

COMMERCIAL ZONED LAND FOR SALE

NEQ OLD ST AUGUSTINE RD & COLLINS CREEK DR

JACKSONVILLE, FL 32258



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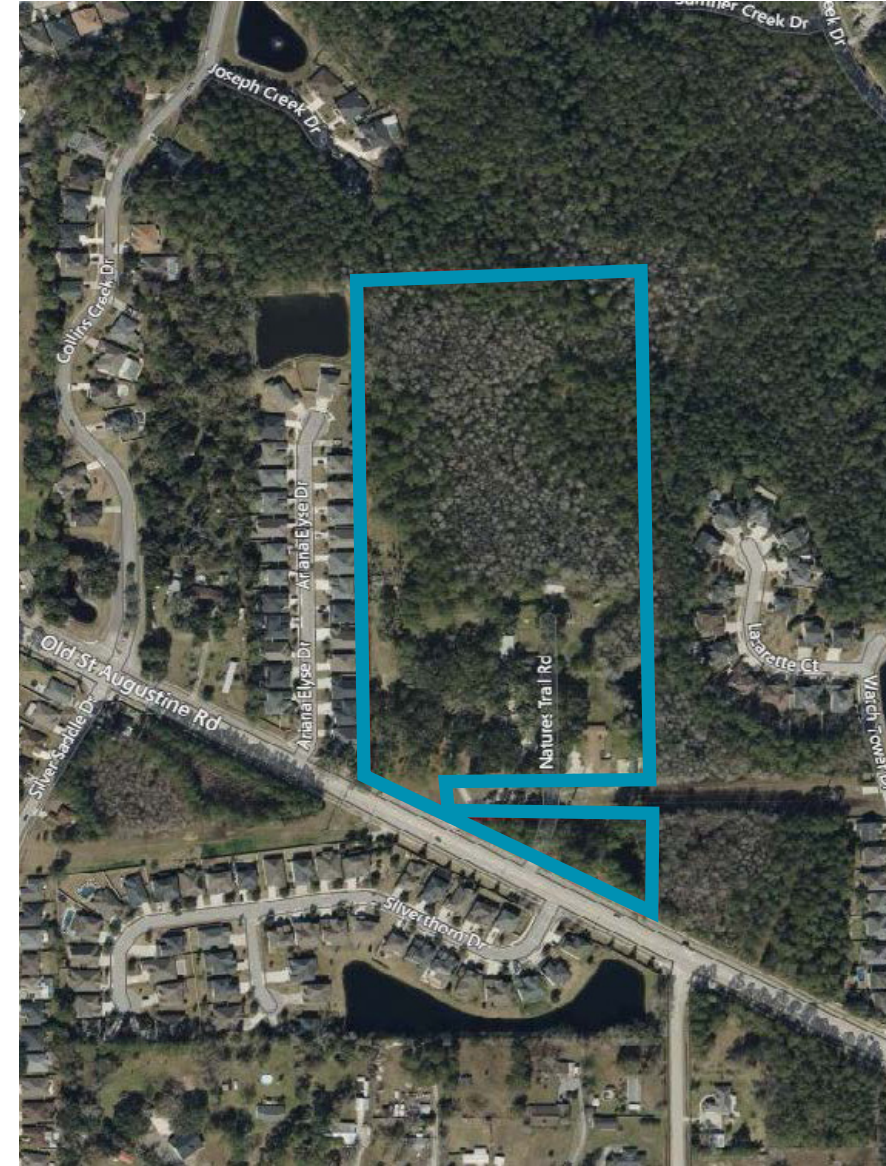
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ASSET OVERVIEW

Location	NEQ Old St Augustine Rd & Collins Creek Dr Jacksonville, FL 32258
Municipality	City of Jacksonville
Size	+/-19.06 acres
Future Land Use	LDR
Zoning	RR-Acre (Residential Rural- Acre) Western parcel (4.91 acres): RLD-70 (Residential Low Density- 70)
Density	RR-Acre: 30% impervious surface ratio; maximum of 25% lot coverage by all buildings and structures RLD-70: 55% impervious surface ratio; maximum of 45% lot coverage by all buildings and structures
Traffic Count	Old St Augustine Rd: 20,100 VPD (FDOT 2022)
Frontage	722.6 feet on Old St Augustine Rd
Access	Right in, right out on Old St Augustine Rd to Natures Trail Rd Right in, right out, & left in on St Augustine Rd (curb cut at mid section) Right in, right out, & left in on St Augustine Rd (curb cut at western corner)
Parcel ID	157212-0000, 157211-0023, 157211-0150, 157211-0060, 157246-0220



DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,707	64,340	155,993
Total Households	2,846	25,069	60,563
Average Household Income	\$116,826	\$107,732	\$118,012
Median Household Income	\$93,414	\$82,275	\$85,869
Per Capita Income	\$42,759	\$42,527	\$47,200
Median Age	40.3	41.2	39.8

BY THE NUMBERS

More than **1,900** businesses operating in the urban core comprising of Fortune 500 companies and professionals

Spanning more than **875 square miles**, Duval County is home to Jacksonville, the largest city by land area which is the most populous in Florida

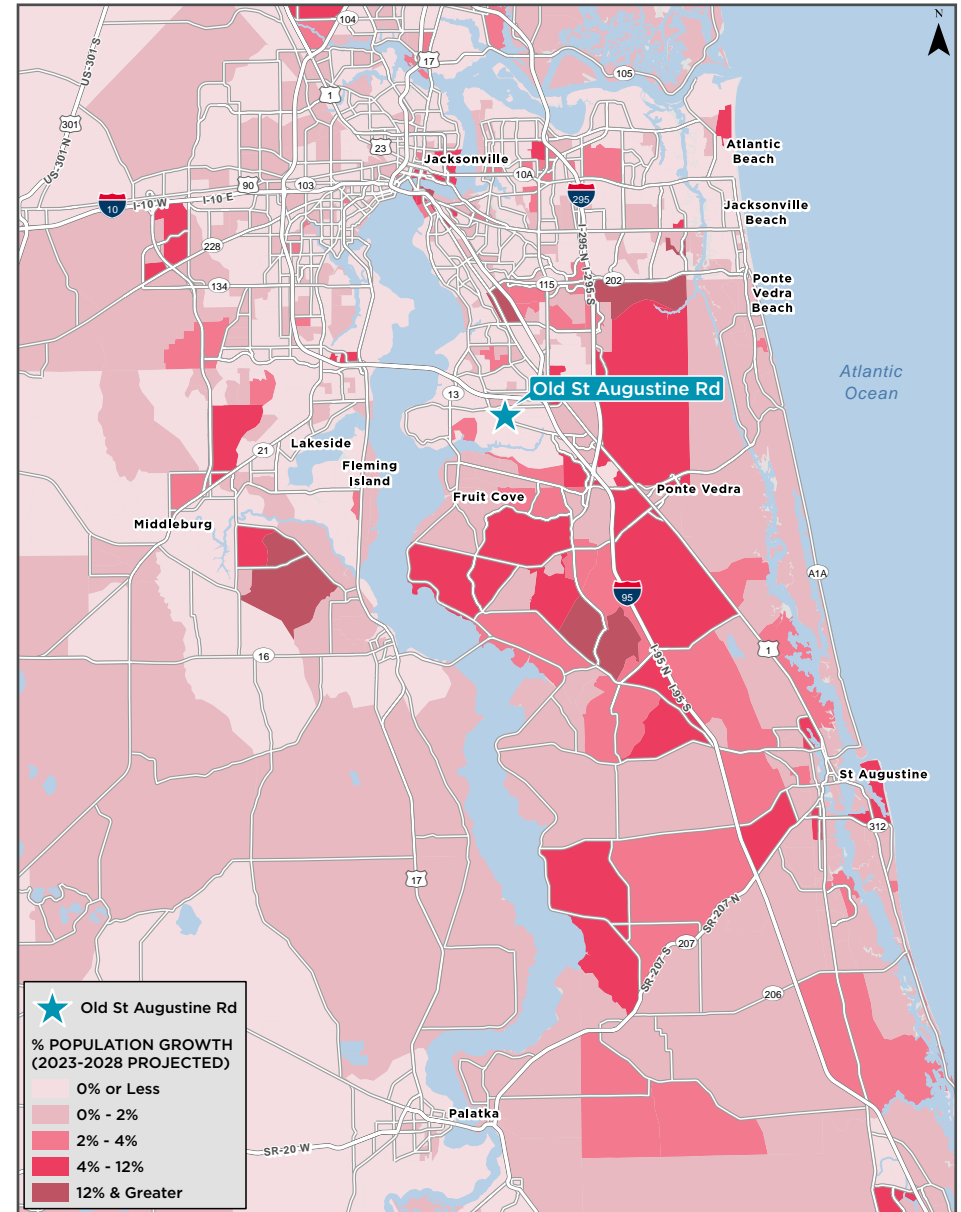
A growing population that is ready to work with **872,000+** working age adults

Average of **220 days** of sunshine is one of the reasons why people relocate to Jacksonville each year

1,031,775
Total Population in 2023

512,416
Labor Force in 2023

38
Median Age in 2023



FLORIDA LAND ADVISORY TEAM



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