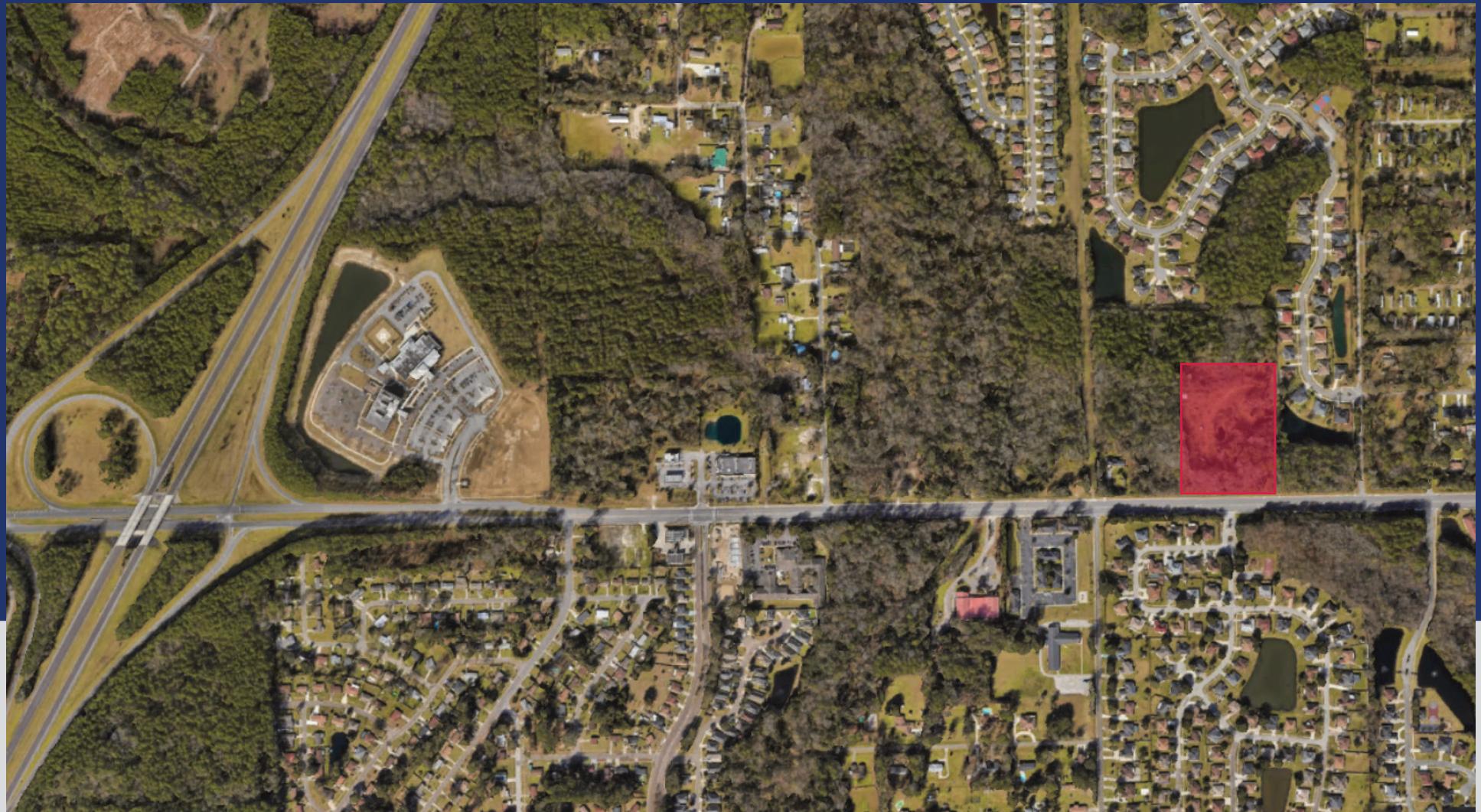


**3653 Dunn Ave
Jacksonville, FL 32218**

LAND FOR SALE



Will Messer ▶ Watson Commercial Realty, Inc. | 904.200.1030 | WMesser@WatsonCommercial.com | Listing ID: 36870411 ▶ LoopNet

**3653 Dunn Ave
Jacksonville, FL 32218**

LAND FOR SALE



Commercial Realty, Inc.

Sale Price: \$1,400,000

- 5.98-acres (260,488.8 SF)
- \$5.37/SF
- RE#: 019981-0000
- RMD Zoning

Description:

- Upside in asking \$5.37/SF land sales price
- Located across the street from the meticulously maintained and gated Lydia Estates
- Located within a mile of the Baptist North and FSCJ North campuses, YMCA, and I-295
- In the heart of the growing 32218 zip code
- Large +5-acre footprint
- Traffic Count = 18,800 AADT
- Located near employment centers: Amazon, Jacksonville International Airport, Baptist North, and FSCJ

**3653 Dunn Ave
Jacksonville, FL 32218**

LAND FOR SALE



Commercial Realty, Inc.

Permitted Uses and Structures:

1. Single-family dwellings
2. Multiple-family dwellings
3. Townhomes
4. Housing for the elderly
5. Family day care homes
6. Foster care homes
7. Community residential homes of six or fewer residents
8. Essential services, including water, sewer, gas, telephone, radio, television, and electric
9. Churches
10. Golf courses
11. Parks, playgrounds, and playfields or recreational or community structures
12. Country clubs
13. Home occupations

3653 Dunn Ave Jacksonville, FL 32218

LAND FOR SALE



Location:

- **Baptist North** = 1 min. / .7 mile
- **I-295** = 1 min. / .9 mile
- **FSCJ North** = 2 min. / 1 mile
- **YMCA** = 2 min. / .8 mile
- **US-1 / New Kings Road** = 5 min. / 3.4 miles
- **I-95** = 6 min. / 4.5 miles
- **Amazon** = 9 min. / 3.7 miles
- **River City Marketplace** = 10 min. / 8 miles
- **Jacksonville Int'l Airport** = 11 min. / 5.6 miles

