



# Prime Commercial Land

12528 YELLOW BLUFF ROAD, JACKSONVILLE, FL 32226

7.15 ACRES | OFFERED AT \$3,599,900

HOT HOT HOT location in fast growing Northeast Jacksonville near crossroads and high traffic corridors of New Berlin Road & Yellow Bluff Rd. Publix, Walgreens, Gate, McDonalds & many other retail, office & mixed uses new to area. Tremendous opportunity for commercial, retail or office development or possible multi-family. 7.15+/- acres of land in four separate but adjacent tracts in high growth area. Very good visibility with high traffic counts near intersection of New Berlin Rd & Yellow Bluff Rd. Occupied homes on the properties but value is in the commercial land use possibility. Buyer needs to verify development details & needs including zoning changes, access, wetlands, geotechnical, environmental, endangered species, & feasibility. No showings of houses since value is in land. Buy all or part. Perfect for fast food, office, town houses, apartments, self-storage, flex warehouses, retail outlets. medical, and other uses. Buyer must conduct own due diligence, surveys, and rezoning. All adjacent parcels and those across street were once the same RR-ACRE zoning and were changed to CCG-2 or PUD.

The four separate parcels totaling 7.15 +/- acres are adjacent and contiguous but can be bought separately or together. See NE Florida REAL MLS#'s: 1242663, 1242671, 1242675, & 1250429 or listings with documents in CoStar, Loopnet, CREXl and CIMLS.



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