

# New Berlin Rd Near Yellow Bluff Land



Presented By:  
Coldwell Banker Vanguard Realty

2935 New Berlin Rd, Jacksonville, FL 32226



# New Berlin Rd Near Yellow Bluff Land

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## Property Details

7.77 contiguous acres in 4 tracts with several hundred feet of frontage on New Berlin Rd less than 1/3 mile from intersection with Yellow Bluff Rd. Walking distance to Publix Shopping Center, Walgreens, Restaurants, Medical & Dental Facilities, McDonalds, Zaxby's, & many other retail businesses. Perfect for medical facilities, professional offices, self storage, flex warehouses, restaurants, fast food, service businesses, etc. if buyer obtains rezoning, utility availability & entitlements. Fast growing Northeast Jacksonville where several new home subdivisions have been developed or are under construction within a 2 to 5 mile radius. Nearby parcels were all zoned originally the same as these (RR-ACRE) & were rezoned to CG-2 or PUD. It is expected that will be necessary here & buyer's need to verify. There are an estimated 6.13 to 6.47 of high/dry upland acres. Buyer should verify wetlands as sellers have no studies, surveys, or topos.

Houses on property are old homesteads but are given no value and will not be subject to showings. Houses are occupied so DO NOT go on property without an approved scheduled appointment. If customer contacts listing agent directly, no Buyers Agent/Broker will be recognized that is not initially identified/registered. Easy drive by. See offering instructions in documents.

**Price: \$4,663,900**

- High volume traffic
- One of the Hottest development areas in Jacksonvill
- Good usable uplands

View the full listing here: <https://www.loopnet.com/Listing/2935-New-Berlin-Rd-Jacksonville-FL/38068080/>

Price:	\$4,663,900
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	7.70 AC
No. Lots:	1
Zoning Description:	RR-ACRE
APN / Parcel ID:	106919-0020

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## Location



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## Property Photos



0 New Berlin (15) Frontage to East



0 New Berlin (12) Frontage to East

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## Property Photos



0 New Berlin (2)



2935 New Berlin (1)

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## Property Photos



0 New Berlin (1)



0 New Berlin (3)

# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



0 New Berlin (4)



0 New Berlin (5)

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0 New Berlin (6)



0 New Berlin (7)

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## Property Photos



0 New Berlin (8)



0 New Berlin (9)

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0 New Berlin (10)



0 New Berlin (13) Frontage to West

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# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



0 New Berlin (14) Frontage to West 2



2935 New Berlin (2) Main Entry1

# New Berlin Rd Near Yellow Bluff Land

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2935 New Berlin (3) Main Entry 2



2935 New Berlin (5) Frontage to East

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2935 New Berlin (6) Frontage to East 2



2935 New Berlin (7) Frontage to West

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2935 New Berlin (8)



2935 New Berlin (9)

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# New Berlin Rd Near Yellow Bluff Land

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2935 New Berlin (10) Homestead



2935 New Berlin (11) Homestead 2

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2935 New Berlin (12)



2935 New Berlin (13)

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2935 New Berlin (14)



2935 New Berlin (15)

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2935 New Berlin (16)



2935 New Berlin (17)

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2935 New Berlin (18)



2935 New Berlin (19)

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2935 New Berlin (20)



2935 New Berlin (21)

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2935 New Berlin (22)



2955 New Berlin (1)

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# New Berlin Rd Near Yellow Bluff Land

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2955 New Berlin (2)



2955 New Berlin (3)

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# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



2955 New Berlin (4)



2955 New Berlin (5) Old Homeplace

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## Property Photos



2955 New Berlin (6)



2955 New Berlin (7)

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2955 New Berlin (8)



2955 New Berlin (9)

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# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



2955 New Berlin (10) 2nd Entry



2955 New Berlin (11)

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# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



2955 New Berlin (12) Road Frontage to East



2955 New Berlin (13) Road Frontage to West

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## Property Photos



2955 New Berlin (14) Main Entry 1



2955 New Berlin (15) Main Entry 2

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2955 New Berlin (16)



2955 New Berlin (17) More Frontage to West

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2955 New Berlin (18) More Frontage to East



Church Across St

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Publix Northpoint Village Walking Distance



Coffee Shop Nearby

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Comm First Credit Union Walking Distance



Dental Care Walking Distance

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New Zaxbys at Publix



McDonalds Walking Distance

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## Property Photos



Fiber Optics (1) at Frontage



Fiber Optics (2)

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## Property Photos



Gate Station Walking Distance



New Berlin to East

# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



New Berlin Water at Site



New Berlin-Tuckwin Intersection (2)

# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



New Berlin-Tuckwin Intersection across St



New Carwash Coming Adjacent

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## Property Photos



Northpoint Village Sign Pylon



Other Shoppes (3) at Northpoint Village

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Other Shoppes at Northpoint Village (1)



Other Shoppes at Northpoint Village (2)

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## Property Photos



Storm Sewer at Yellow Bluff



Walgreens Walking Distance

# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



Yellow Bluff Looking North (Nearby)



Yellow Bluff looking South (Nearby)

# New Berlin Rd Near Yellow Bluff Land

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## Property Photos



Yellow Bluff-New Berlin Intersection

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