



Yellow Bluff Rd - 7.15 Acres - Commercial Lan

12528 Yellow Bluff, Jacksonville, FL 32226



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Yellow Bluff Rd - 7.15 Acres - Commercial Lan

\$3,599,900

Perfect for fast food, office, town houses, apartments, self storage, flex warehouses, etc. Buyer must conduct own due diligence, surveys, and rezoning. All adjacent parcels and those across street were once the same RR-ACRE zoning and were changed to CCG-2 or PUD. All adjacent parcels and those across street were once the same RR-ACRE zoning and were rezoned easily.

HOT HOT HOT location in fast growing Northeast Jacksonville near crossroads of New Berlin Road & Yellow Bluff Rd. Publix, Walgreens, Gate, McDonalds & many other retail, office & mixed uses new to area. Tremendous opportunity for commercial, retail or office development or possible multi-family. 7..15+/- acres of land in four separate but adjacent tracts.

- High Growth, High Traffic Area
- Great location - easy major artery access
- Lots of new Development across street and adjacent - Publix, Restaurants, Dental, Walgreens, Gate, New Gate Carwash



Price: \$4,079,800

Property Type: Land

Property Subtype: Commercial

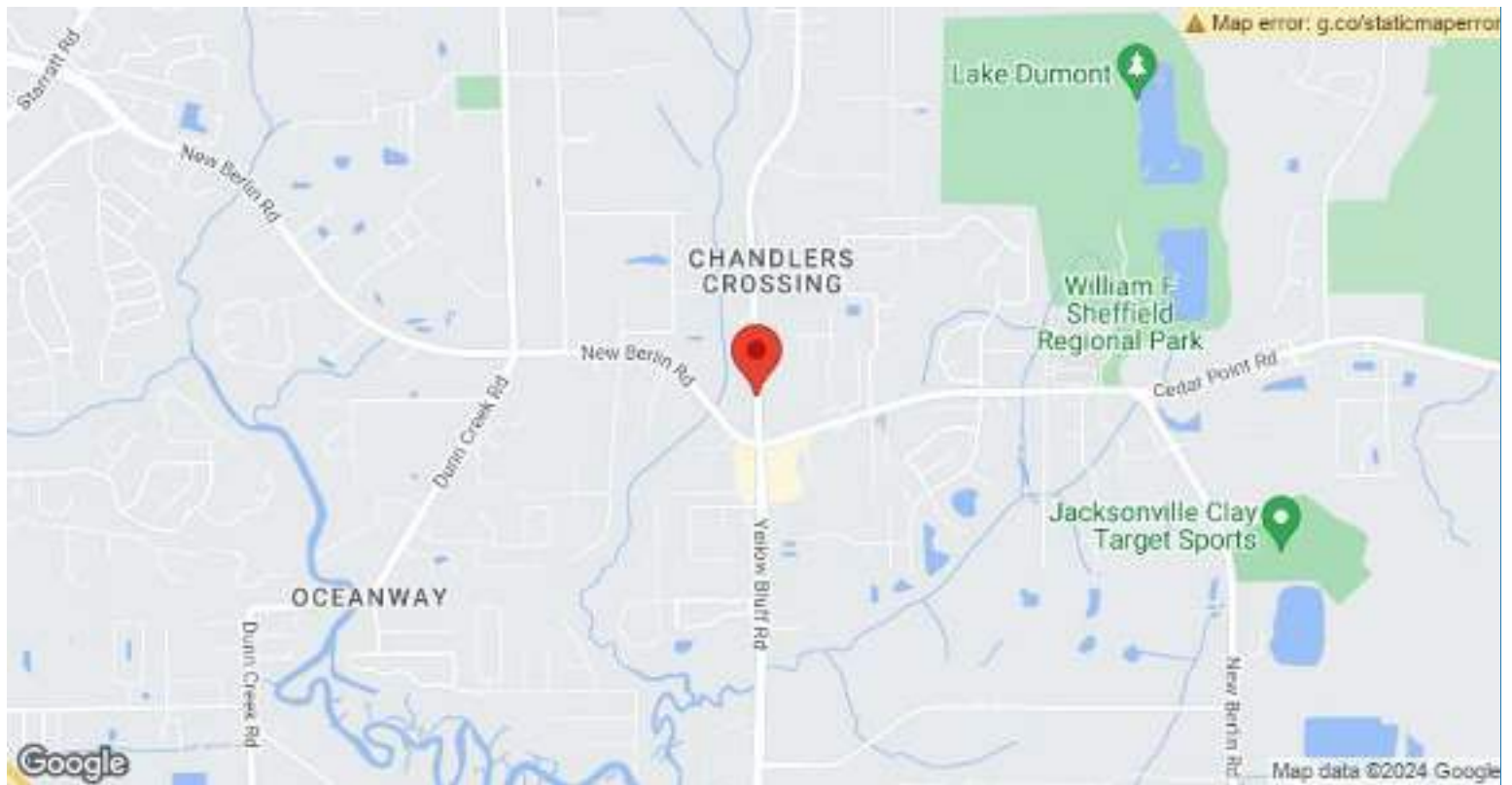
Proposed Use:

Sale Type: Investment or Owner User

Total Lot Size: 7.15 AC

No. Lots: 1

APN / Parcel ID: 106926-0100



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There are actually four separate parcels totaling 7.15 +/- acres that are adjacent and contiguous. These can be bought separately or together.

Property Photos



12520 Yellow Bluff (Leonard) 2



12520 Yellow Bluff (Leonard) 3

Property Photos



12520 Yellow Bluff (Leonard) Entry



12520 Yellow Bluff (Leonard) Looking N

Property Photos



12520 Yellow Bluff Entry 2



12544 Yellow Bluff (Phillips) 2

Property Photos



12544 Yellow Bluff (Phillips) From St



12544 Yellow Bluff (Phillips) Frontage

Property Photos



Property Photos



12606 Yellow Bluff (Croft) 2



12606 Yellow Bluff (Croft) From Across St

Property Photos



12606 Yellow Bluff (Croft) Frontage



12606 Yellow Bluff (Croft)

Property Photos



12606 Yellow Bluff Rd (Croft) 1



12606 Yellow Bluff Rd (Croft) From Across St 2

Property Photos



Area Businesses Across St



Dental Office Across St

Property Photos



Property Photos



Fountains Across St



McDonalds Opening Across St Soon

Property Photos



McDonalds Under Const Across St



New Gate Station Across St

Property Photos



North Point Village Shopping Center Entry Across St



Office Center Under Const Across St

Property Photos



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