

FOR SALE

13275 Ranch Rd, Jacksonville FL 32218



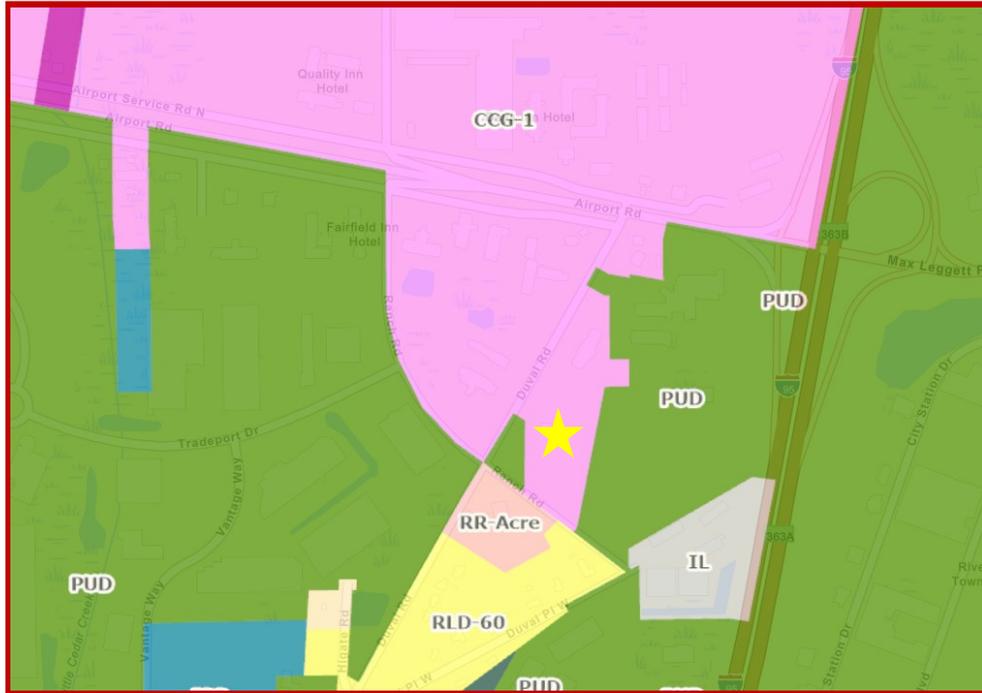
5.65 Usable Acres

Property Overview

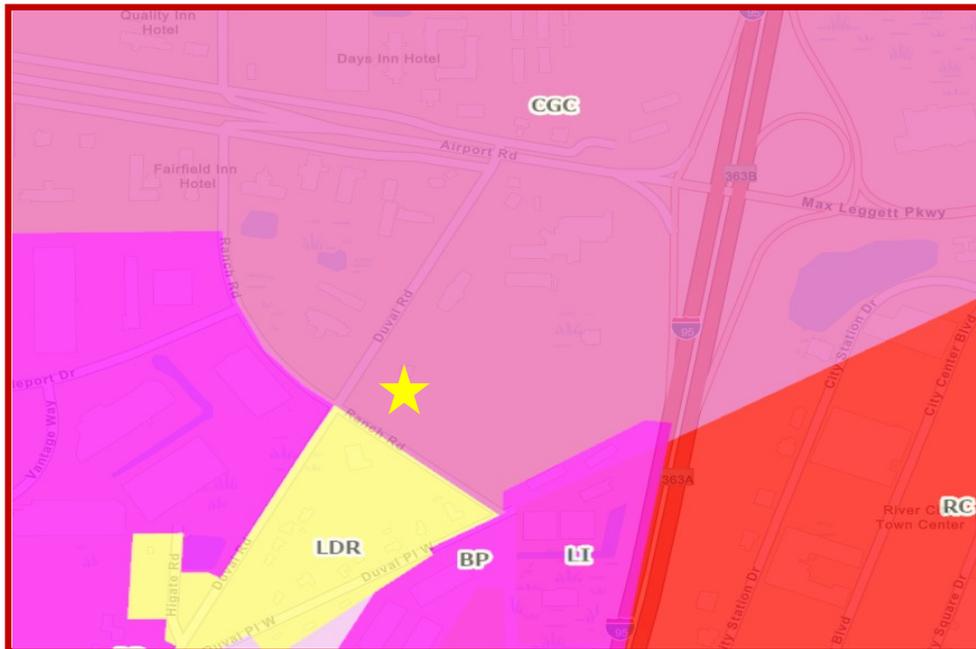
- Currently zoned for CGC-1 with CGC FLUM
- Less than 3 miles from Jacksonville International Airport
- Easy access to I-95 via signalized interchange at Duval Road.
- Fully cleared turnkey commercial site
- Retail, Restaurants, Hotels, Professional and Business Office, Bank and Financial Institution, Commercial Indoor Recreation, Storage, Gas Station, Car Wash

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Zoning



FLUM



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Surrounding Area



Demographics

2024 Estimated

Population



3 Mile: 30,322

5 Mile: 72,095

10 Mile: 258,741

2029 Estimated

Population



3 Mile: 32,177

5 Mile: 77,263

10 Mile: 276,215

2024 Average

Households



3 Mile: 11,863

5 Mile: 27,380

10 Mile: 98,239

Average

Household Income



3 Mile: \$61,249

5 Mile: \$60,803

10 Mile: \$49,575

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