



SALE

Flexible PUD Entitlement – Single- Family, Duplex, or Hybrid Residential

7878 MORSE AVENUE

Jacksonville, FL 32244

PRESENTED BY:

COLIN NICHOLSON III, CCIM

O: 904.281.1990

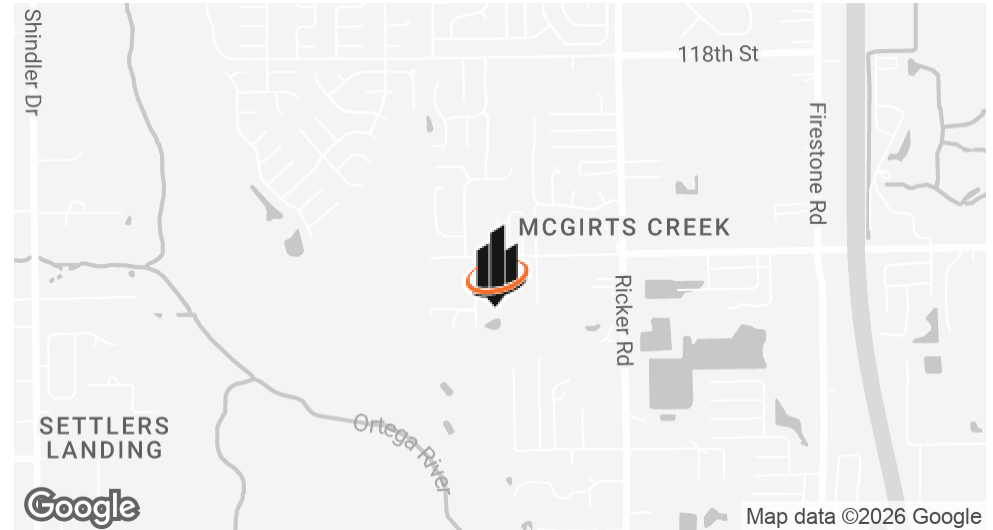
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ANTHONY MIGLIORE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$549,999
LOT SIZE:	13.74 Acres

PROPERTY DESCRIPTION

±13.74 acres entitled under an approved Planned Unit Development allowing single-family detached homes, duplexes, or a hybrid residential layout at up to 4 units per acre. The PUD provides flexibility in unit mix, frontage, and design standards, enabling multiple development strategies without rezoning.

The property is well suited for a lower-density single-family subdivision, a duplex community, or a build-for-rent concept, with utilities available and direct access from Morse Avenue.

The entitlement does not require maximum density, allowing developers to align product type with current market demand and construction economics.

PROPERTY HIGHLIGHTS

- Zoned PUD

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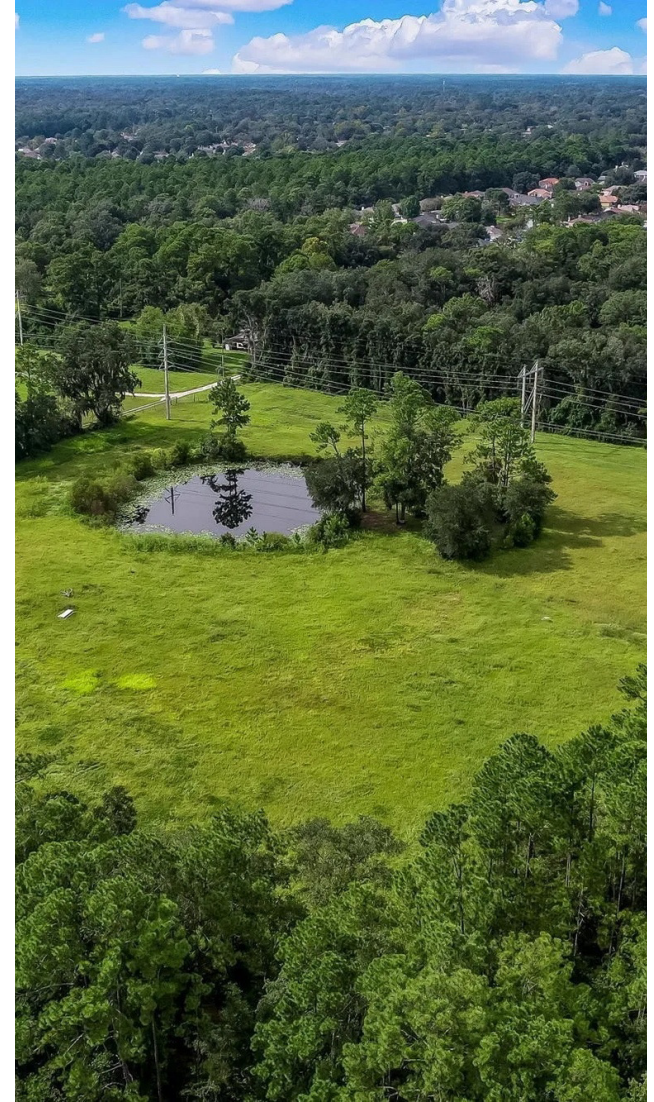
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ADDITIONAL PHOTOS



COLIN NICHOLSON III, CCIM

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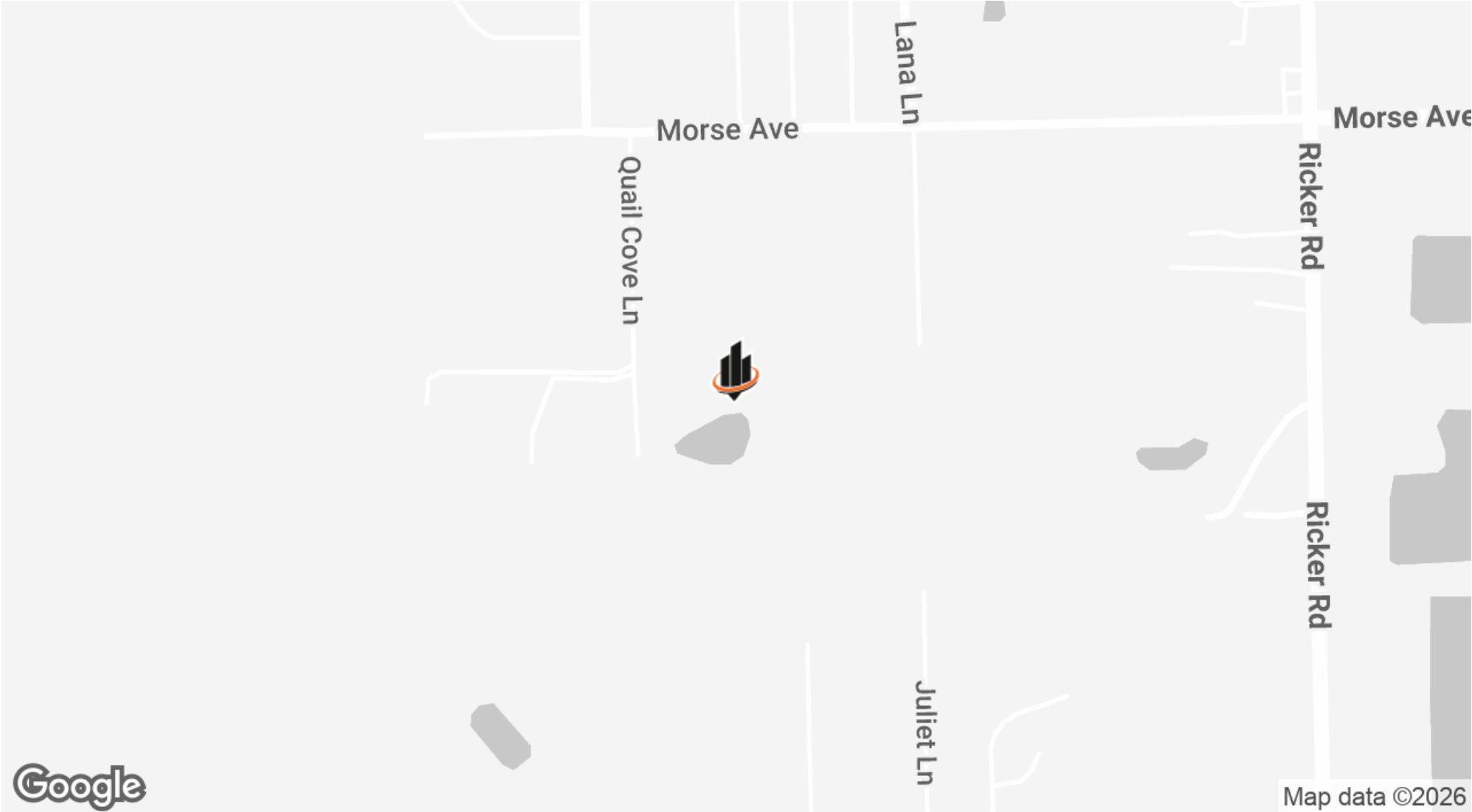
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LOCATION MAP



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