

FOR SALE 0 DIX ELLIS TRAIL

0 DIX ELLIS TRAIL | JACKSONVILLE, FL 32256

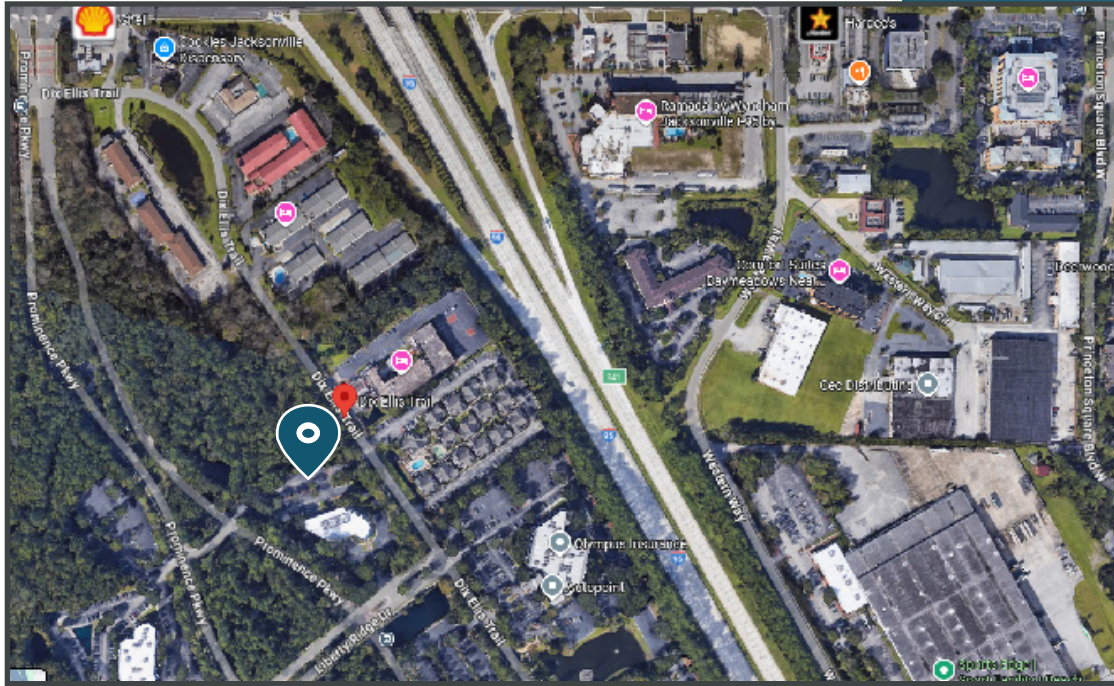


LICENSED REAL ESTATE BROKER | FranklinSt.com

JAKE AMMON, CCIM | Director
904.271.4123 | Jake.Ammon@FranklinSt.com

ARLETTE PRICE | Senior Associate
904.243.6363 | Arlette.Price@FranklinSt.com

PROPERTY SUMMARY

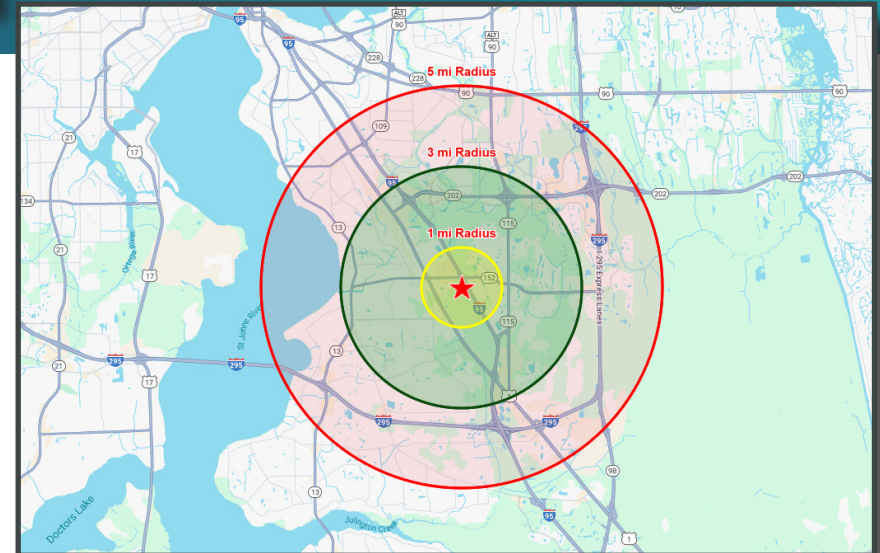


LAND FOR SALE: \$335,000

- I-95 & Baymeadows visibility.
- Adjacent to one of Jacksonville's Largest Class A Office Parks - Prominence.
- Currently zoned for commercial PUD to include office.
- Near recent developments: Wawa, Starbucks, First Watch.
- Near 3 major hotels and multifamily conversions.

AREA DEMOGRAPHICS

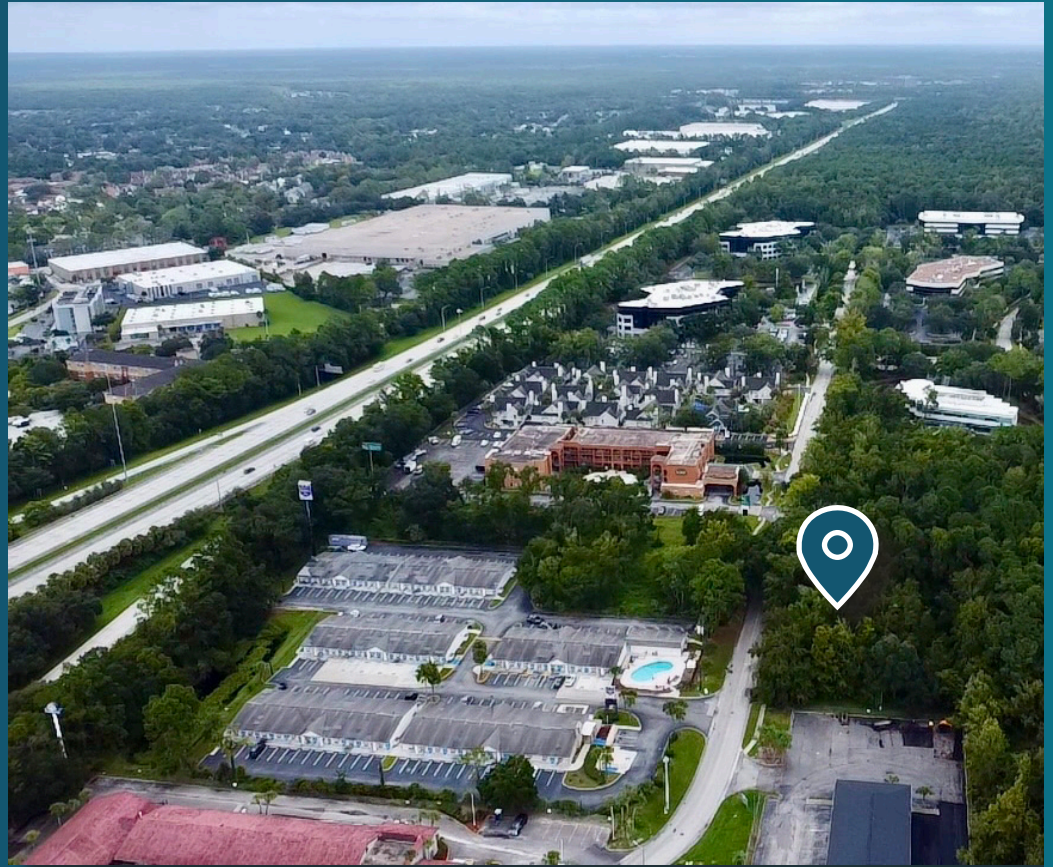
	1 MILE	3 MILE	5 MILE
Population	6,971	78,533	185,867
Total Households	3,516	35,305	81,623
Average Income	\$116,169	\$107,699	\$109,622
Median Age	31.8	36.4	37.7
2030 Projected Population	7,350	75,551	187,354



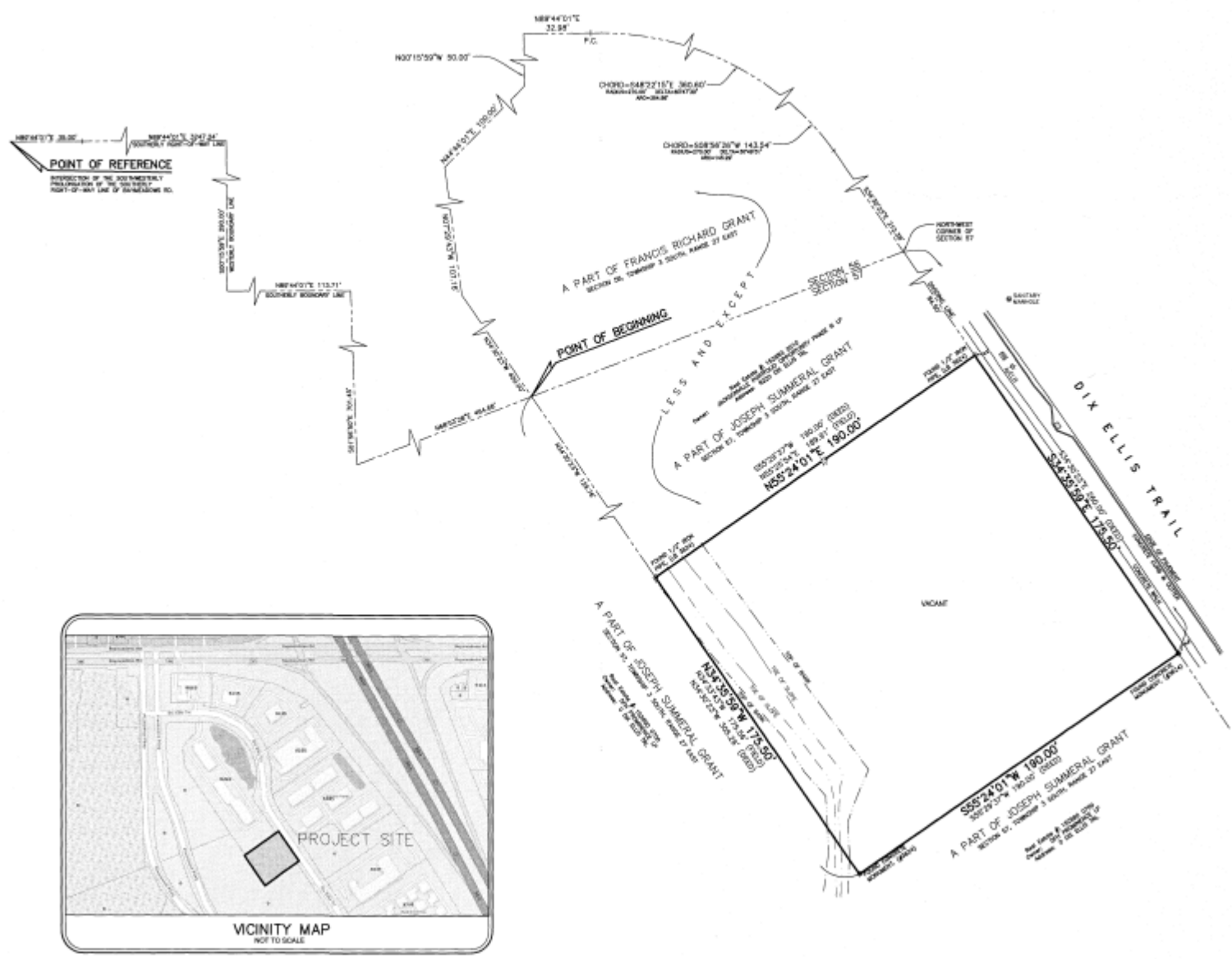
PROPERTY INFORMATION

PROPERTY SPECS

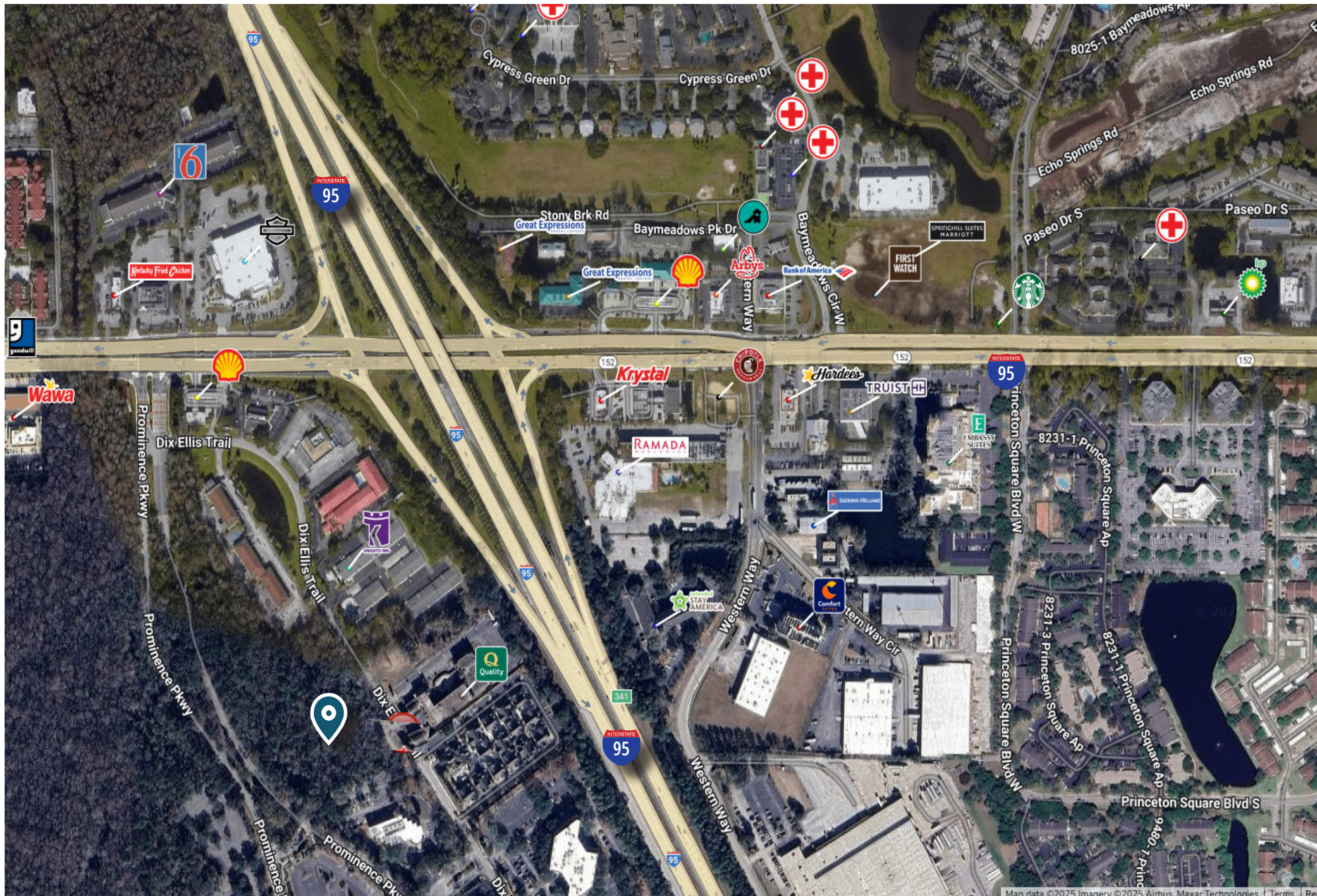
Asking Price	\$355,000
Lot Size	0.77 Acres
Zoning	PUD
Lot Depth	190 FT
Lot Width	175 FT
Current Use	Vacant Land



SURVEY



RETAIL MAP



CONTACT

JAKE AMMON, CCIM

Director

904.271.4123

Jake.Ammon@FranklinSt.com

ARLETTE PRICE

Senior Associate

904.243.6363

Arlette.Price@FranklinSt.com

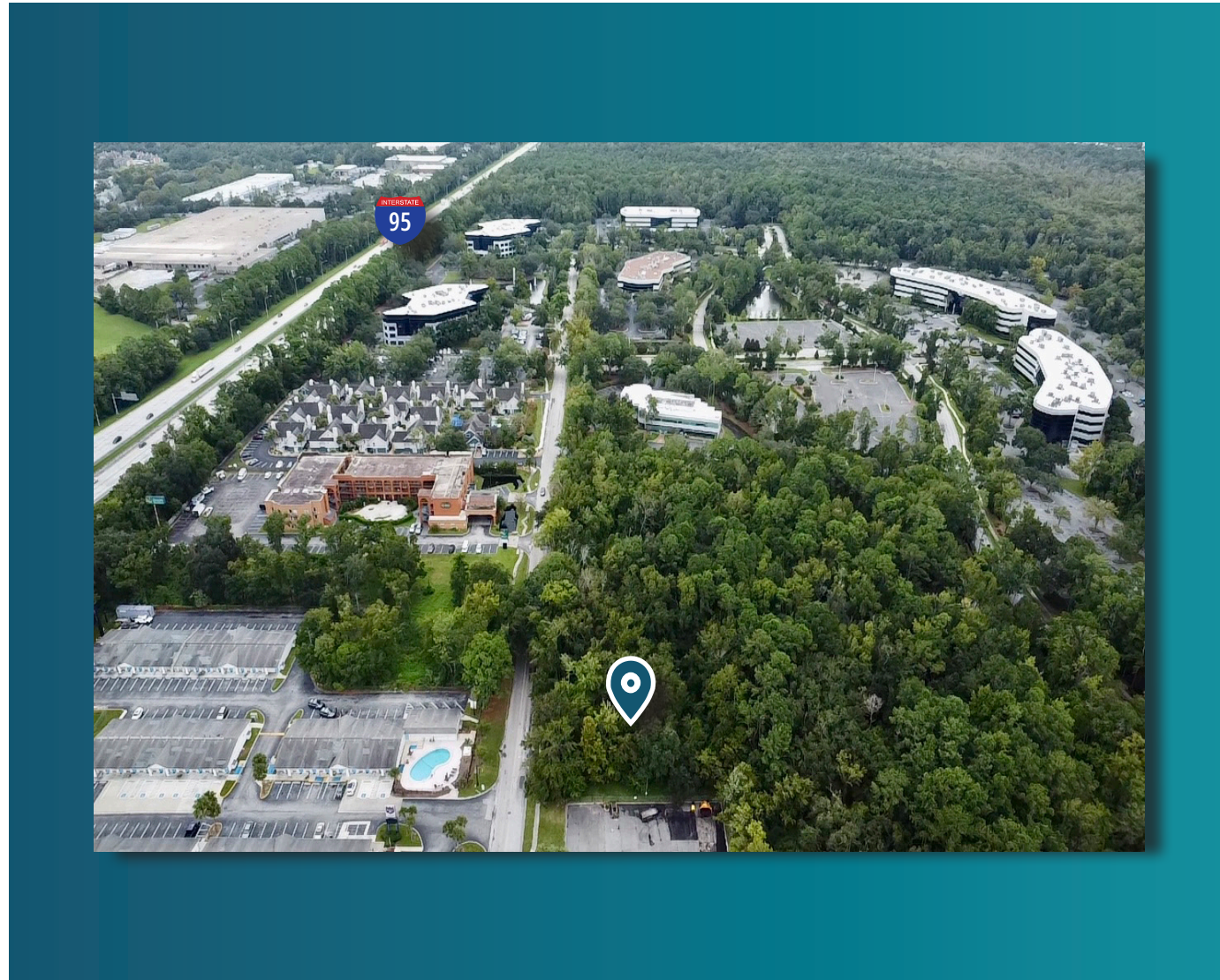


50 North Laura St | Suite 1750

Jacksonville, FL 32202

904.271.4120

[Visit us at FranklinSt.com](http://FranklinSt.com)



No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.