



Colliers

For Sale or Lease

Asking Price:
\$495,000

Contact us:

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Colliers
76 South Laura Street, suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

1404 Blair Road Jacksonville, FL 32221

Property Highlights:

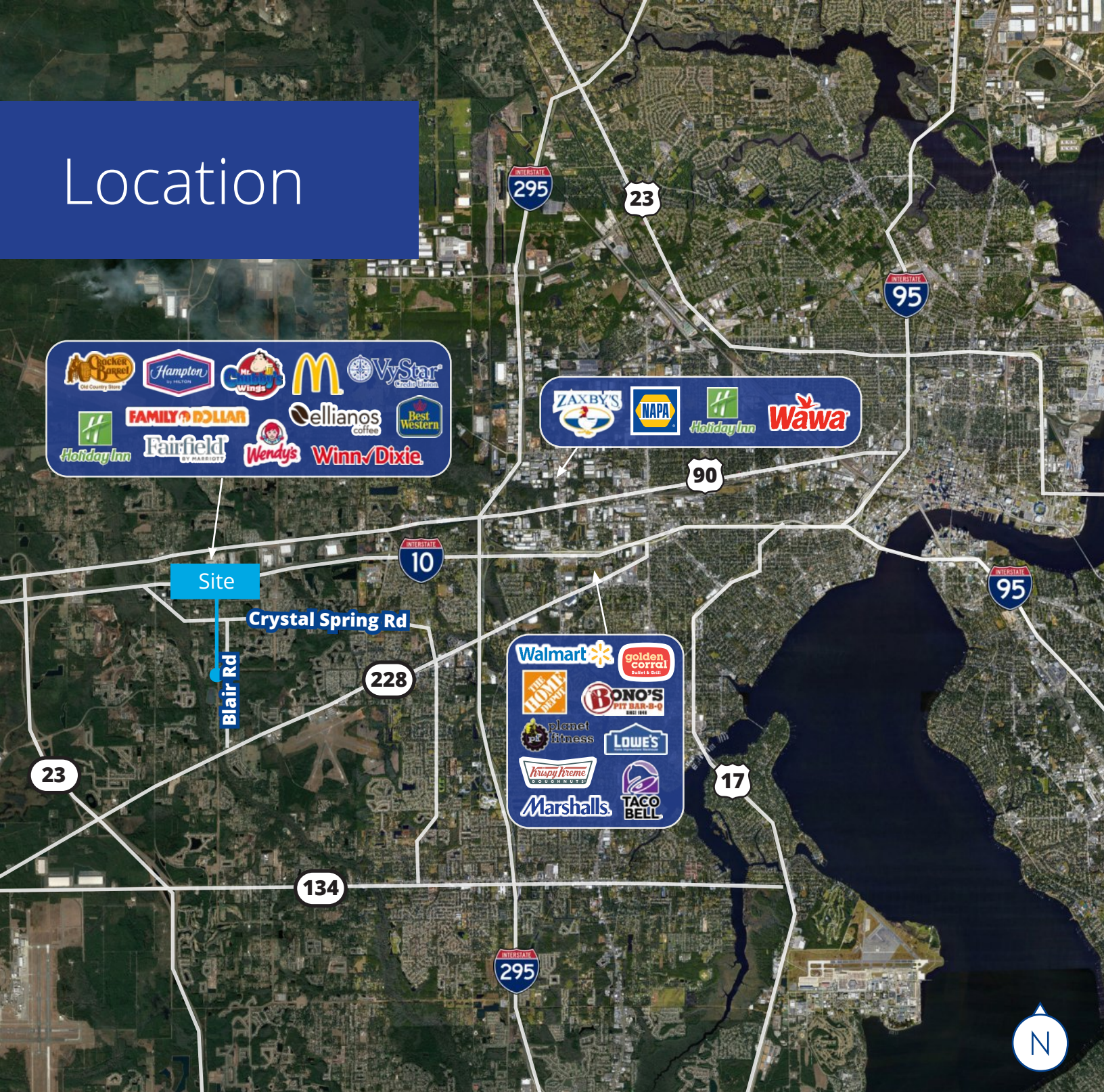
- 4.82± acres – 334 front feet on Blair Rd. and 630 feet deep
- Zoned PUD 26 duplex lots total of 52 units
- Land is cleared for development
- City water and sewer available
- Close to Normandy Blvd. & Herlong Recreational Airport
- 1.7 miles from a Winn-Dixie shopping center

Location

- 4.1 miles from Normandy Crossing Shopping Center
- 1.8 miles from I-10
- 5 miles from I-295
- 4.7 miles from First Coast Expressway

Accelerating success.

Location



3 mi. Area Demographics

Source: ESRI Business Analyst



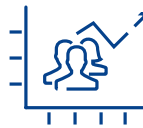
2023 Estimated
Population

38,413



2023 Estimated
Household Income

\$54,001



2028 Projected
Population

\$92,798



2028 Projected
Household Income

\$108,173

Property Photos



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