



## New Berlin Rd Near Yellow Bluff Land

2035 New Berlin Rd, Jacksonville, FL 32226



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# New Berlin Rd Near Yellow Bluff Land

\$4,663,900

7.77 contiguous acres in 4 tracts with several hundred feet of frontage on New Berlin Rd less than 1/3 mile from intersection with Yellow Bluff Rd. Walking distance to Publix Shopping Center, Walgreens, Restaurants, Medical & Dental Facilities, McDonalds, Zaxby's, & many other retail businesses. Perfect for medical facilities, professional offices, self storage, flex warehouses, restaurants, fast food, service businesses.

HOT area with fast growing retail, medical and residential development. Property is located on high traffic New Berlin Road near Yellow Bluff Road Intersection where a new Publix Shopping Center with many retail outlets are located. Retailers within walking distance include Publix, AT&T, Dental Office, Credit Union, Walgreens, Medical Offices, Subway, Coffee Shoppe, and many others. Water, electric and fiber.

- High volume traffic
- One of the Hottest development areas in Jacksonvill
- Good usable uplands



Price:	\$4,663,900
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	7.70 AC
No. Lots:	1
Zoning Description:	RR-ACRE
APN / Parcel ID:	106919-0020





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Houses on property are old homesteads but are given no value and will not be subject to showings. Houses are occupied so DO NOT go on property without an approved scheduled appointment. If customer contacts listing agent directly, no Buyers Agent/Broker will be recognized that is not initially identified/registered. Easy drive by. See offering instructions in documents.



## Property Photos





## Property Photos





## Property Photos



0 New Berlin (5)



0 New Berlin (6)



## Property Photos





## Property Photos





## Property Photos



0 New Berlin (13) Frontage to West



0 New Berlin (14) Frontage to West 2



## Property Photos



2935 New Berlin (2) Main Entry 1



2935 New Berlin (3) Main Entry 2



## Property Photos



2935 New Berlin (5) Frontage to East



2935 New Berlin (6) Frontage to East 2



## Property Photos



2935 New Berlin (7) Frontage to West



2935 New Berlin (8)



## Property Photos



2935 New Berlin (9)



2935 New Berlin (10) Homestead



## Property Photos





## Property Photos





## Property Photos





## Property Photos



2935 New Berlin (17)



2935 New Berlin (18)



## Property Photos



2935 New Berlin (19)



2935 New Berlin (20)



## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos



2955 New Berlin (9)



2955 New Berlin (10) 2nd Entry



## Property Photos





## Property Photos



2955 New Berlin (13) Road Frontage to West



2955 New Berlin (14) Main Entry 1



## Property Photos



2955 New Berlin (15) Main Entry 2



2955 New Berlin (16)



## Property Photos





## Property Photos



Church Across St



Publix Northpoint Village Walking Distance



## Property Photos





## Property Photos



Dental Care Walking Distance



New Zaxbys at Publix



## Property Photos



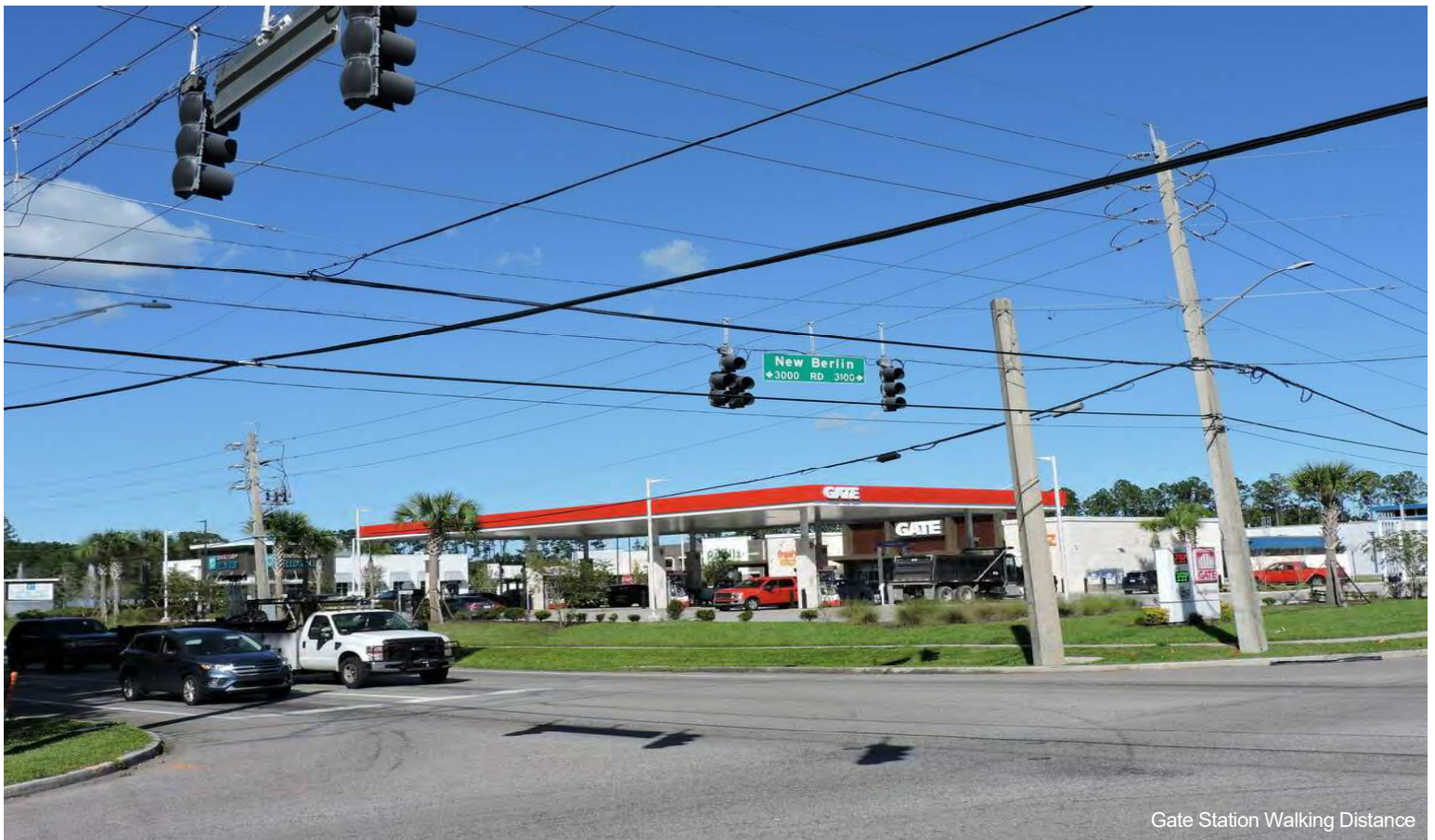
McDonald's Walking Distance



Fiber Optics (1) at Frontage



## Property Photos



Gate Station Walking Distance



## Property Photos



New Berlin to East



New Berlin Water at Site



## Property Photos





## Property Photos



New Carwash Coming Adjacent



Northpoint Village Sign Pylon



## Property Photos



Other Shoppes (3) at Northpointe Village



Other Shoppes at Northpointe Village (1)



## Property Photos





## Property Photos





## Property Photos



Yellow Bluff looking South (Nearby)



Yellow Bluff-New Berlin Intersection