bert Maxwell Boat Ramp sits directly across Broward Road. Florida leads the nation in registered recreational vessels, with Duval County and the First Coast among the highest in-state. HOA prohibitions and shrinking residential lot sizes continue to displace storage demand off-site.

NORTHSIDE FLEX / INDUSTRIAL

Sustained small-bay demand from contractors, distributors, and service businesses in the 5,000–10,000 SF range, against limited new supply targeting that size. Sticky, recurring tenancy that underwrites a multi-tenant flex program.

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