



N Main Street

Heron's Walk
Subdivision

Yellow Bluff Road

Yellow Bluff Landing
Subdivision

N

Retail Development Opportunity

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16801 Yellow Bluff Rd Jacksonville, FL 32226

7.04± Upland Acres site in north Jacksonville

10.09± AC total located at the northeast corner of Main St. (Hwy. 17) and Yellow Bluff Rd.

Site is adjacent to the Heron's Walk subdivision (39± units) and just north of Yellow Bluff Landing subdivision (680± units)

Zoned PUD, commercial which supports several retail uses

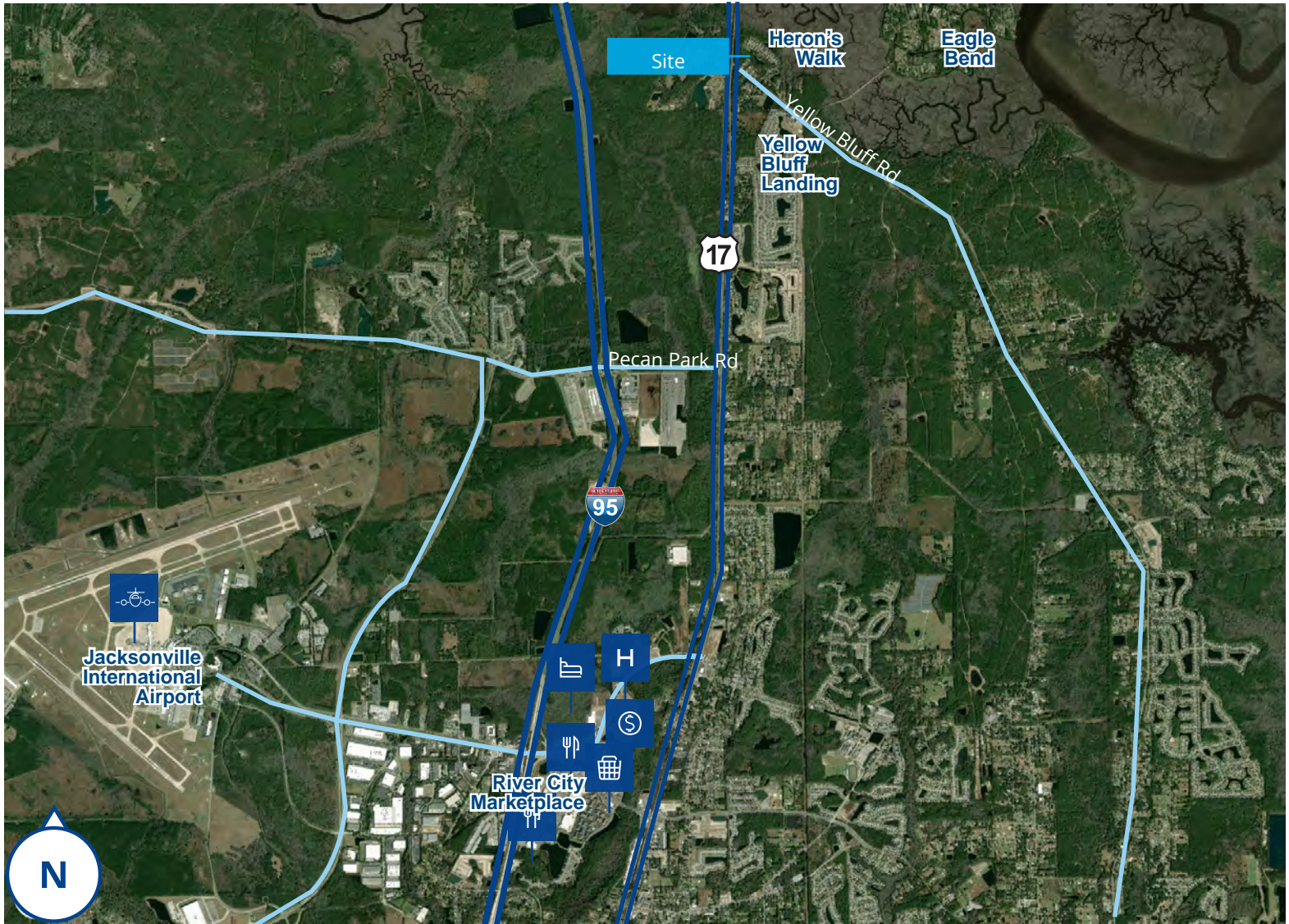
Conceptual site plan shows the potential for 3 separate outparcels fronting Main St. and Yellow Bluff Rd.

Owner is a licensed Florida real estate broker

Asking Price: \$1,936,000 (\$275,000/upland acre)

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Location & Area



5 mi. Area Demographics

Source: ESRI Business Analyst



2020 Estimated
Population

29,358



2020 Est. Avg.
Household Income

\$84,842



2025 Proj. Avg.
Household Income

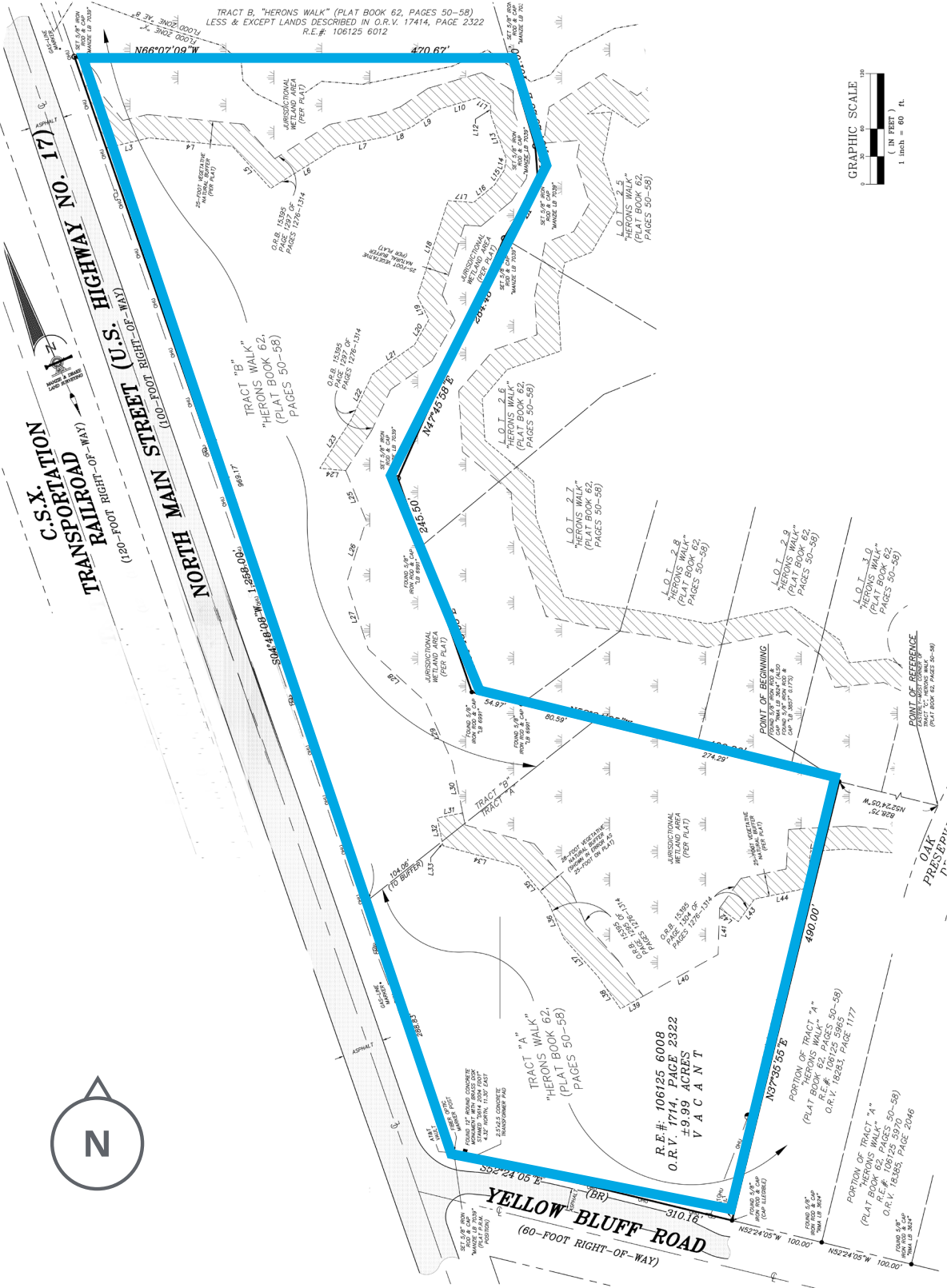
35,026



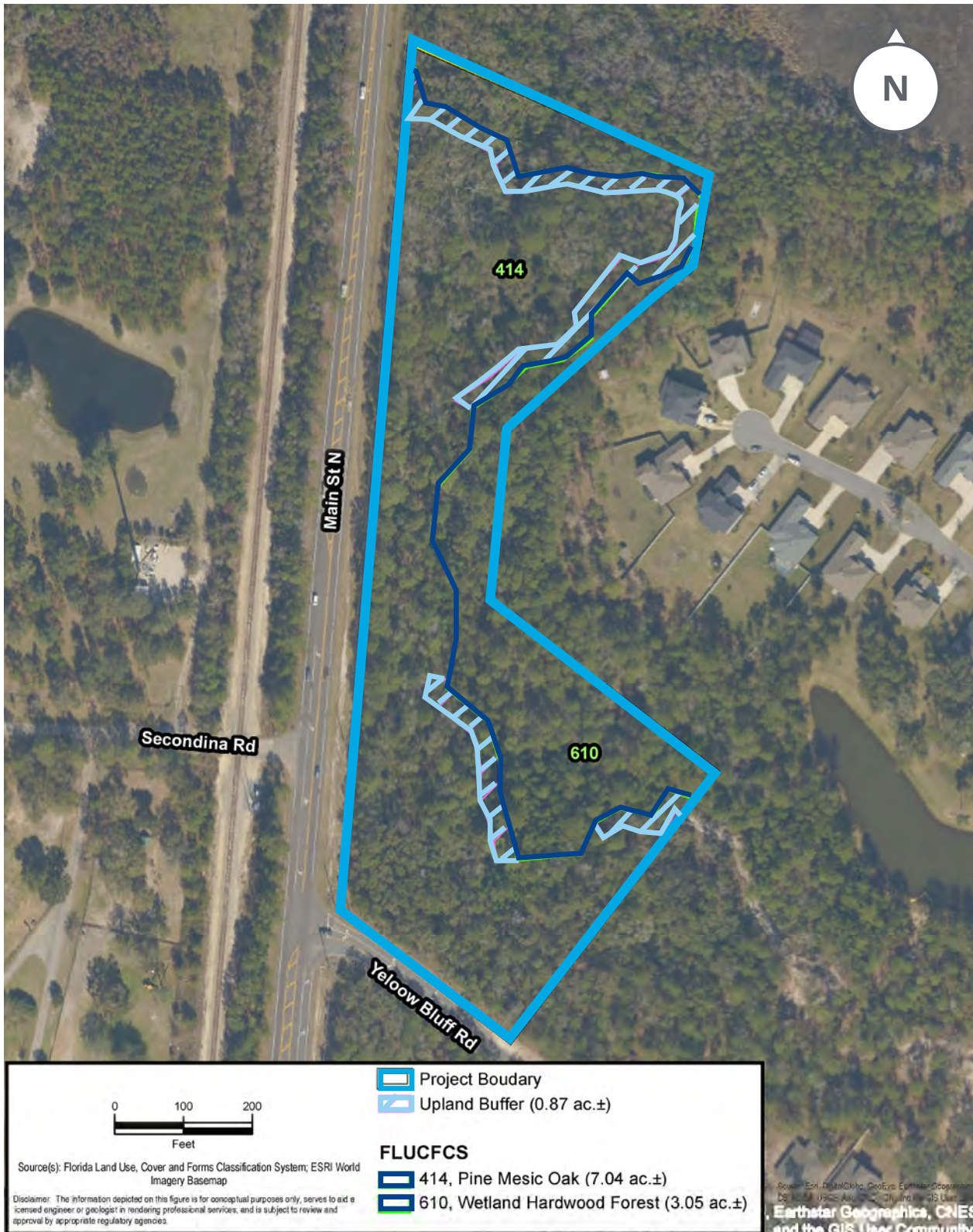
2025 Projected
Population

\$95,072

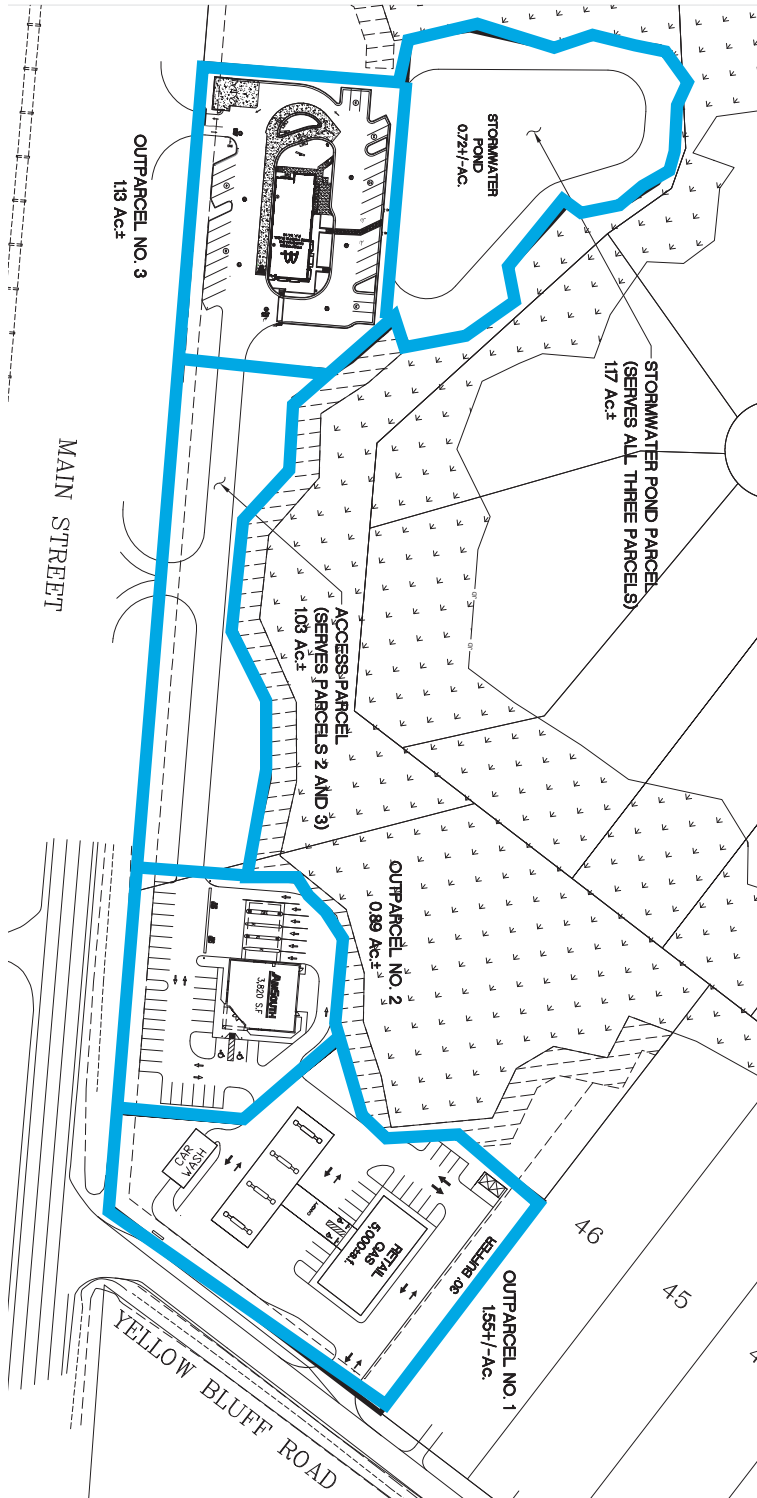
Property survey



Uplands/wetlands map



Conceptual Site Plan



Contact us:

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