



0 Old Middleburg Road North

Jacksonville, FL 32210



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Executive Summary



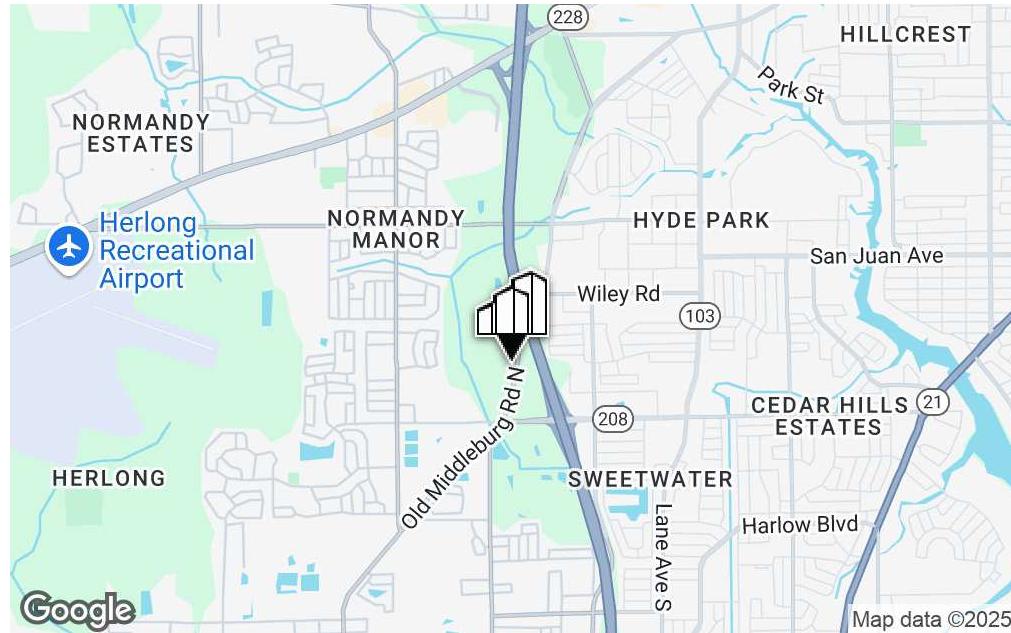
Property Description

Introducing 2.09 acres of prime raw land in Jacksonville, FL! This strategically located property offers an exceptional investment opportunity, with its desirable CRO zoning and central positioning in Jacksonville's thriving Westside.

This versatile land parcel provides easy access to I-295 and provides many possibilities for both investors and owner-users. Don't miss out on the chance to secure a valuable stake in Jacksonville's dynamic Westside!

Property Highlights

- 2.09 Acres of Raw Land in Jacksonville's Growing Westside
- Approximately 500 Feet of Frontage Along Old Middleburg Road
- Zoned Commercial/Residential/Office
- Centrally Located
- Easy Access to I-295



Offering Summary

Sale Price:	\$395,000
Zoning:	CRO
Lot Size:	2.09 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,899	35,317	69,083
Total Population	10,785	92,634	176,055
Average HH Income	\$65,587	\$68,644	\$80,827

Executive Summary

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All information has been gathered from sources deemed to be reliable.
Provided information may be independently verified and shall not be solely relied upon.



Property Description



Location Description:

Prime Realty is pleased to present the opportunity to develop on Jacksonville's growing West Side.

Consisting of 2.09 Acres, many uses can be achieved on this raw land, zoned Commercial/Residential/Office.

With easy access to 295, this property offers a multitude of options for owner-users and developers.

Site Description:

2.09 Acres of Raw Land

Zoned CRO

Centrally Located in Jacksonville's Growing Westside

Easy Access to I-295

500 Feet of Frontage Along Old Middleburg Road

About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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