



Colliers

For Sale
or Lease

Sale Price Reduced:

~~\$925,000~~

\$875,000

Contact us:

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Colliers

76 South Laura Street, suite 1500

Jacksonville, FL 32202

colliers.com/jacksonville

2.02± Acres on Main Street and Parkway Boulevard

Jacksonville, FL 32218

Property Highlights:

- Land size: 2.02± acres
- 280 front feet on Main St.
- Zoned: CCG-2 on front lot and RR-acre on back two lots (site was approved by city for RV parking facility)
- Site development work completed:
 - Trees removed and lot cleared
 - Multiple truck loads of fill dirt raised level of property
 - Two feet above street level
 - \$27,000 spent on 6 foot high quality fencing around perimeter of property
 - \$30,000 spent on civil engineering plans for RV parking facility
 - Electric power pole in place
- Conveniently located:
 - Minutes from the River City Marketplace on Airport Rd. and I-95
 - 5 minutes from I-95 and I-295
 - 20 minutes from Georgia state line

Accelerating success.

Location

Site

Parkway Shops



ISIANA KITCHEN



17

Airport Center Drive

95

243

River City Marketplace



295

3 mi. Area Demographics

Source: ESRI Business Analyst



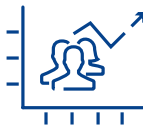
2023 Estimated Population

23,997



2023 Estimated Household Income

\$93,843



2028 Projected Population

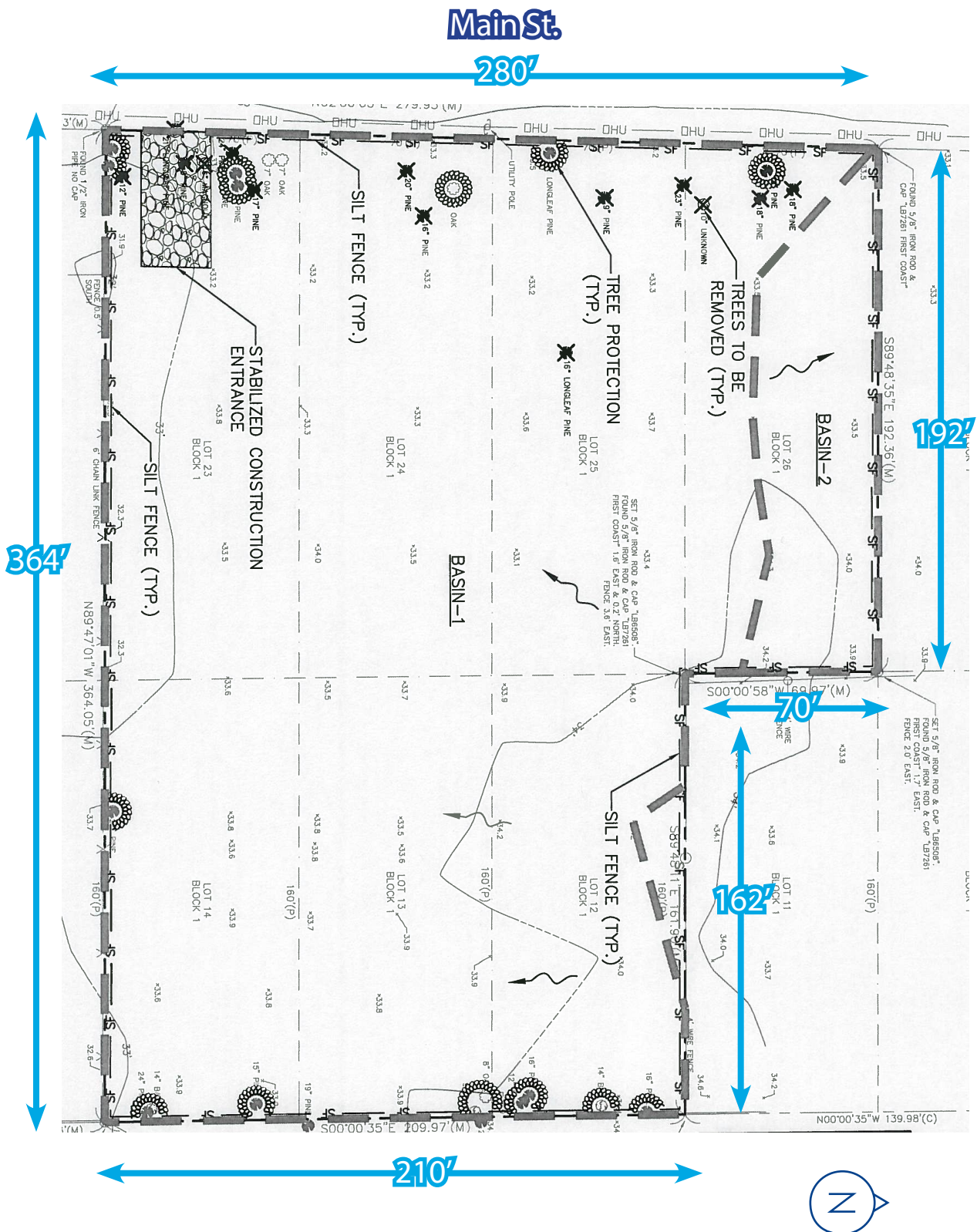
25,448



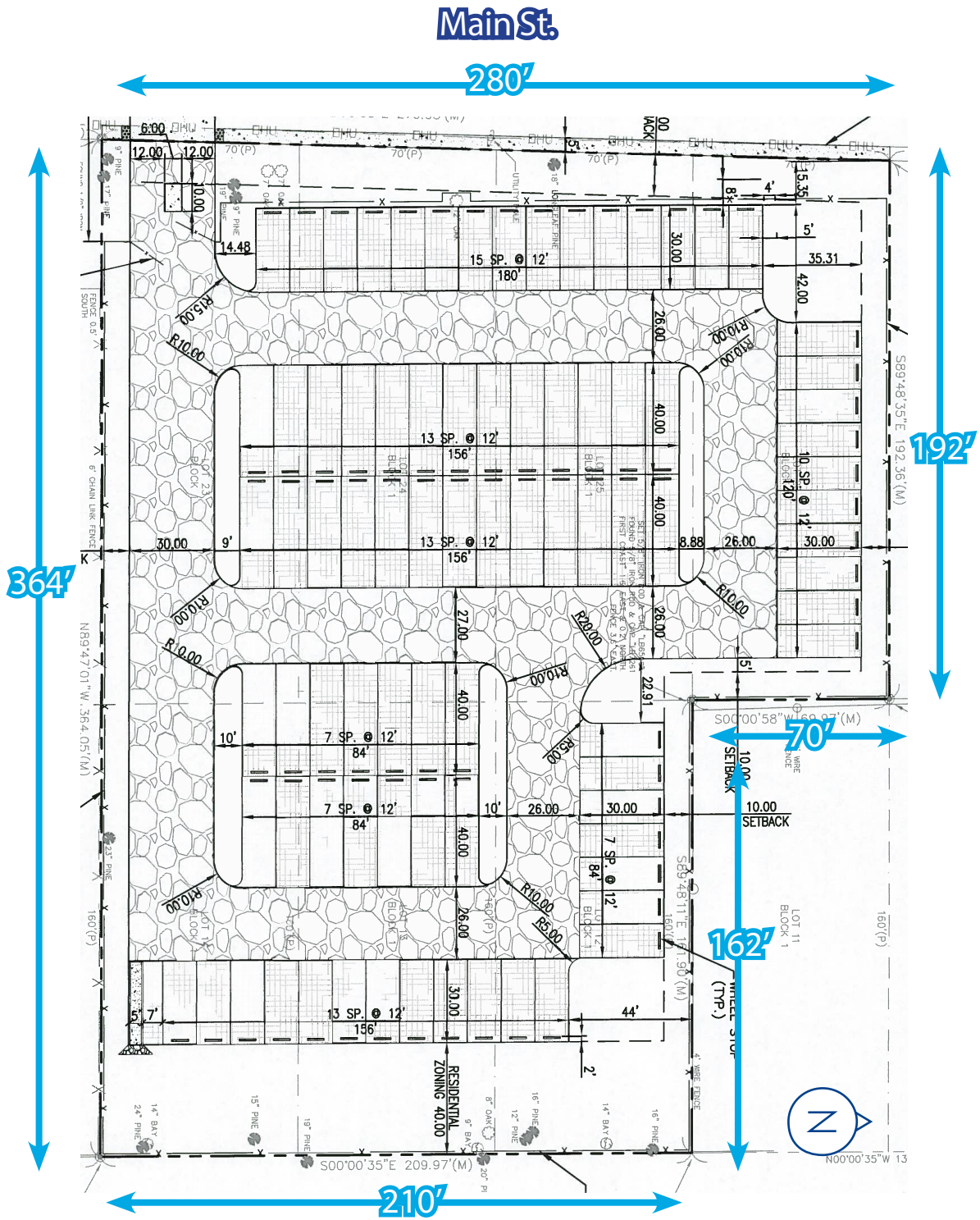
2028 Projected Household Income

\$111,777

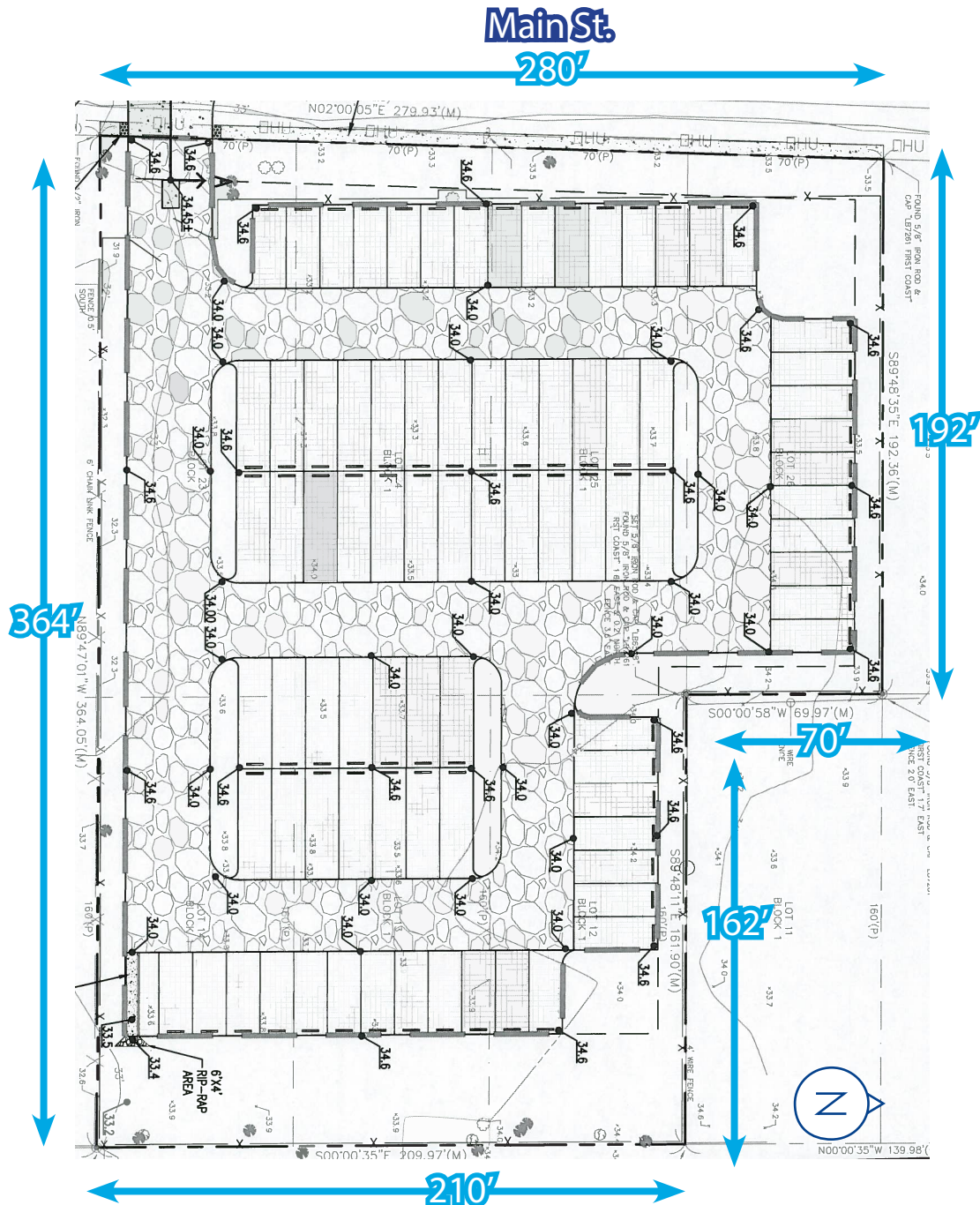
Survey 1 - Topographical Survey



Survey 2 - Site Plan A



Survey 3 - Site Plan B



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