

# Outparcels for Sale or Lease

12457-12461 Lem Turner Rd, Jacksonville, FL 32218

Colliers



## Development Details:

- Size land: 1.45± acres
- Best site on going home side of Lem Turner just north of I-295.
- Four access/ingress/egress points for the site, see attached exhibits
- Traffic being routed past subject property from Percy Road residential, new apartments and industrial tenants.
- City water and sewer stubbed to the site.
- Off-site retention piped to site.
- Non-protected trees soon to be removed.
- Zoned: PUD (click here for PUD details).
- Best uses—Convenient store, fast food/sit down restaurants, shopping centers.
- Owner has plans for 8,000± SF shopping center and an outparcel.

## Explosive Growth is Happening Now!

See attached Exhibit "B"

- 500,000± SF Industrial Development by Seefried Group behind subject property-- Construction has started—occupancy 2024.
- DR Horton Homes has closed on and is now building 1,100 homes off Hemlock Street across from subject property.
- A 300-unit apartment complex is planned adjacent to and north of industrial development.
- Lem Turner and Percy Road has 3 new single-family developments under construction.
- Asking price:
  - A) 1.45± acre site, owner prefers a build-to-suit or ground lease, but will look at offers to purchase.
  - B) 1.29± acre site with off-site retention is \$850,000

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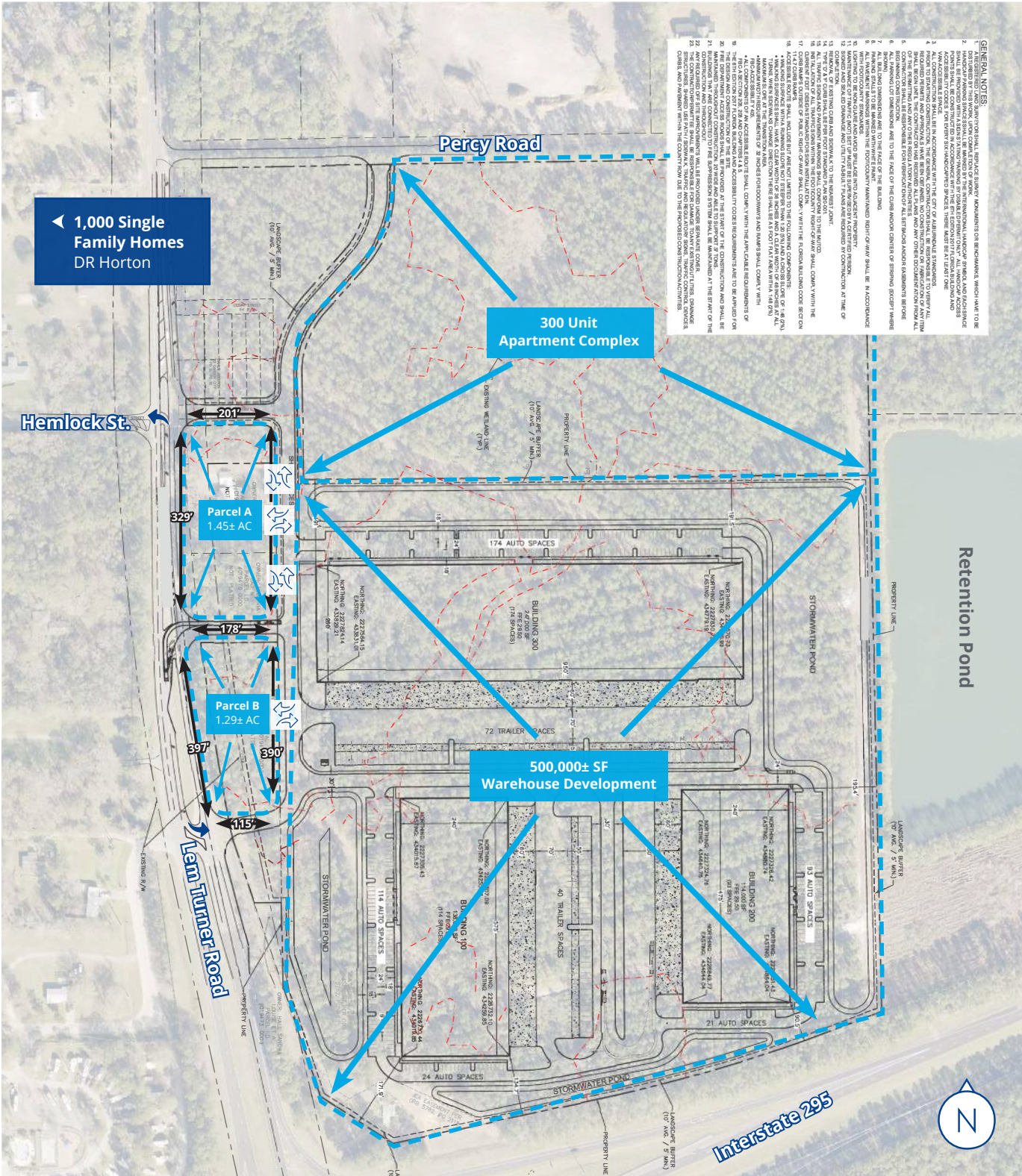
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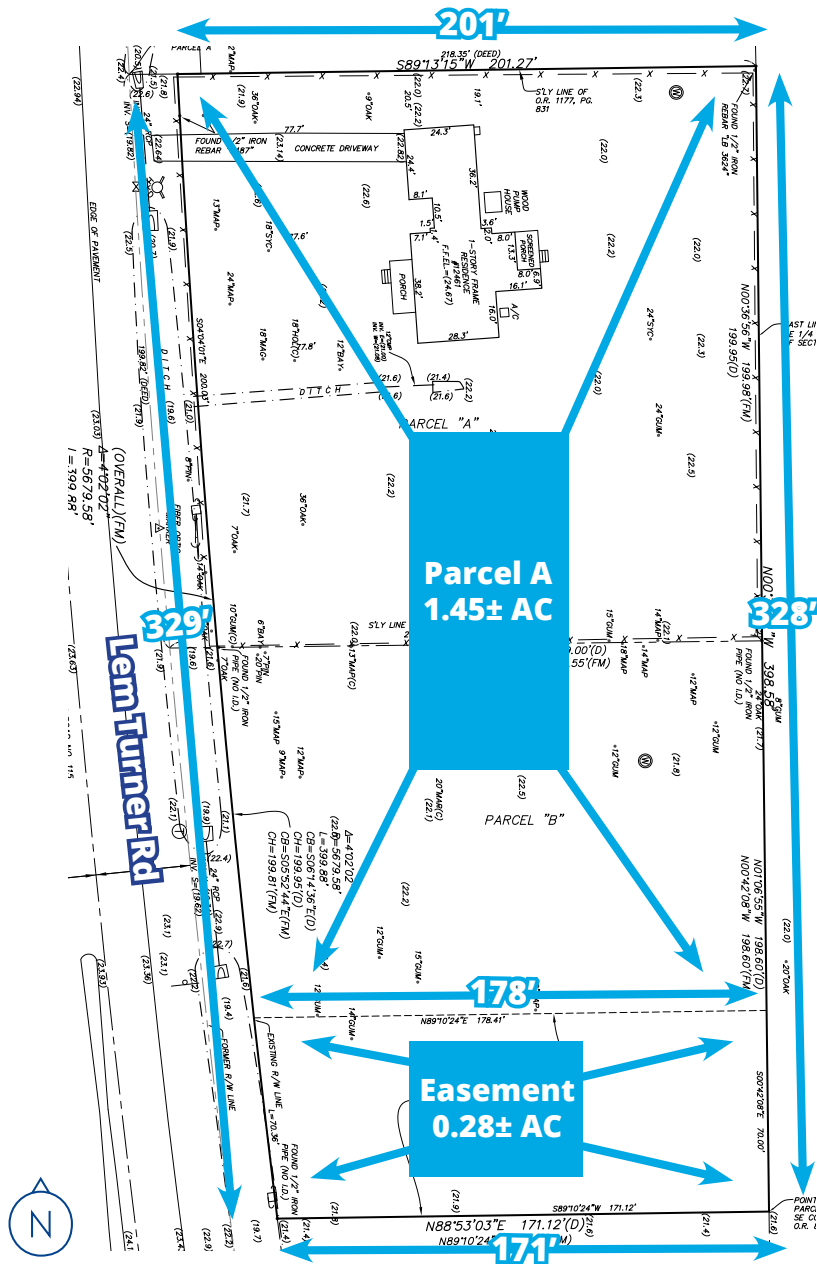
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# Site Plan



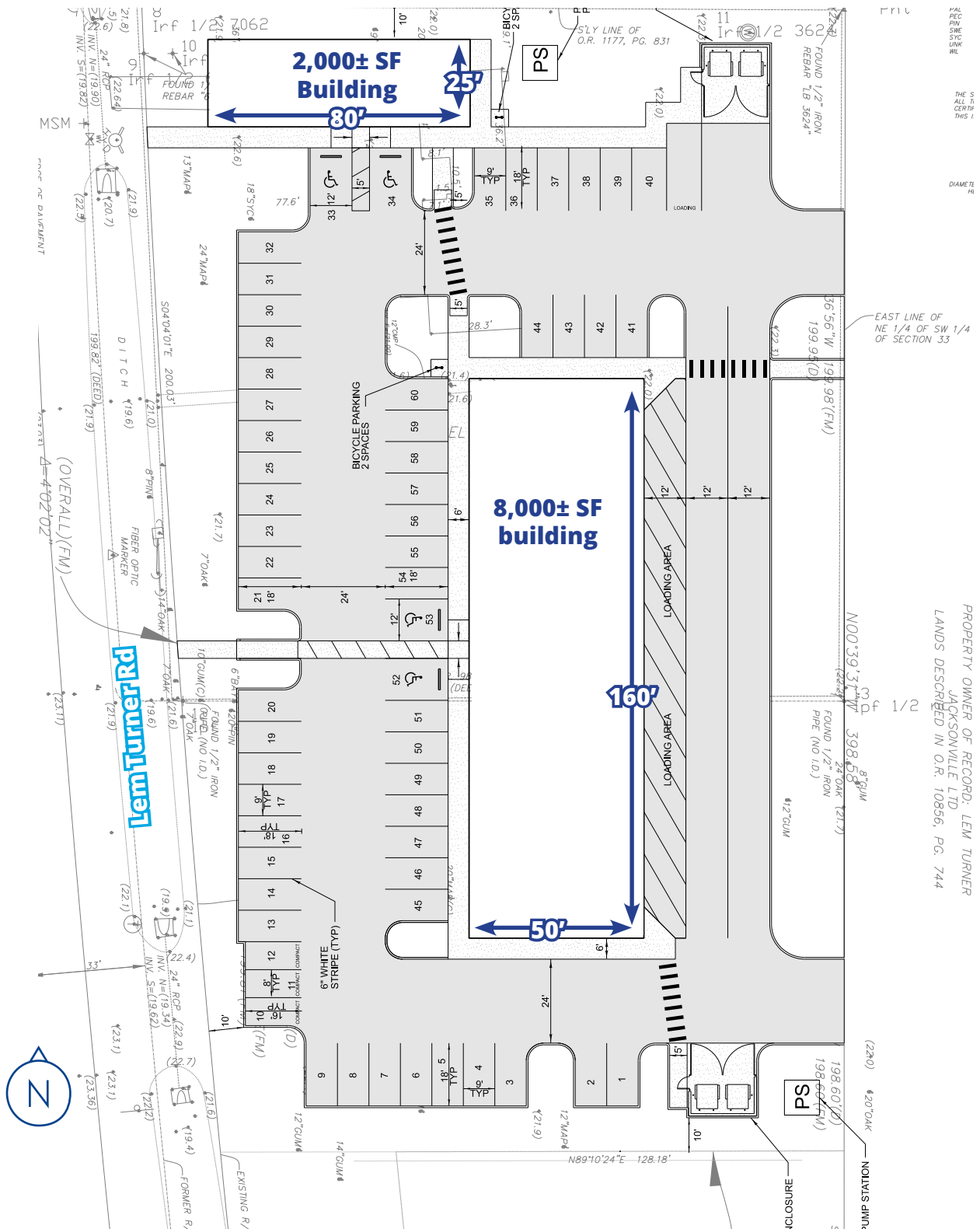
## Parcel A



Parcel	Size	Price
A	1.45±	Available for ground lease
B	0.28±	Easement for ingress/egress to 500,000± SF industrial development and apartments 2024

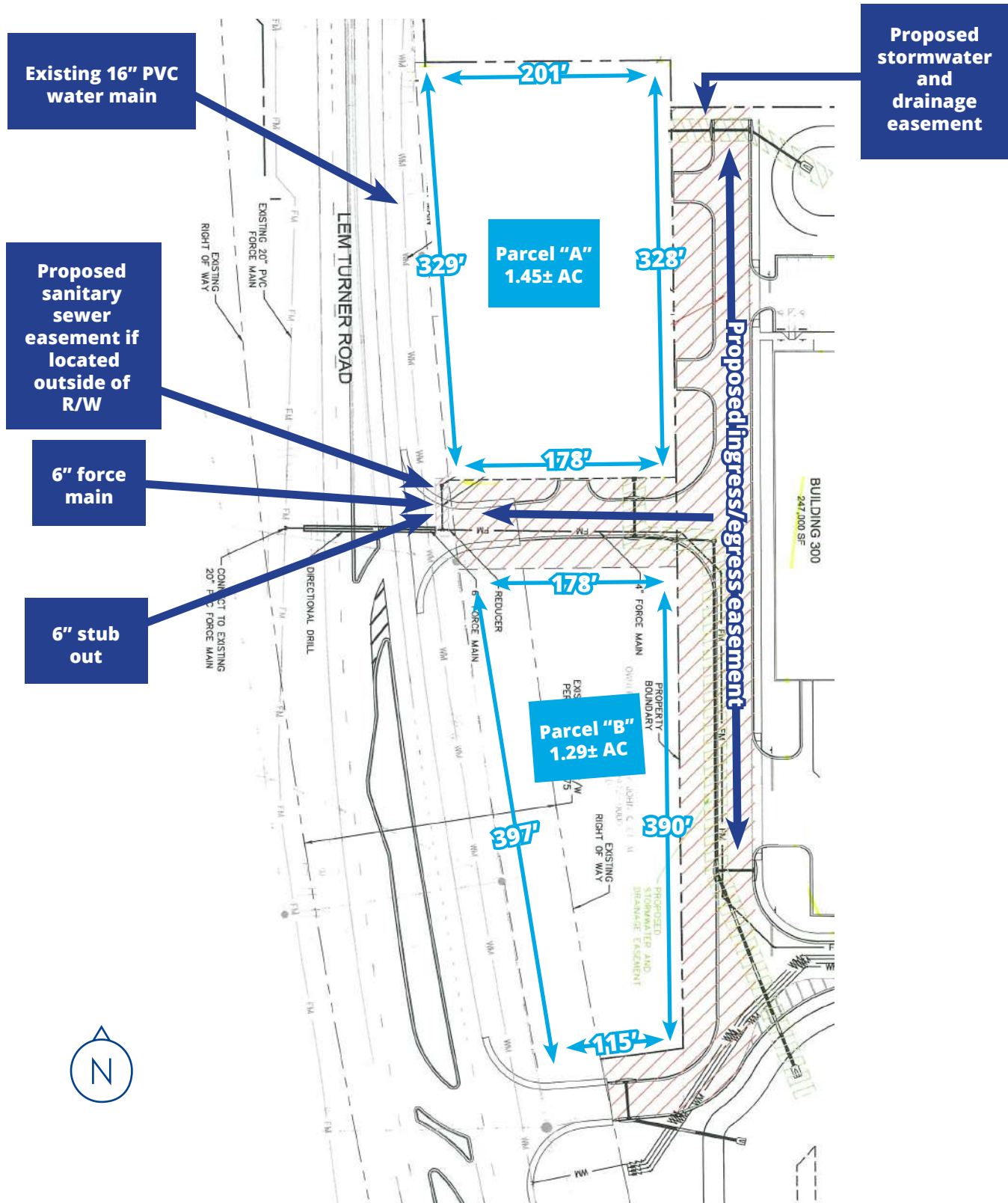
# 8,000± SF Shopping Center and 2,000± SF Outparcel

Parcel A - 1.45± AC





# Location of water main, force main, storm water retention and access points



# Location



## Demographics

Source: ESRI Business Analyst, 2023

### Population



1 mile: 1,545  
3 mile: 28,831  
5 mile: 76,693

### Daytime Population



1 mile: 1,780  
3 mile: 21,988  
5 mile: 69,770

### Avg. HH Income



1 mile: \$74,008  
3 mile: \$75,845  
5 mile: \$68,740

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