

For Sale

Sale Price:

\$5,500,000

Contact

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20 AC Residential Care/Rehabilitation School/Church Property

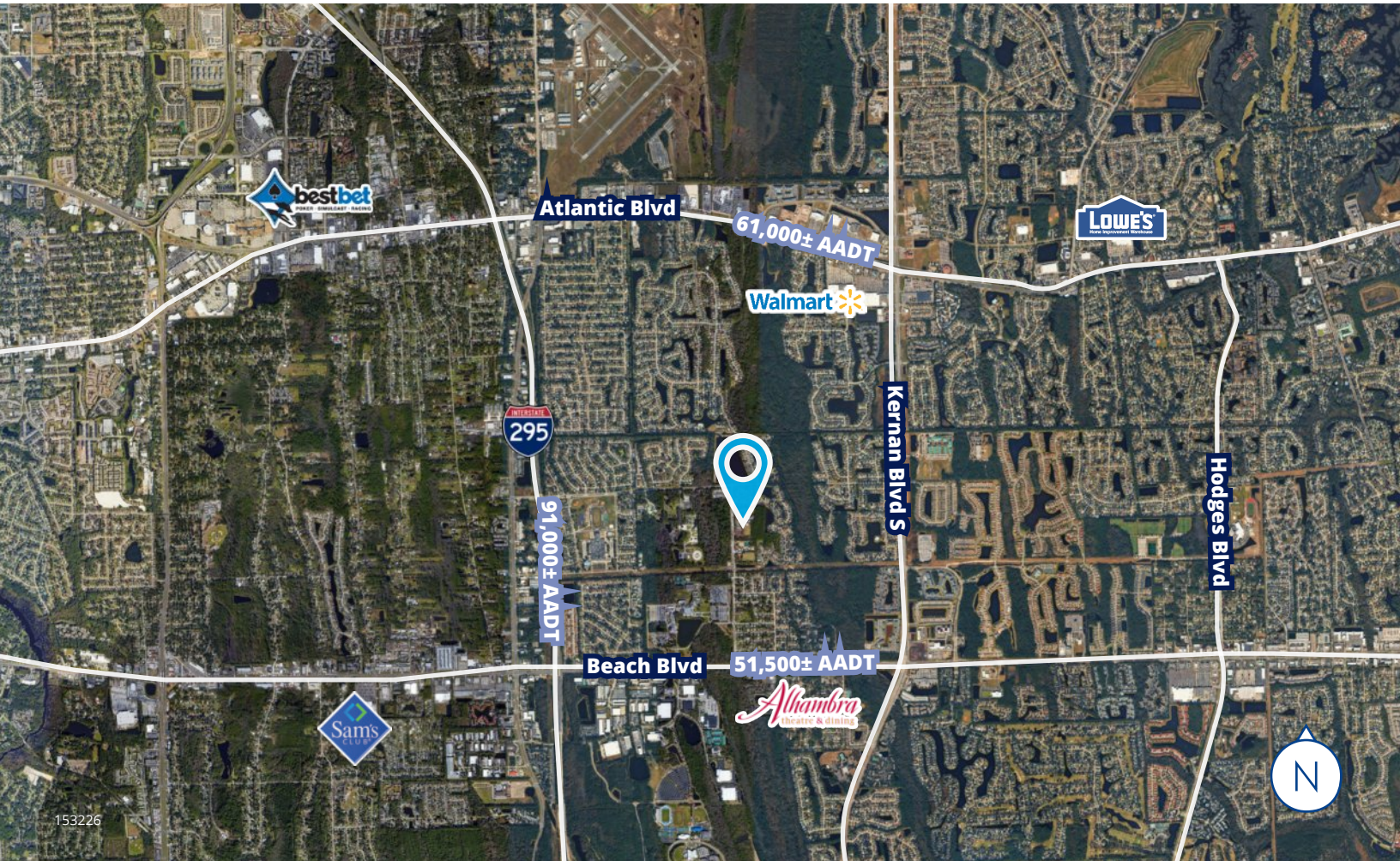
2671 Huffman Blvd | Jacksonville, FL 32246

- **Location:** across the street from Florida State College Campus at Jacksonville
- **Land size:** 20.38± AC
- **Building size:** 33,108± SF in eight (8) existing freestanding buildings in phase 1 and room for another 25,000 - 30,000± SF in Phase 2
- **Survey:** [Click here for map of property and building dimensions](#)
- **Zoning:** PUD with permitted uses including residential treatment facilities (psychiatric, drug rehabilitation or assisted living)—schools, churches, office and other uses by PUD modification (PUD Ordinance 89-123)—[Click here for complete PUD](#)
- **Proposed private/charter school drawing:** see page 16
- **Maximum permitted height:** 35 feet
- **Utilities:** City water and sewer serving the property
- **APN/parcel ID:** 165286-0300
- **Distance to I-295 beltway:** 3.5 miles and 6-8 minutes
- **Fire alarm system/sprinklers:** Wet fire sprinkler system in all buildings except the maintenance building
- **Parking:** 67 surface parking spaces with acres of vacant developable land for future buildings and parking
- **Amenities:** Adjacent to ±14-acre Huffman Blvd Park - see page 3

Facilities:

- Administrative, residential, dining, recreation and support facilities
- Commercial kitchen and dining facilities
- Outdoor athletic fields
- Indoor gymnasium

Site Maps



Site **Aerial**

Florida State College at
Jacksonville

Huffman Blvd

Crestwood Dr

1,002'

917'

Subject Property

1,000'

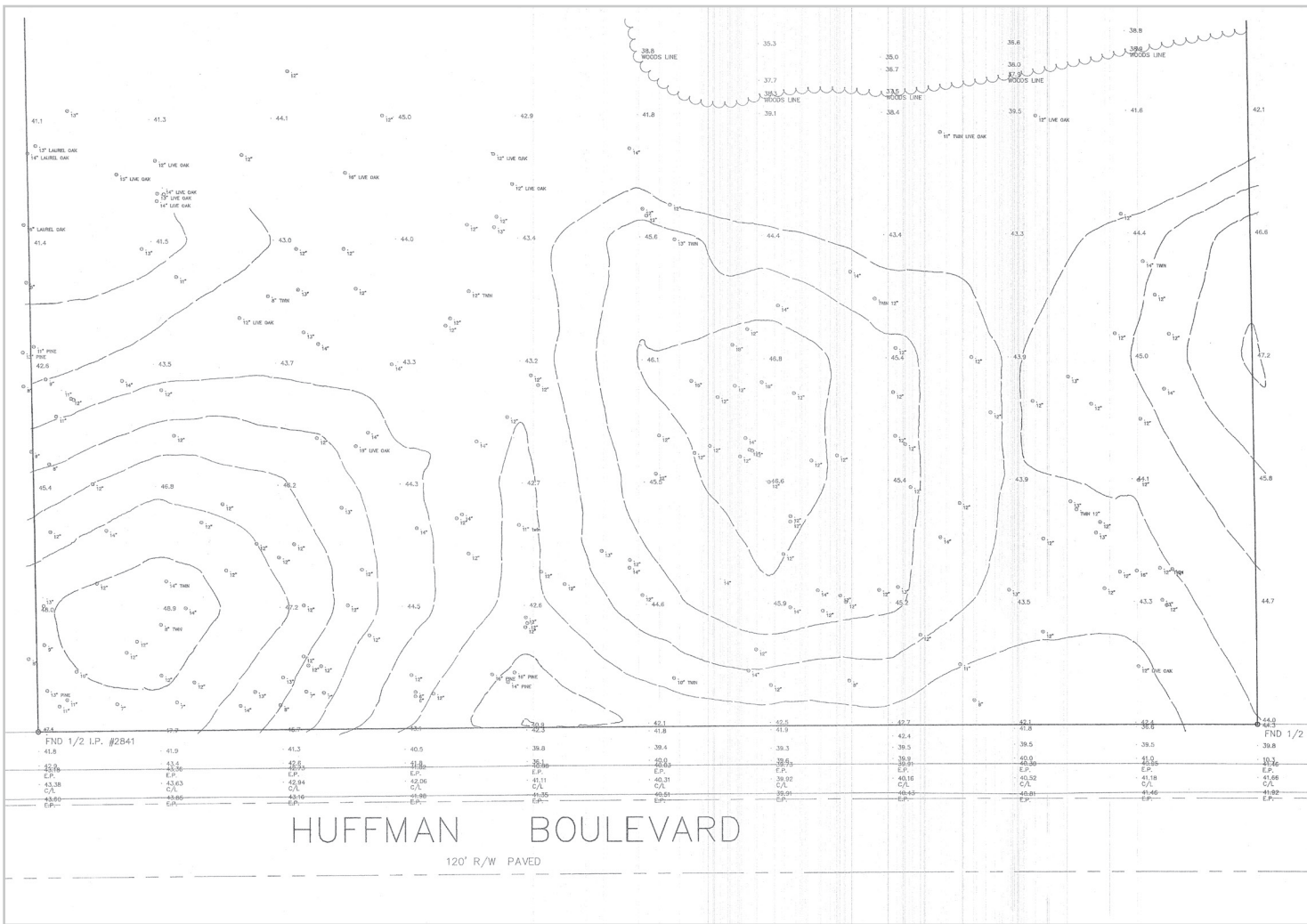
853'

**±14-AC Huffman
Blvd Park**

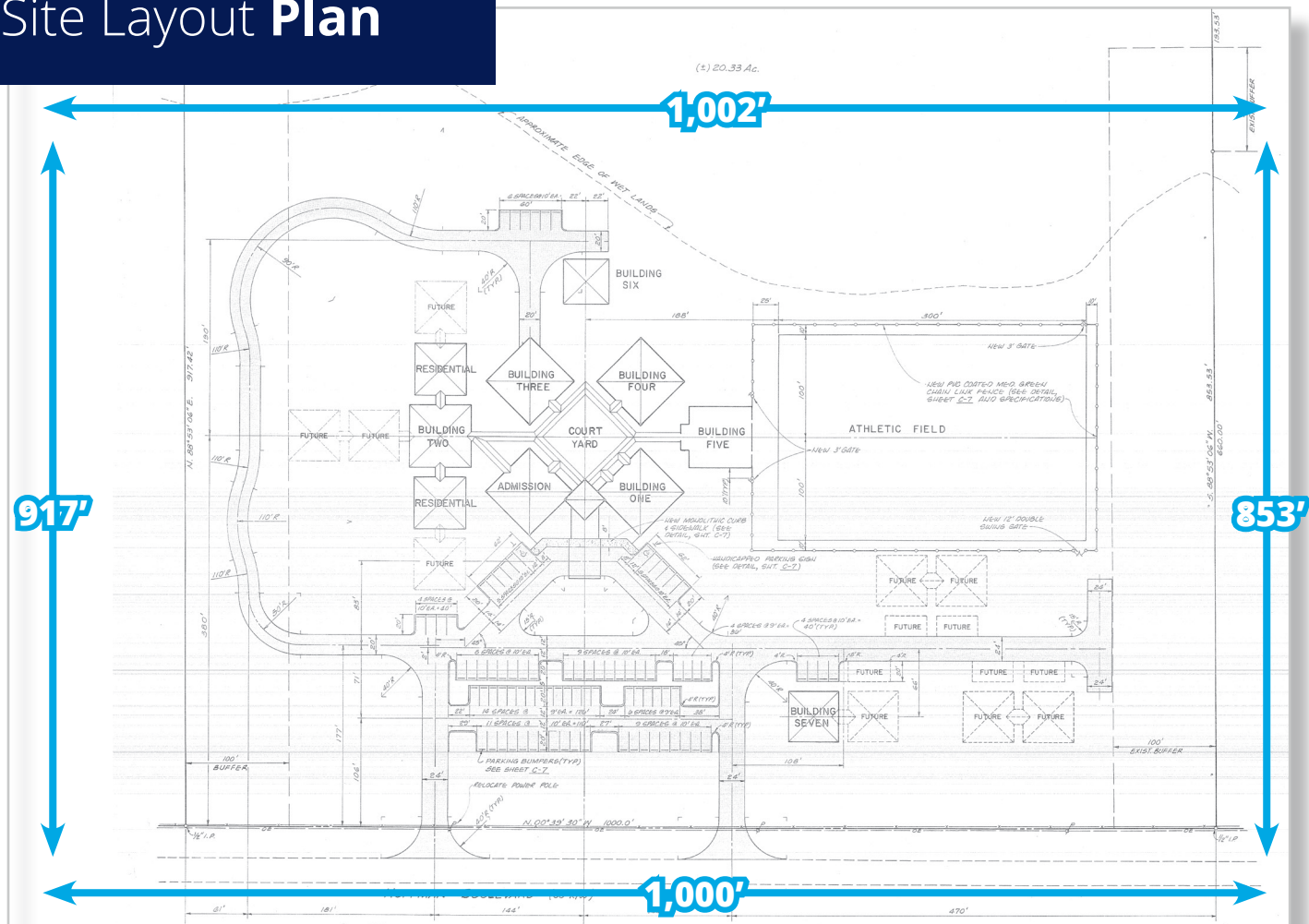
- Tennis courts
- Basketball courts
- Large fields
- Children play area



Topographical **Map**

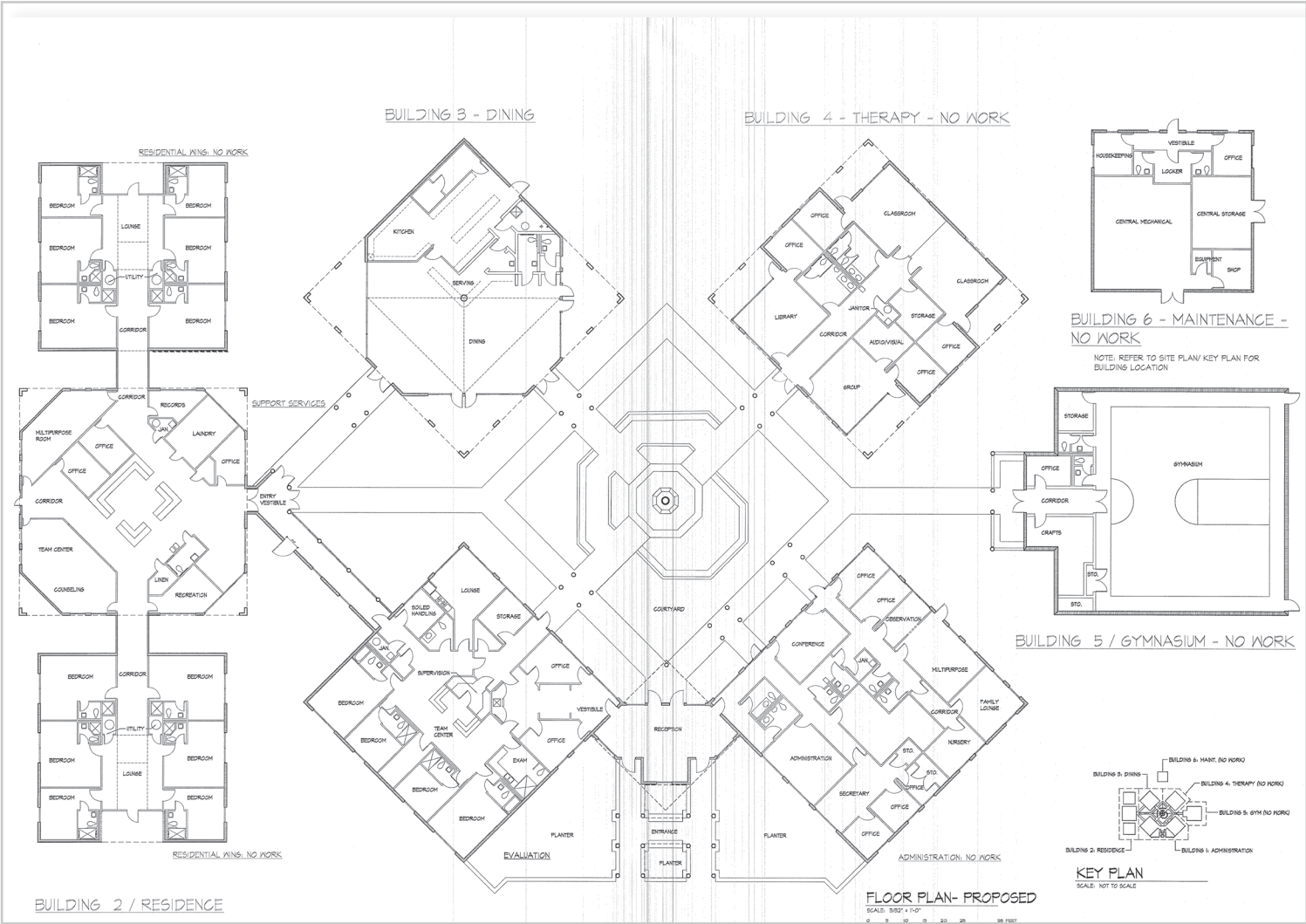


Site Layout Plan



Quan. of Bldgs	Type	Gross SF	Height	SF Total
Phase 1 (proposed)				
1	Admission	3,600	23 (One STY.)	3,600
1	Administration (Bldg 1)	3,600	23 (One STY.)	3,600
1	Patient Res. (Bldg 2)	3,600	23 (One STY.)	3,600
2	Patient Res.	2,500	23 (One STY.)	5,000
1	Kitchen (Bldg 3)	3,600	23 (One STY.)	3,600
1	Education (bldg 4)	3,600	23 (One STY.)	3,600
1	Fitness (Bldg 5)	3,600	23 (One STY.)	3,600
1	Maintenance (Bldg 6)	2,025	23 (One STY.)	2,025
1	Support Res. (Bldg 7)	2,500	23 (One STY.)	2,500
Phase 1 Sub-Total				31,152
Phase 2 (future)				
4	Patient Res.	2,500	23 (One STY.)	10,000
5	Support Res.	2,500	23 (One STY.)	12,500
Phase 2 Sub-Total				22,500
Phase 1 & 2 Total				53,652

Floor Plan



Building 1 | Administration

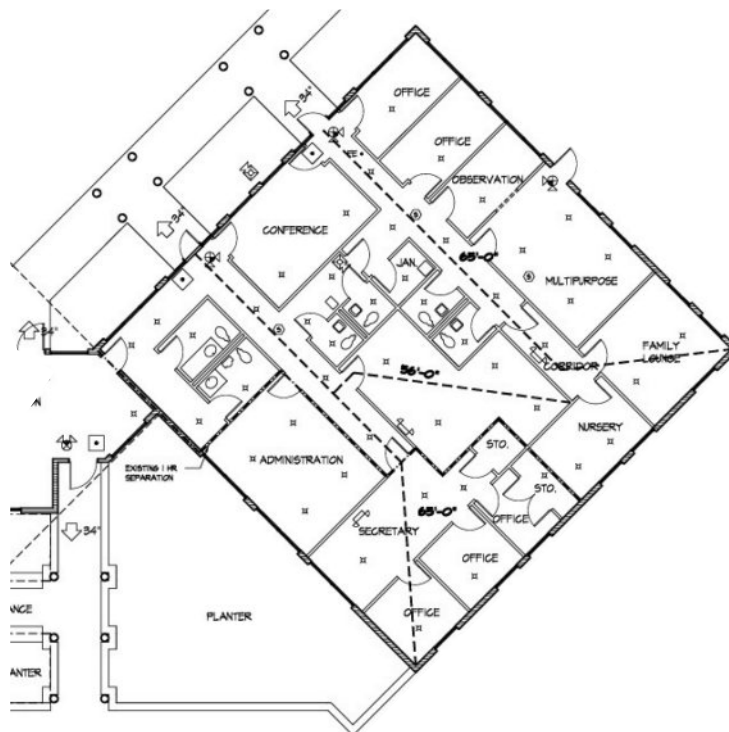
The Administration Wing serves as the primary administrative and reception hub for the campus. Designed to support daily operations and client intake functions, the facility provides a professional environment for management, staff and visitors.

Features:

- Reception and welcome area
- Conference room
- Administrative workspace
- Six private offices
- Multipurpose room
- Family lounge
- Nursery room
- Secretary office
- Six restrooms
- Janitorial support space



Site Plan



Building 1 | Evaluation

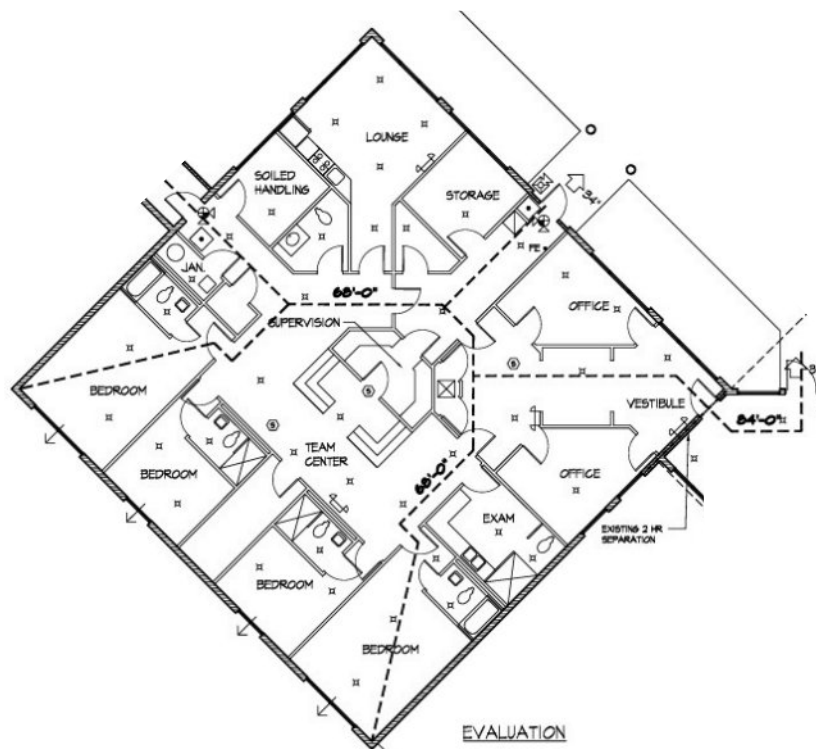
The Evaluation Wing provides a comfortable residential environment designed for supervised group living and care services. The layout balances private accommodations with common gathering and support areas.

Features:

- Four resident suites
- Full bathrooms
- Team support area
- Lounge space
- Offices
- Exam room
- Additional restroom
- Residential-scale environment
- Integrated support spaces
- Efficient operational layout
- Move-in ready configuration



Site Plan



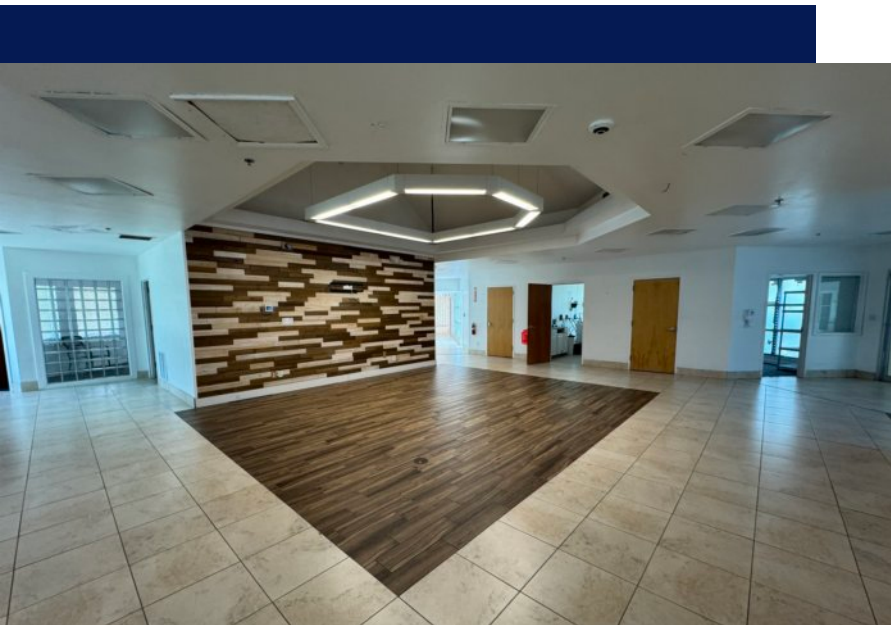
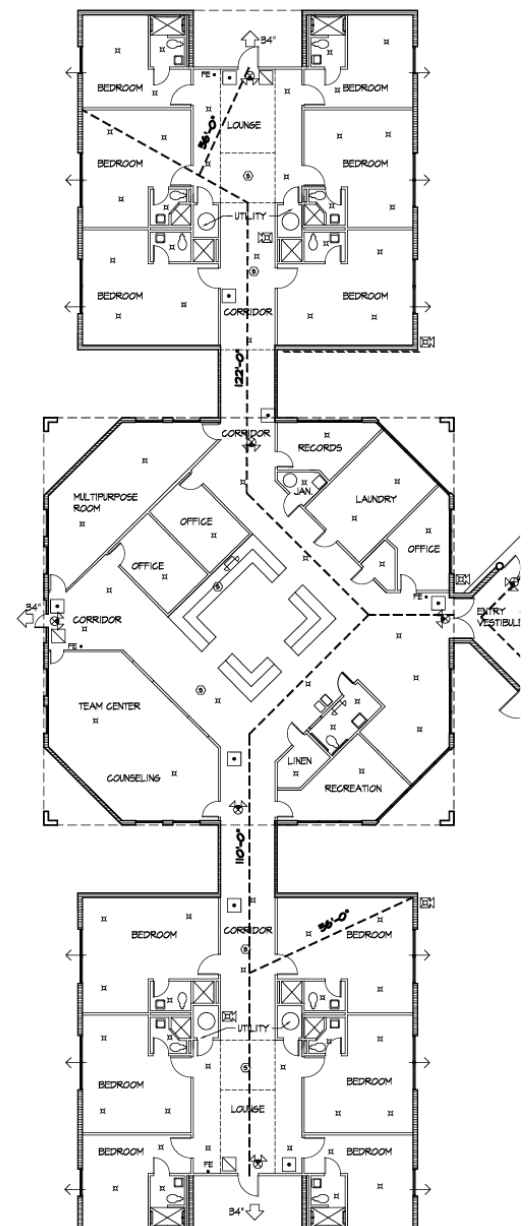
Building 2 | Residence

The largest structure on campus, this building was designed to accommodate larger resident populations while maintaining dedicated support and counseling functions.

Features:

- Two residential wings
- Twelve resident bedrooms
- Multiple full bathrooms
- Central lounge areas
- Recreation room
- Counseling space
- Administrative offices
- Laundry facilities
- Team center
- Multipurpose room
- Efficient institutional layout
- Flexible resident programming space

Site Plan



Building 3 | Dining

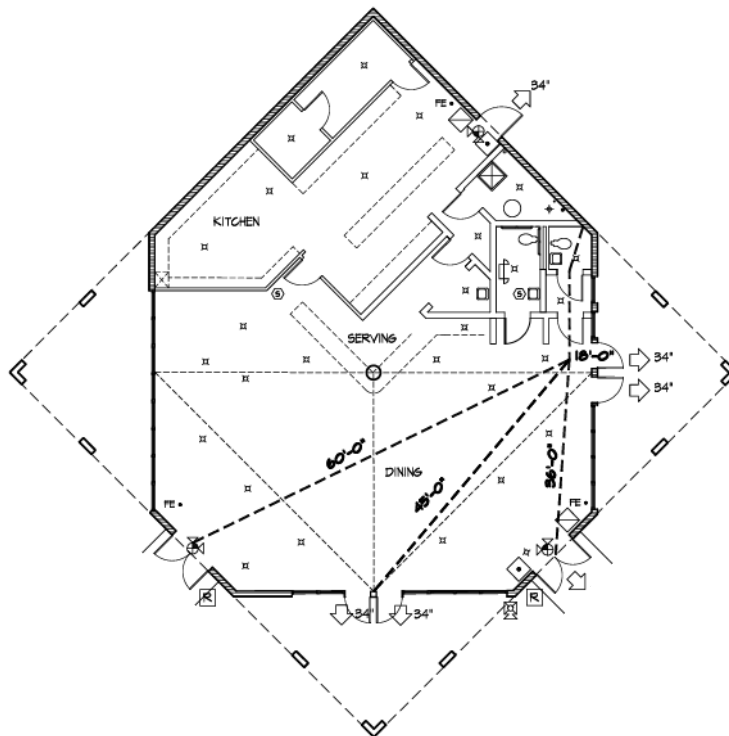
Building 3 functions as the campus dining center, providing food preparation and communal gathering space for residents, staff and visitors.

Features:

- Purpose-built food service operation
- Commercial-grade kitchen
- Large dining hall
- Stainless steel kitchen equipment
- Food preparation area
- Service infrastructure
- Large communal gathering area
- Supports campuswide operations
- Restroom facilities



Site Plan



Building 4 | Therapy

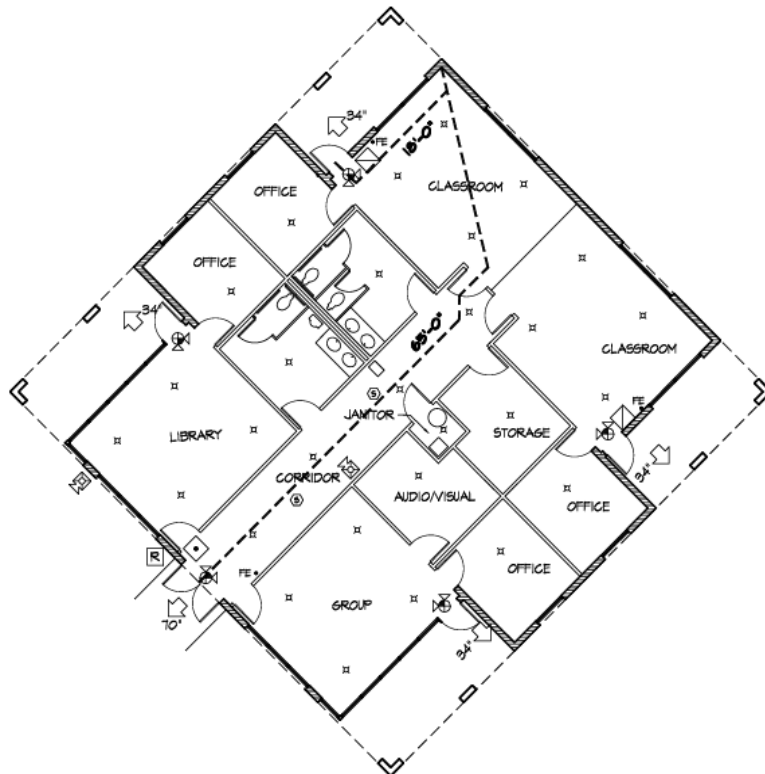
Building 4 supports clinical, counseling and treatment functions through a combination of offices, therapy rooms and meeting spaces.

Features:

- Professional treatment environment
- Counseling and behavioral health capabilities
- Flexible office configuration
- Four private offices
- Conference room
- Reception area
- Two treatment rooms
- Specialized therapy space
- Restroom facilities



Site Plan



Building 5 | Gymnasium

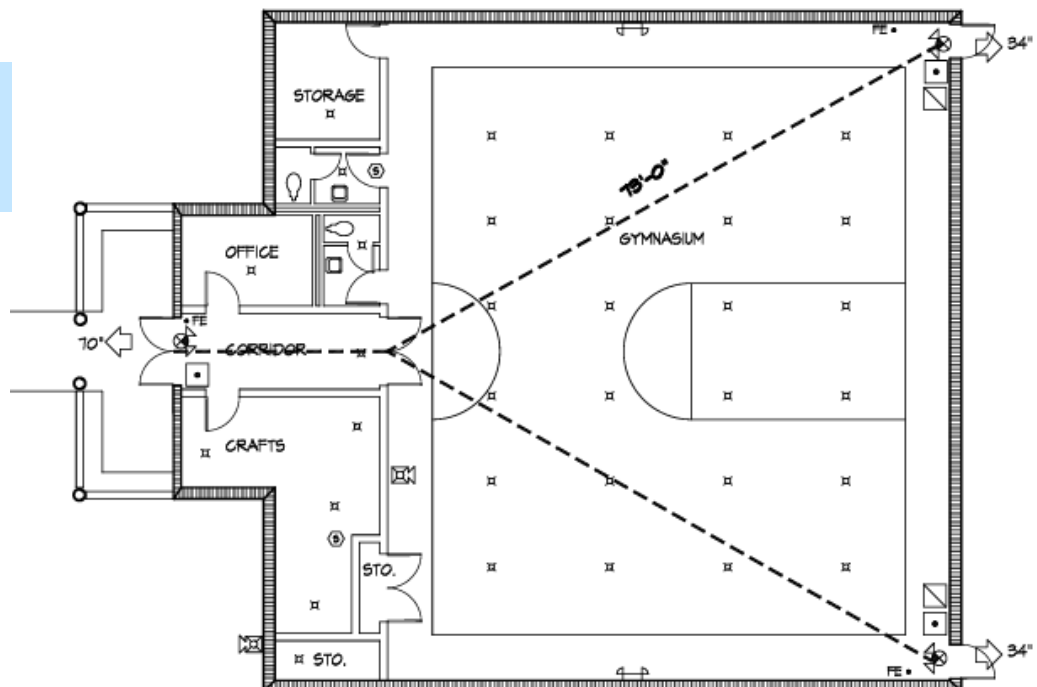
The Gymnasium provides dedicated recreation and wellness facilities, supporting both structured programming and everyday physical activity.

Features:

- Indoor athletic facility
- Flexible recreation space
- Approx. 3,000 SF gymnasium floor
- Half-court basketball setup
- 24-foot ceiling height
- Training area
- Staff offices
- Restrooms



Site Plan



Building 6 | Maintenance

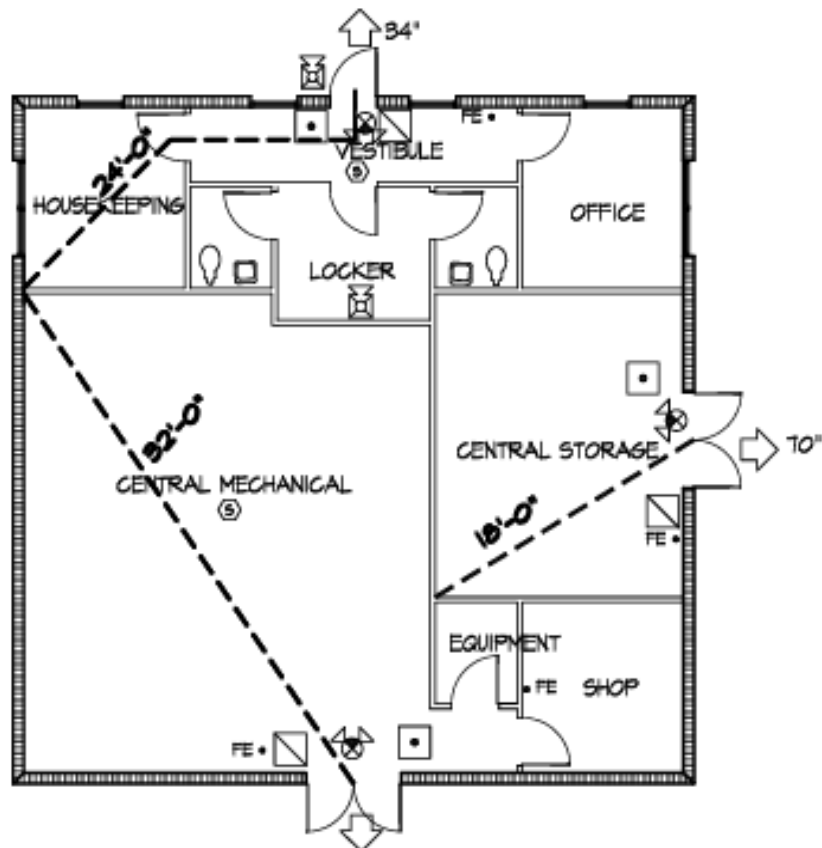
Building 6 supports day-to-day campus operations and facility management through dedicated maintenance and storage functions.

Features:

- Centralized operational support
- Office space
- Facility maintenance capabilities
- Maintenance workshop
- Offices
- Electrical room
- Emergency generator
- Backup power infrastructure
- Restroom facilities



Site Plan



Building 7 | Lake House

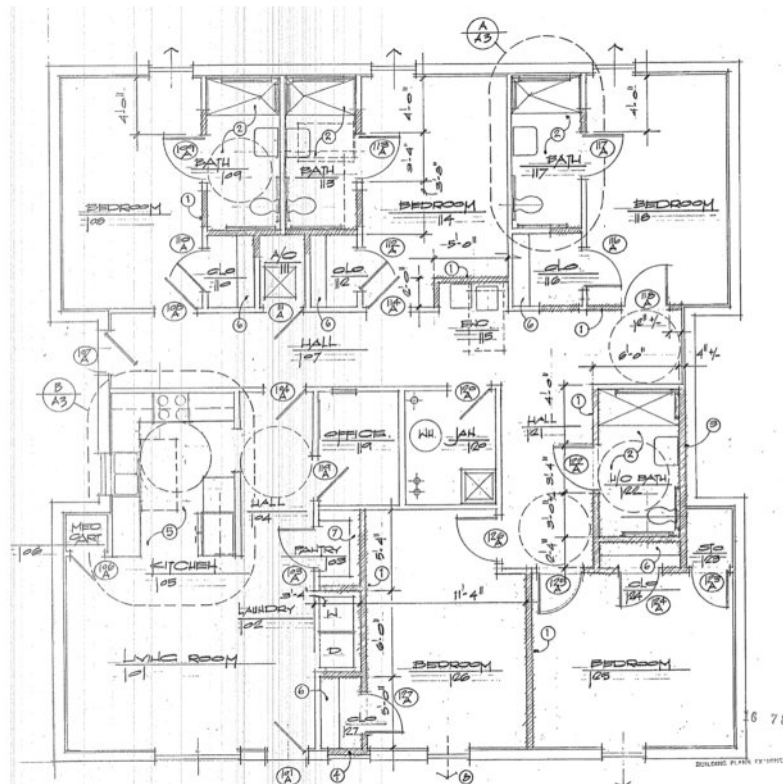
The Lake House provides a more residential setting within the campus, offering a home-like environment for residents alongside space for supportive programming.

Features:

- Residential atmosphere
- Independent living environment
- Flexible accommodation layout
- Multiple bedrooms
- Private and shared bathrooms
- Kitchen
- Laundry area
- Medication room
- Open living space



Site Plan



Building 8 | Beach House

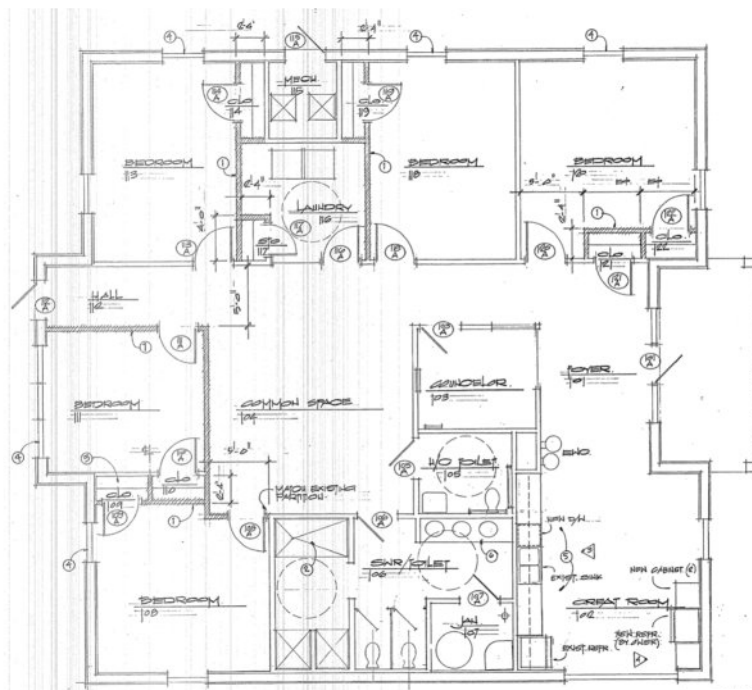
The Beach House serves as an additional residential component of the campus and offers generous shared living and support spaces.

Features:

- Functional residential layout
- Group living accommodations
- Five resident bedrooms
- Shared living area
- Kitchen
- Laundry area
- Medication room
- Multi-user restroom and shower facilities
- Integrated support facilities



Site Plan





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