



SALE

Affordable Commercial
Office Land | $1.09\pm$
Acres | 45,000 AADT |
103rd Street Frontage

0 103RD ST

Jacksonville, FL 32210

PRESENTED BY:

ANTHONY MIGLIORE

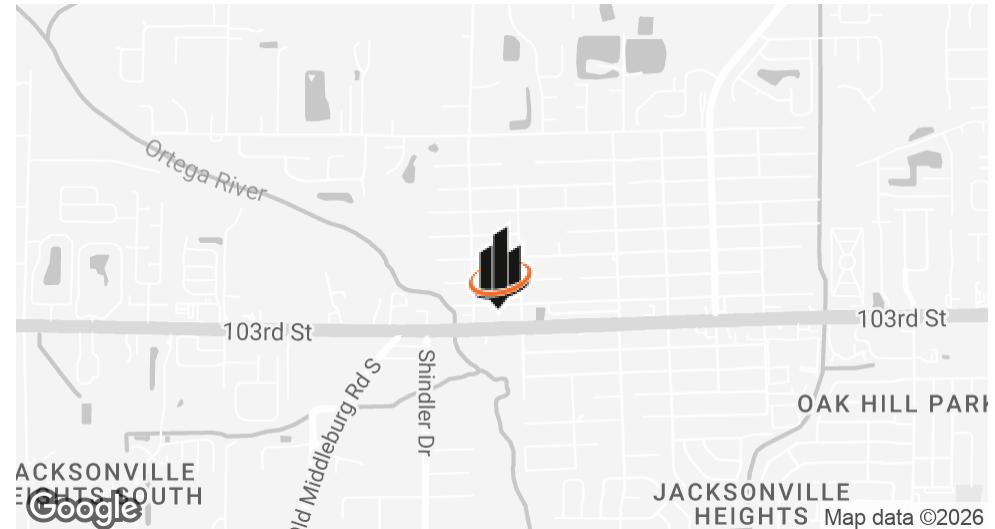
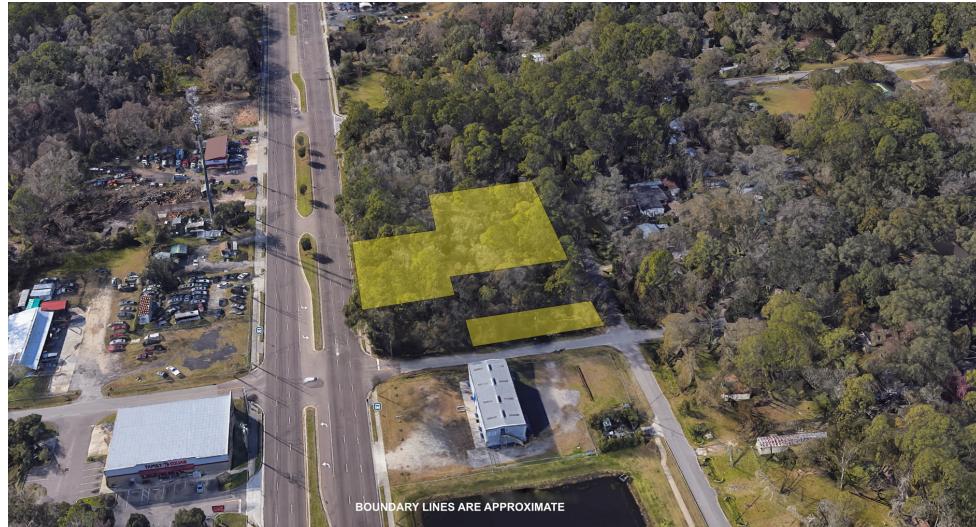
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APPROXIMATE



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$179,000
LOT SIZE:	1.09 Acres

PROPERTY DESCRIPTION

Offered at \$179,000, this $1.09\pm$ acre commercial office land site provides an affordable entry point along 103rd Street in Jacksonville's Westside. The property consists of two parcels totaling $47,513\pm$ SF with $\pm 147.5'$ of frontage on a major arterial carrying ~45,000 AADT, approximately 1.9 miles west of I-295. Zoned CO (Commercial Office), the site is suitable for professional or medical office uses and is raw and uncleared, allowing flexible site planning without the cost of pad-ready land. **** Offered as-is; buyer to verify all development criteria.

PROPERTY HIGHLIGHTS

- Affordable commercial land opportunity offering flexibility for owner-users or small office development
- Strong frontage and visibility along a high-traffic arterial, approximately 45,000 AADT

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ARTIST CONCEPT



Conceptual rendering for illustrative purposes only; not to scale and not an approved site plan. All development subject to zoning, permitting, and buyer due diligence.

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RETAILER MAP



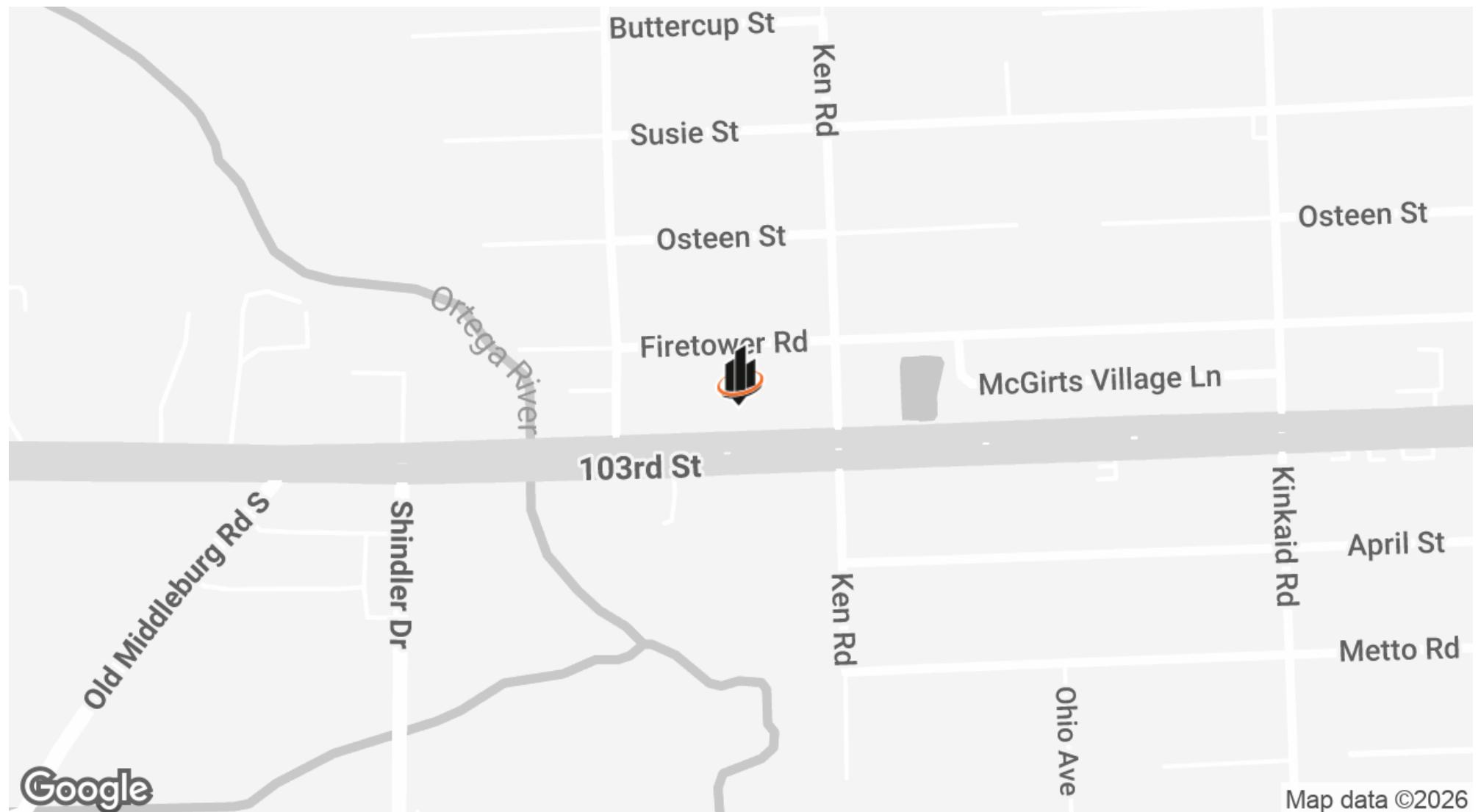
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LOCATION MAP



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