



228

228

26,500 VPD

228

109

0.68 Acres Also Available
Bartram Rd

33,500 VPD
University Blvd S

109

2735 University Blvd S

Jacksonville, FL 32216

5.64 Net Acres
Zoned CRO

5,300 SF Turnkey Medical Building Included

PROPERTY DETAILS



5.64 Acres



Zoned CRO



With Turn-Key 5,300 Medical Building
(Ample plumbing and power)



Highest and Best Use:
Hotel, Retail, Storage, Medical Etc.



\$3,300,000

Asking Price



SITE PLAN CONCEPTS

The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer.

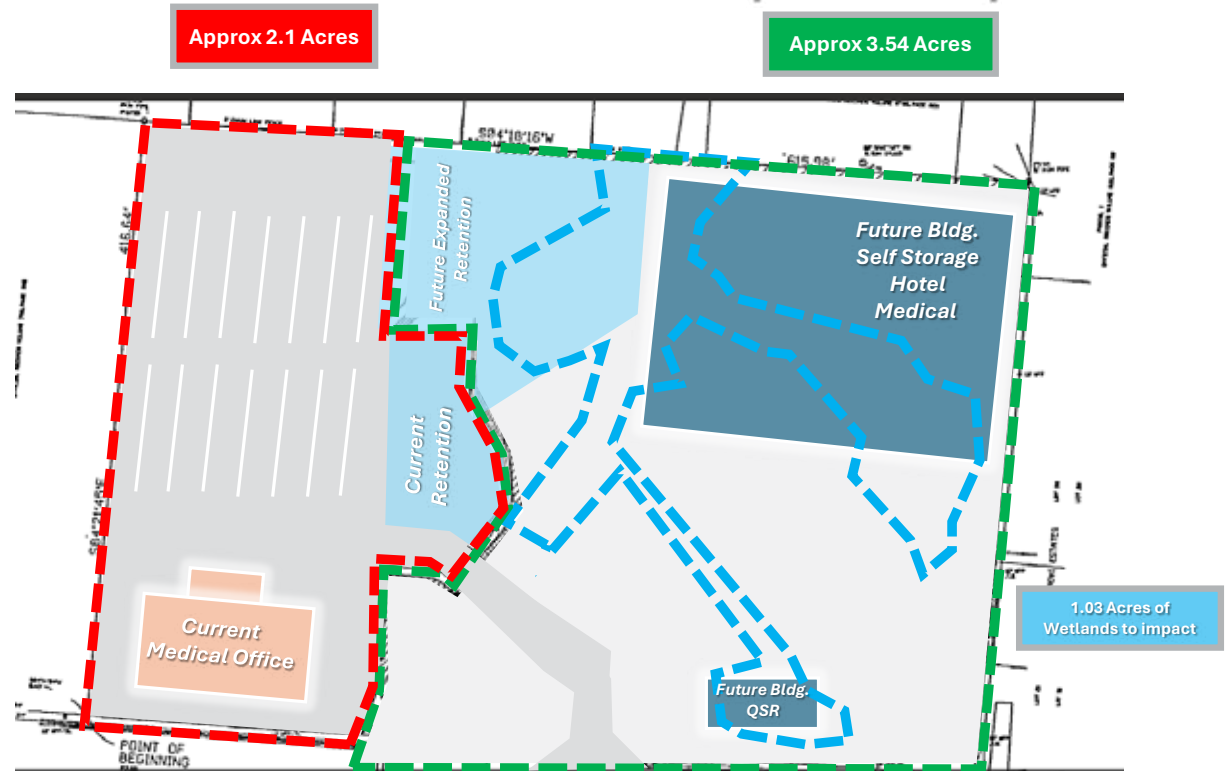


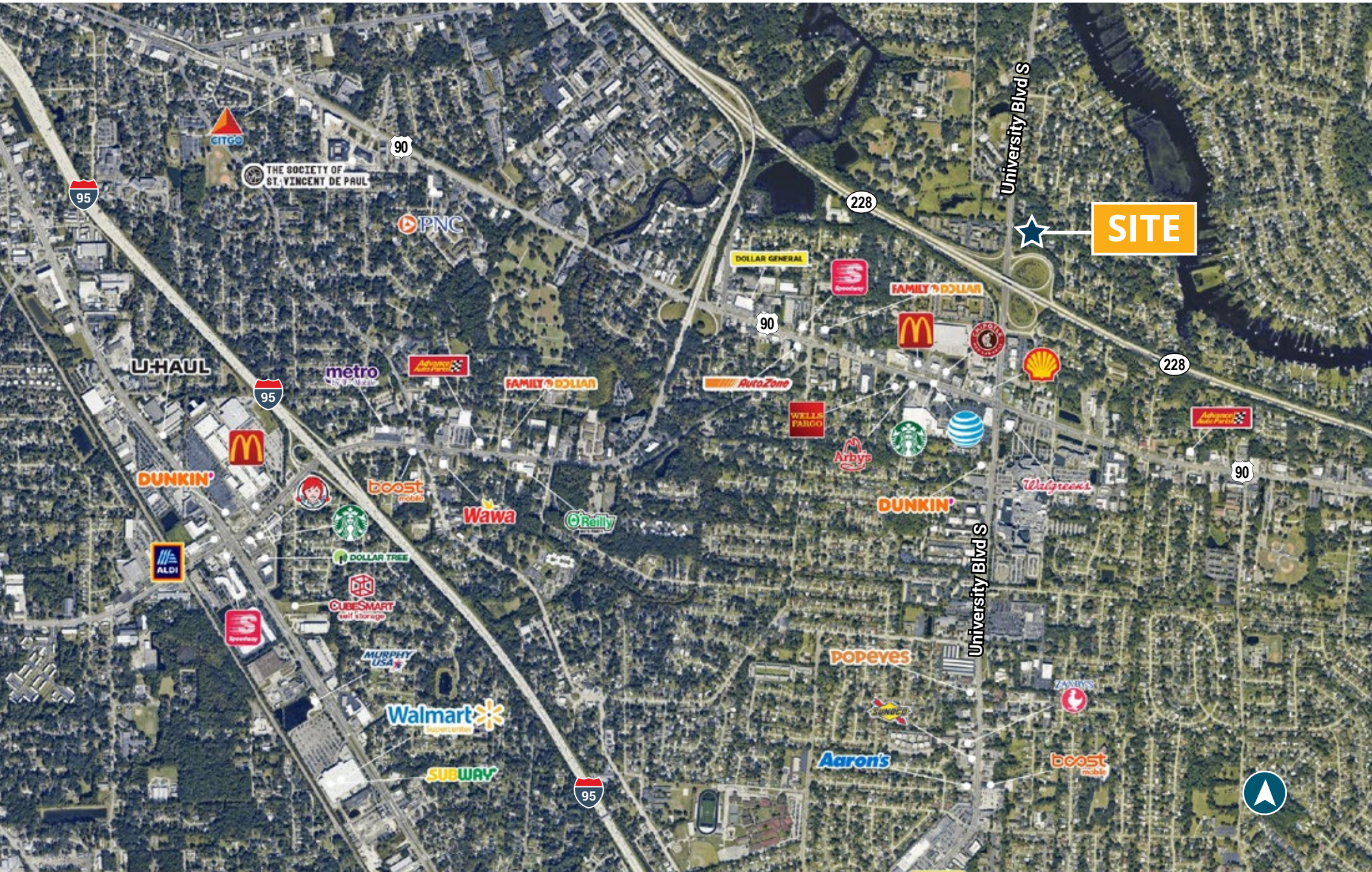
SITE PLAN CONCEPTS

- 40%/50% Optimal Wetlands
- 1 Acre impact Approx cost \$100K to \$120K
- Conservation easement can be eliminated according to ECS Engineering- who has substantial history with this site

5.64 Gross Acres with 5,300 SF Medical Bldg. FOR SALE - Willing to subdivide

Future Sample Concept Plan

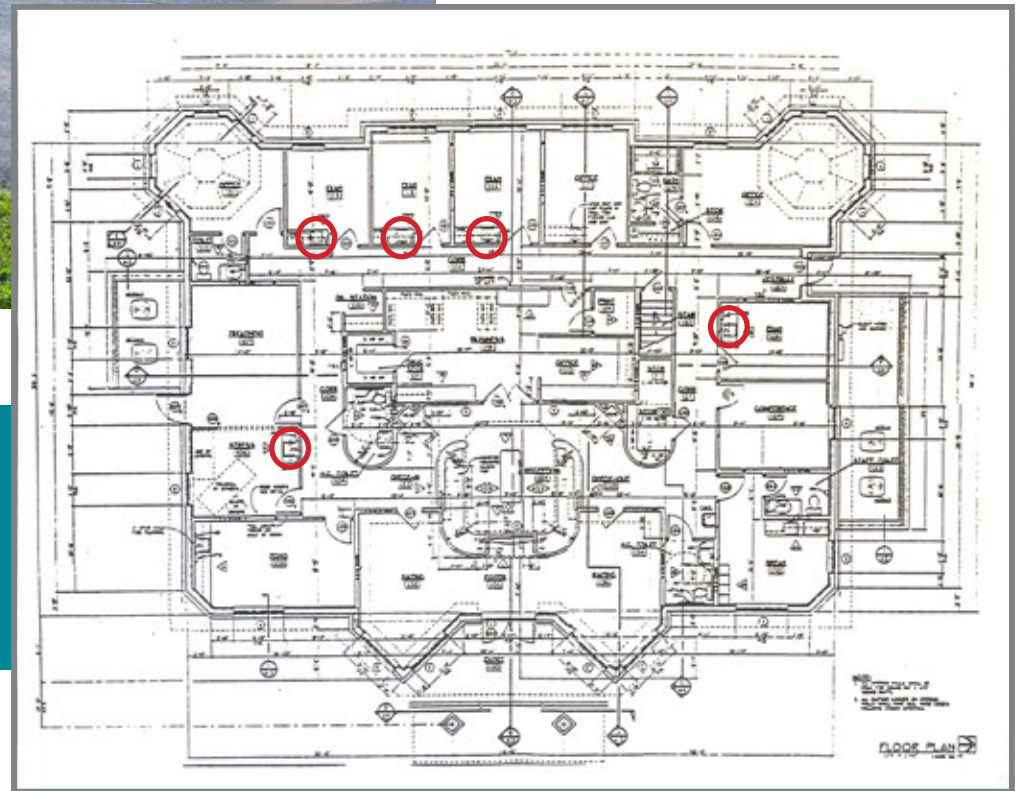




BUILDING SPECS



- 6 exam rooms with sinks
- 5-bathroom executive office and bathrooms throughout
- 5,300 SF Medical Office
- 240 amp power



○ Exam Room Sinks

BUILDING SPECS



PROPERTY AERIAL



OUR EXPERTS

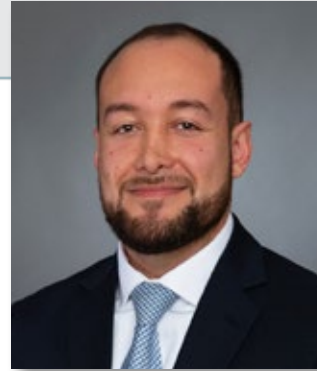


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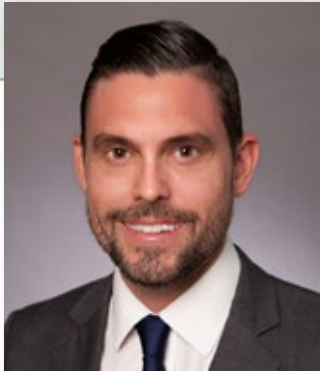


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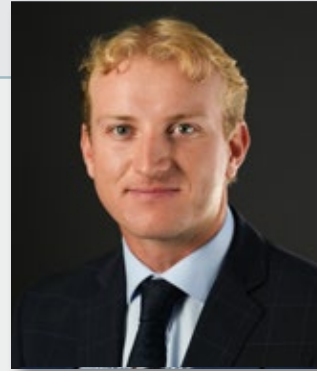


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COOPER FOLDS

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Jacksonville, FL 32216

- 5.64 Net Acres
- Zoned CRO

COOPER FOLDS (LEAD)

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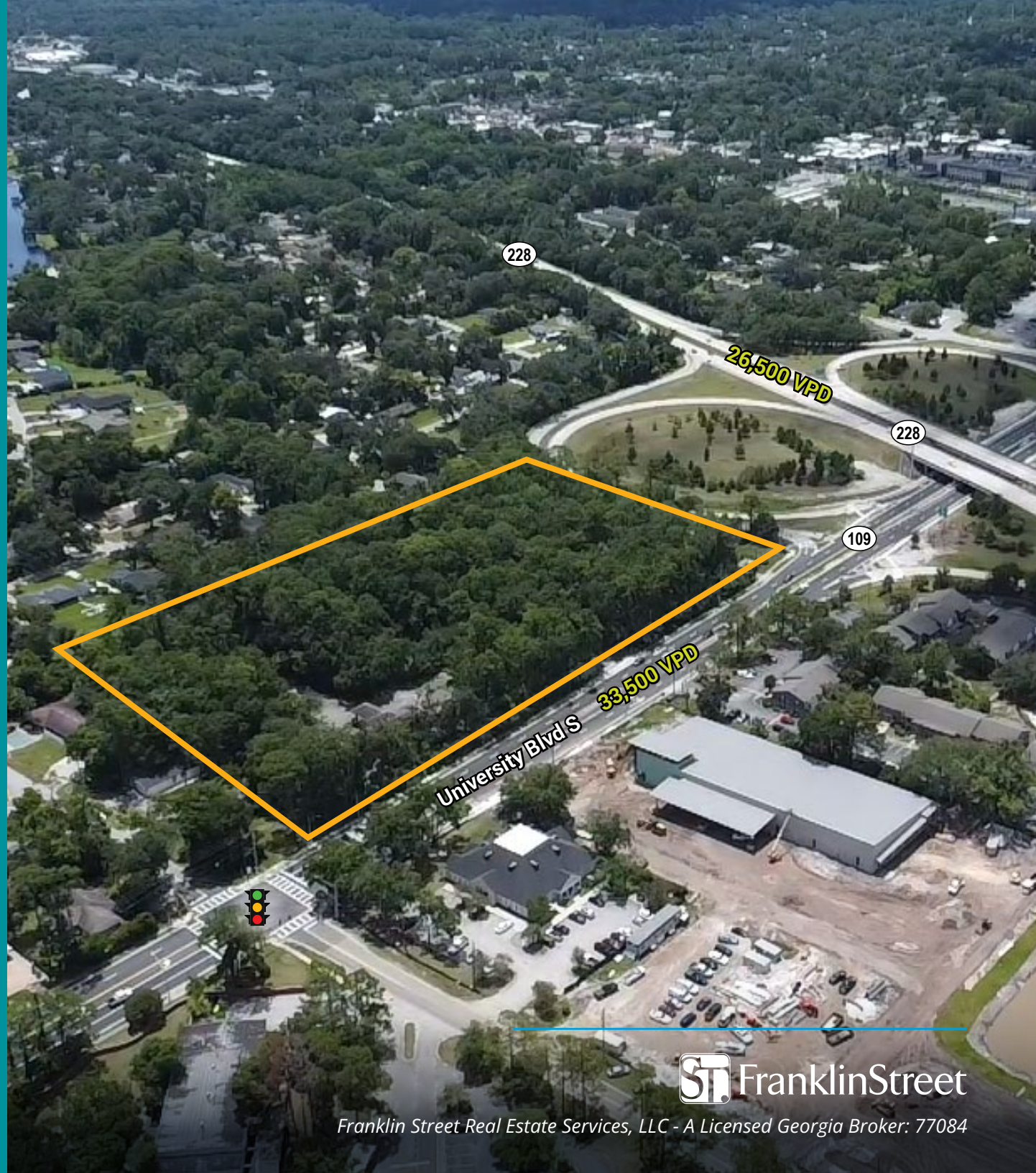
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