



Yellow Bluff 2.54 Acres (Leonard)

12520 Yellow Bluff Rd, Jacksonville, FL 32226



VANGUARD REALTY



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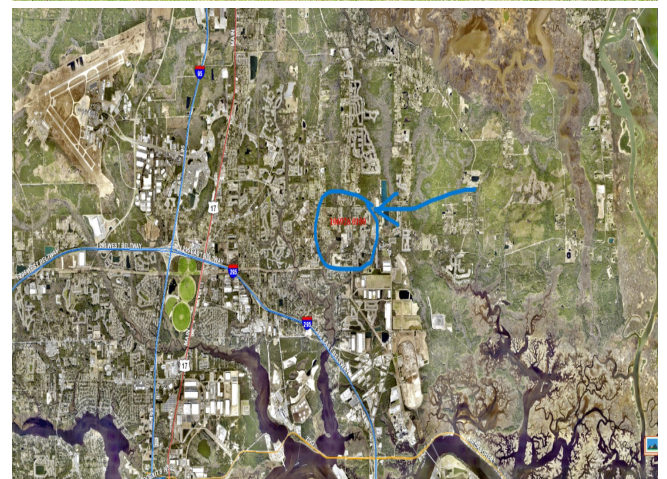
Yellow Bluff 2.54 Acres (Leonard)

\$1,399,000

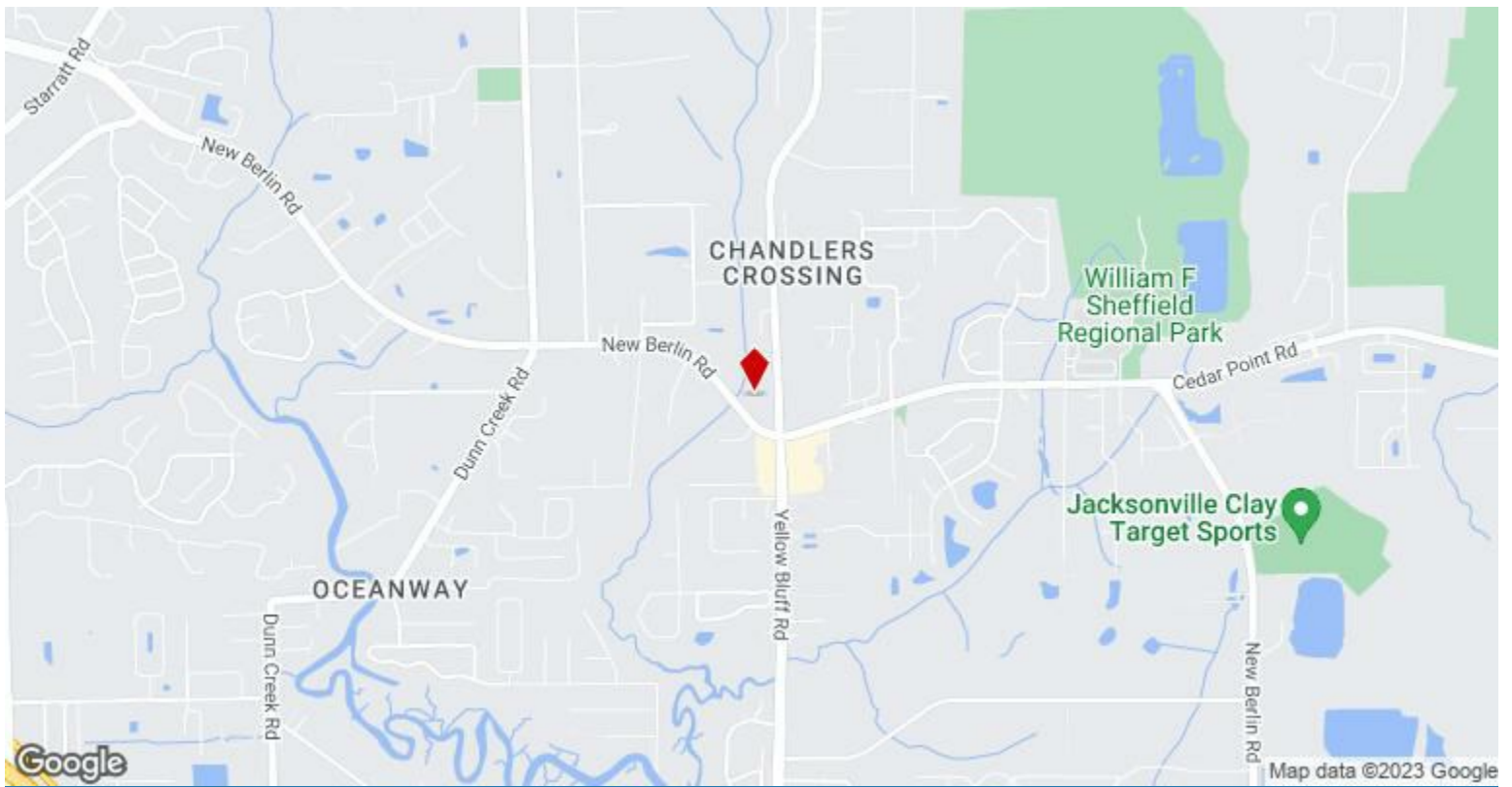
Over 1.5 acres high and dry. Lots of commercial growth in area including Publix Shopping Center, McDonalds, Gate Station, Gate Carwash, Dental Offices, Walgreens, and much more. Property is level and well-drained. Perfect for fast food, self-storage, offices, multi-family, convenience store, restaurant, day care, pet spa, vet clinic -- you name it! Property backs on Tidal Creek that is navigable to ocean.

Tremendous opportunity for commercial retail or office development or possible multi-family. 2.53 acres of land in high growth area. New Publix shopping center, dental office, Gate Convenience Station, Walgreens, & much more new construction going on across the street & next door. Very good visibility on high traffic corridor near intersection of New Berlin Rd & Yellow Bluff Rd.

- Heavy Commercial Activity in Area
- High Traffic Counts, Great Visibility
- Good Access - Major Retail & Office Growth



Price:	\$1,399,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment or Owner User
Total Lot Size:	2.54 AC
No. Lots:	1
Zoning Description:	RR-ACRE
APN / Parcel ID:	106926-0100



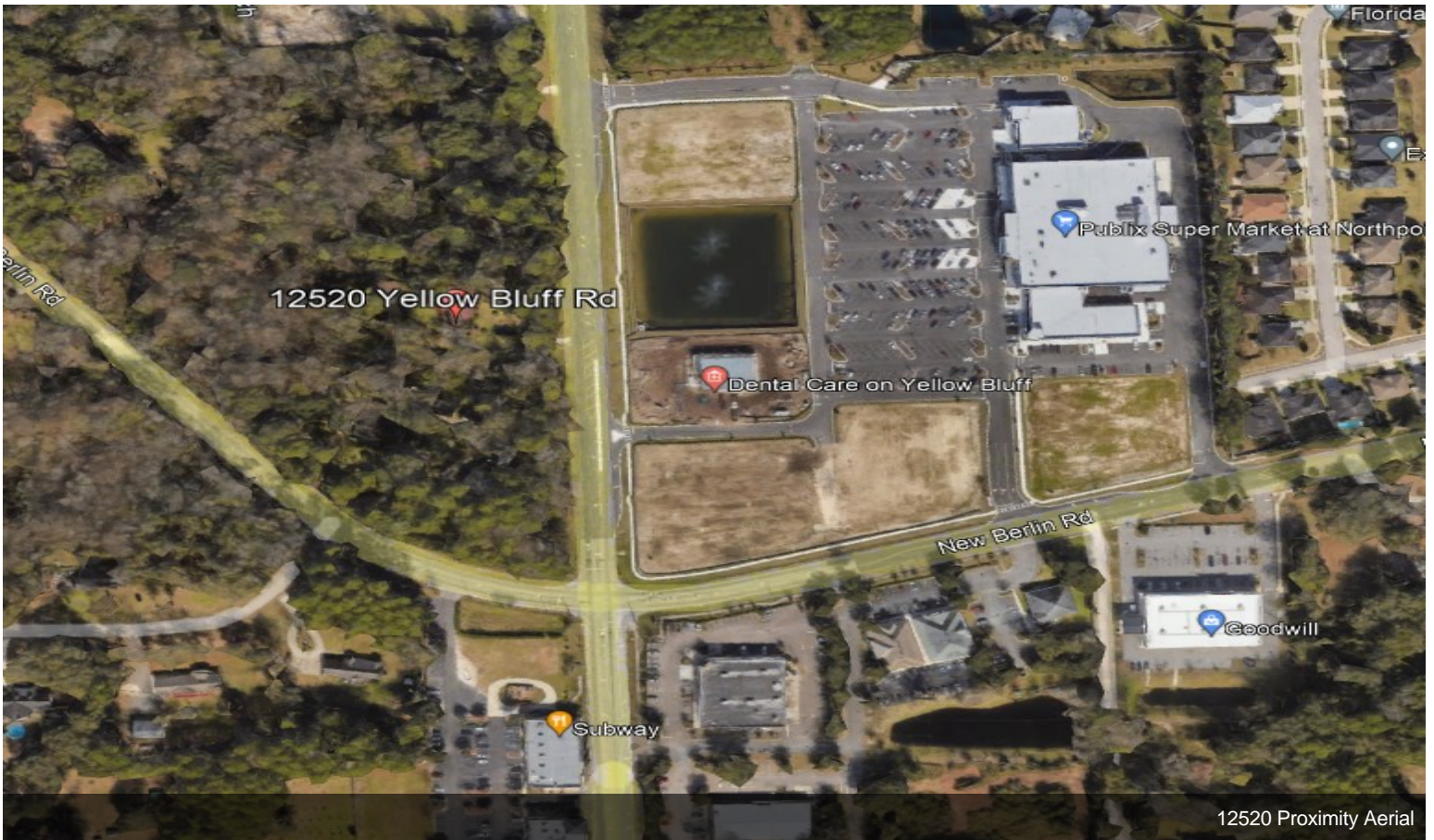
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Property Photos



Dental Office Across St



12520 Proximity Aerial

Property Photos



Area Businesses Across St



Aerial Flood-Wet

Property Photos



12520 Yellow Bluff (Leonard) Entry

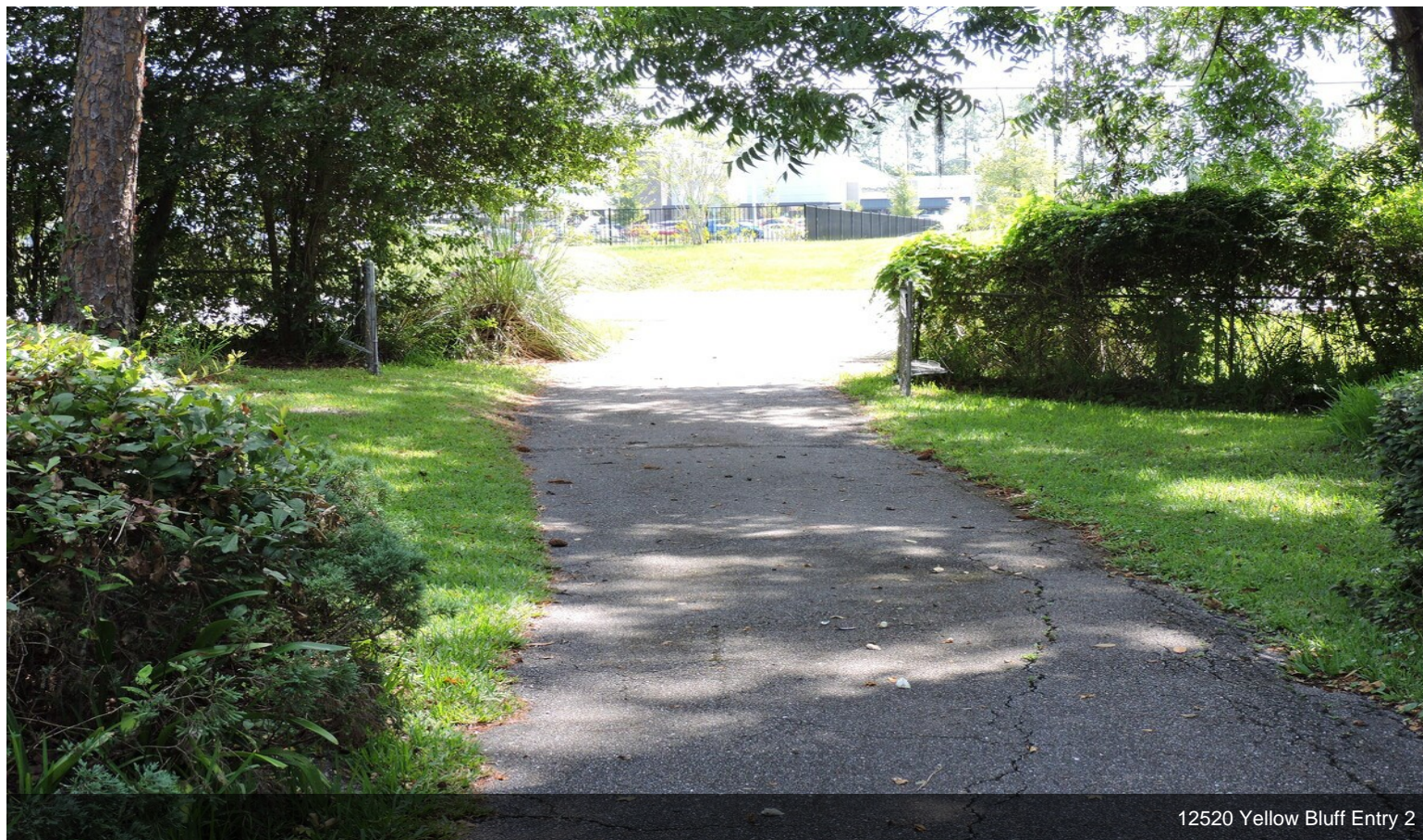


McDonalds Under Const Across St

Property Photos



12520 Yellow Bluff (Leonard) 2



12520 Yellow Bluff Entry 2

Property Photos



Property Photos



Fountains Across St



McDonalds Opening Across St Soon

Property Photos



New Gate Station Across St



North Point Village Shopping Center Entry Across St

Property Photos



Office Center Under Const Across St



Publix Across St (2)

Property Photos



Publix In Shop Ctr Across St



Some Wetlands

Property Photos



Water at Site



Yellow Bluff Entry to Shopping Ctr Across St

Property Photos



Yellow Bluff Frontage Looking North



Yellow Bluff Frontage Looking NW

Property Photos



Yellow Bluff Frontage Looking S



Yellow Bluff Frontage

Property Photos



Yellow Bluff Rd Looking NW