



DEVELOPMENT OPPORTUNITY

\$649,000

0 MILWAUKEE AVENUE

1.79 +/- ACRES

ORANGE PARK, FLORIDA

CN + RG-1 ZONING

A rare infill redevelopment opportunity near Club Continental and the St. Johns River, positioned within an established Orange Park neighborhood and offered as one complete parcel.

AI-GENERATED CONCEPTUAL VISUALIZATION - NOT AN APPROVED SITE PLAN

THE OPPORTUNITY

Boutique redevelopment in an established river district

1.79	\$649K	CN + RG-1	35 FT
ACRES +/-	ASKING PRICE	CURRENT ZONING	MAX. RG-1 HEIGHT

0 Milwaukee Avenue offers a scarce opportunity to evaluate a context-sensitive residential or neighborhood-scale mixed-use project near one of Orange Park's most recognizable historic riverfront destinations. The property is heavily wooded, fronts the local street network, and sits near established homes, riverfront condominiums, recreation, dining and US 17/Park Avenue.

The site is being offered as one complete parcel. Ownership is seeking a capable builder or developer prepared to evaluate the entire property rather than carve off only the easiest portion.

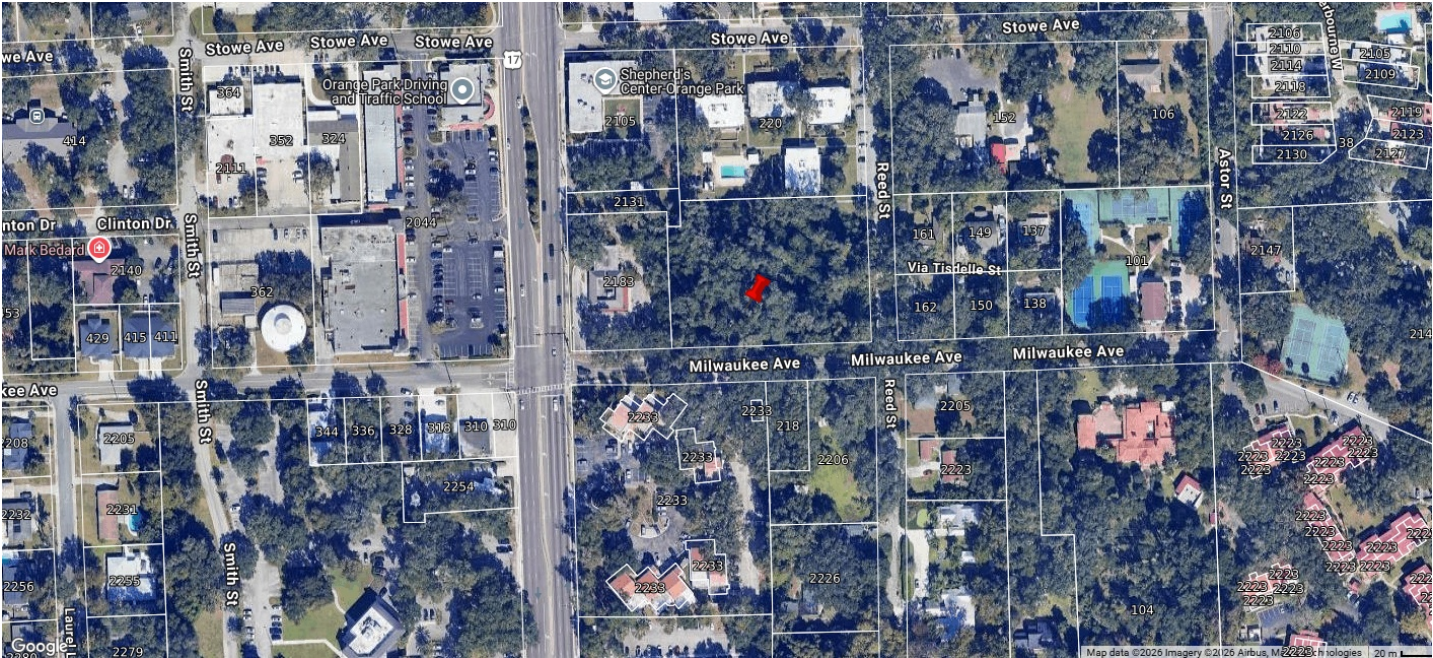


Milwaukee Avenue / Reed Street context



Wooded infill character

Milwaukee Avenue at Reed Street



FlexMLS aerial with parcel-line overlay. The subject is the large wooded tract north of Milwaukee Avenue and immediately west of Reed Street, identified by the red pin. Parcel lines are for orientation and are not a survey.

SUBJECT PARCEL	STREET RELATIONSHIP	NEARBY CONTEXT
Parcel 41-04-26-018937-000-00 Approximately 1.79 acres Reported dimensions: 159 ft x 230 ft	Milwaukee Avenue frontage Immediately west of Reed Street East of Park Avenue / US 17	Established residential fabric Club Continental / Astor Street area St. Johns River corridor

This parcel-level view should be used with the broader riverfront aerial on the following page: one proves the site location; the other sells the surrounding district.

Orange Park riverfront positioning



Existing riverfront and neighborhood context. Subject property is inland and does not have direct river frontage.

ST. JOHNS RIVER	CLUB CONTINENTAL	REGIONAL ACCESS
A defining visual and lifestyle amenity within the surrounding district.	Historic Spanish Colonial influence provides a distinctive architectural reference.	Connectivity to Park Avenue/US 17, I-295, Jacksonville and the broader Clay County market.

The aerial imagery on this page is provided for geographic context. A final developer package should add a current licensed drone orthomosaic with the surveyed parcel boundary, zoning line, street access, north arrow and scale.

Wooded infill parcel with neighborhood frontage



Parcel ID: 41-04-26-018937-000-00 | Total site: approximately 1.79 acres | Sale type: investment/development

Two credible paths - with different approval risk

	RG-1 RESIDENTIAL	CN NEIGHBORHOOD COMMERCIAL
Intent	Medium-density residential; may include single-family, two-family and multifamily uses subject to the use table.	Small groups of neighborhood-serving establishments; professional and business offices encouraged.
Height	35 feet maximum	35 feet maximum
Multifamily density	Not more than 8 units per developable acre	Standalone residential is not the core CN use; dwelling units are accessory for owners/employees of principal uses.
Coverage	35% maximum building coverage	Controlled primarily through other requirements, including parking, setbacks and site design.
Setbacks	Multifamily: 20 ft front, 10 ft side, 20 ft rear	Generally 20 ft front, 10 ft side, 10 ft rear; adjacency provisions may apply.

Scenario A - Unified residential redevelopment

A boutique Spanish Colonial residential community across the full parcel. This scenario assumes successful rezoning of the CN portion to RG-1 or another residential approval. At 8 units per developable acre, the 1.79-acre gross-site mathematical ceiling is approximately 14 units; actual yield may be lower after survey, environmental, access, stormwater, parking, fire and utility constraints.

Scenario B - Current split-zoning concept

Neighborhood-scale professional office, wellness, specialty retail or similar CN-compatible use on the commercial side, paired with residential development on the RG-1 side. The final use program must be verified against the Town use table and approved site plan.

Zoning information is a marketing summary, not a zoning opinion. Prospective purchasers must independently confirm all uses, dimensions, density, approvals and development capacity with the Town of Orange Park.

CONCEPT A

Spanish Colonial residential vision



AI-GENERATED CONCEPTUAL VISUALIZATION - FULL-PARCEL RESIDENTIAL REZONING SCENARIO

The residential vision draws from the architectural identity of Club Continental rather than generic production housing: warm stucco, clay barrel-tile roofs, shaded arcades, courtyards, dark wood and wrought-iron details, and preservation of mature tree canopy.

Conceptual program: approximately 10-12 two-story residences within several low-rise villa buildings, landscaped open space, internal circulation and resident parking. The image is illustrative and is not drawn to the parcel survey.

CONCEPT B

Neighborhood-scale mixed-use vision



AI-GENERATED CONCEPTUAL VISUALIZATION - CURRENT SPLIT-ZONING STRATEGY

This concept preserves the distinction between the property's residential and neighborhood-commercial components. A modest two-story commercial building addresses the more visible frontage, while Spanish Colonial residences occupy the residential portion with a landscaped transition between uses.

Conceptual program: neighborhood-serving office, wellness, café or specialty retail space plus approximately 6-8 residences. Exact uses, building placement, parking and residential yield require confirmation against the official zoning boundary and Town approvals.

NEXT STEP

Evaluate the site. Underwrite the opportunity.

AVAILABLE / TO CONFIRM	DEVELOPER DUE DILIGENCE
Parcel identification and current marketing information	Boundary/topographic survey and exact acreage
Existing CN + RG-1 zoning designation	Official zoning boundary and permitted-use confirmation
Current site photography and contextual aerials	Wetlands, floodplain, tree and environmental review
Residential and mixed-use concept visions	Utility capacity, stormwater, access and fire review
Ownership intent to sell the parcel as a whole	Pre-application meeting and entitlement path with Town staff

SHARON HOLT

Florida Homes Realty & Mortgage

9191 R.G. Skinner Parkway, Suite 102
Jacksonville, FL 32256

sharonsellsnorthfl@gmail.com
(904) 568-7674

OFFERING TERMS

Asking price: \$649,000. Property is offered as one complete parcel. Prospective purchasers should submit evidence of experience and financial capacity with any indication of interest. Seller reserves the right to modify, withdraw or reject any proposal.

DISCLAIMER

This memorandum is for discussion purposes only. Information is believed reliable but is not guaranteed and may change without notice. Images marked as AI-generated are conceptual marketing illustrations and do not depict an approved or survey-based development. Nothing herein constitutes a representation regarding achievable density, entitlement, zoning approval, environmental condition, utilities, access, construction feasibility, costs or investment performance. Prospective purchasers must conduct independent due diligence and rely on their own consultants and governmental confirmations.