



Colliers

Site

1± - 5± AC

Commercial Development
Site for Sale | 1± - 5± AC

Call for Pricing

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PROPERTY Overview



1± - 5± AC LOT SIZE



PUD ZONING



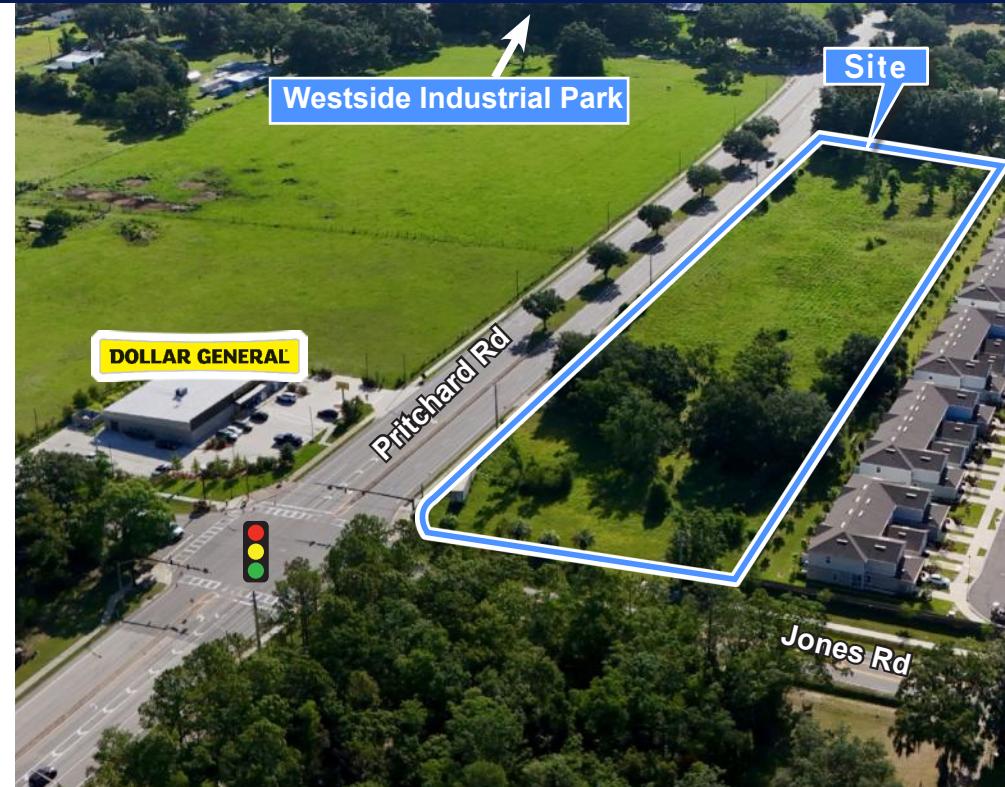
980' FRONTAGE

The Bumgarner Industrial Team is excited to showcase a premier commercial opportunity with this 1± - 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 I-95 and I-10, enhancing accessibility and appeal for both northbound and southbound traffic, positioning it as a highly attractive investment or development opportunity.

Permitted Uses:

 [Click to View
Zoning Ordinance](#)

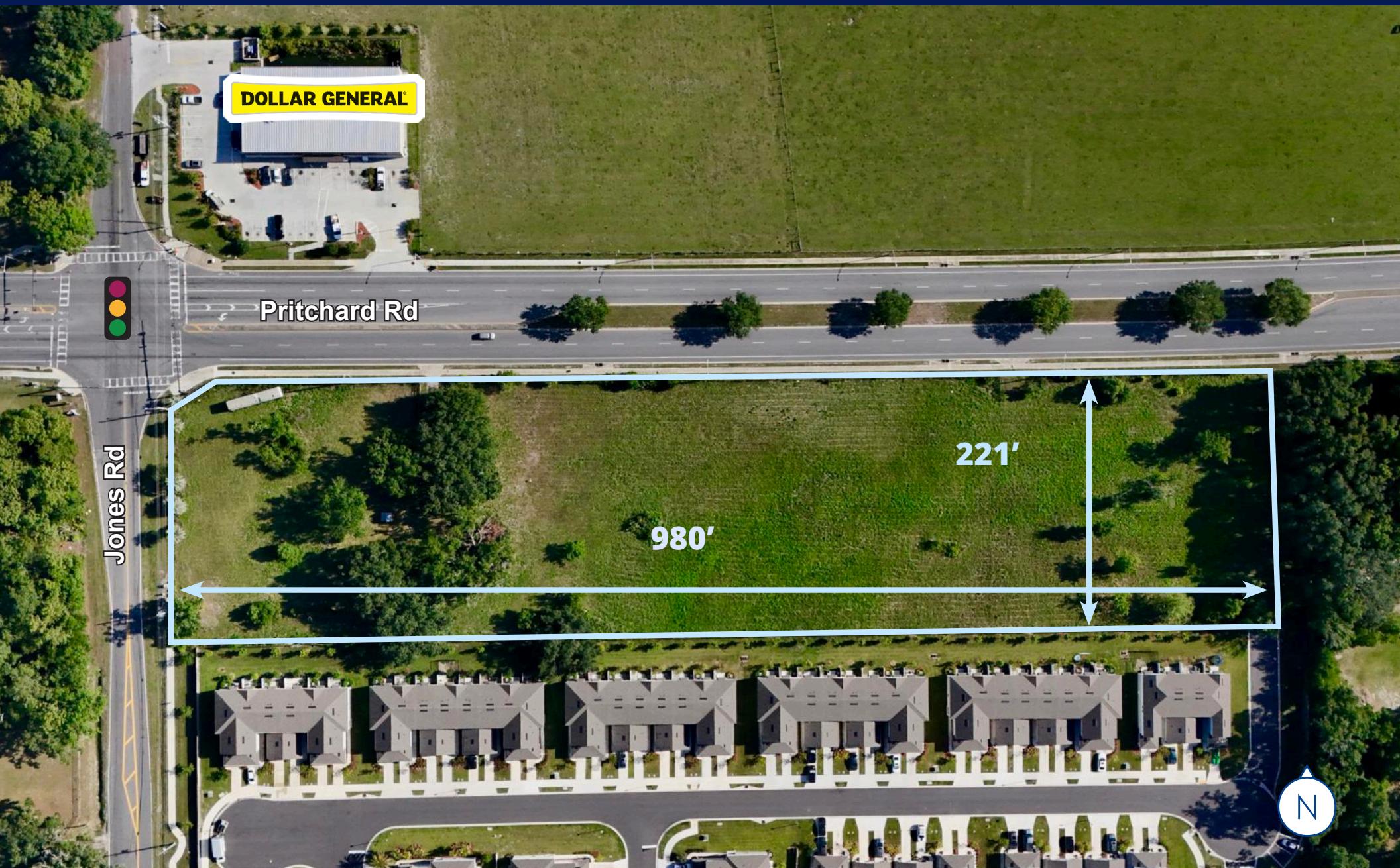
- Retail outlets for the sale of food and drugs (including drive-thru), wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby 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
- 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.
- Service stations and/or convenience stores with sales of petroleum products.
- Banks (including drive-thru facilities) and similar financial institutions, travel agencies and similar uses.
- An establishment or facility that includes the retail sale of beer and wine in sealed containers for off premises consumption.
- Ground level, off-street parking of personal vehicles and boat trailers (but not boats or semi-trucks or other commercial vehicles).
- Medical and dental or chiropractor offices and clinics (but not hospitals).
- Professional and business offices.



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
- Within 2 miles from fast-growing residential area, boosting traffic counts

PROPERTY Survey



PROPERTY DISTANCES

I-295 | 3 miles

I-10 | 4.8 miles

US-23 | 5 miles

CSX | 8.3 miles

I-95 | 11.6 miles

JAXPORT Talleyrand Terminal | 12.7 miles

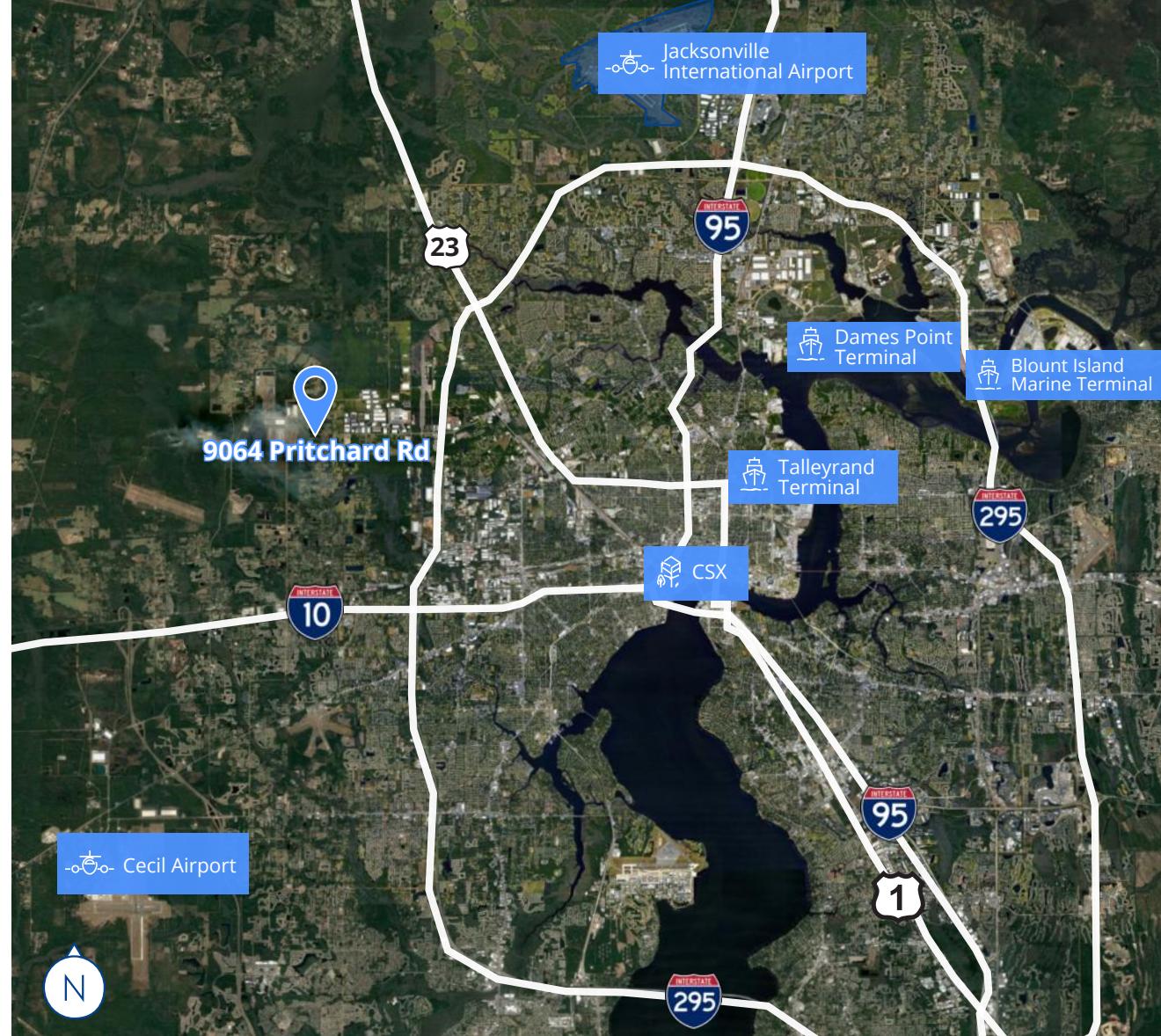
JIA | 14.6 miles

US-1 | 14.7 miles

Cecil Airport | 15.9 miles

JAXPORT Dames Point Terminal | 17.9 miles

JAXPORT Blount Island Terminal | 18.5 miles



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