

FOR SALE

3501 MASTERS RD - LAND

Jacksonville, Florida 32226

Heavy Industrial Zoning - Northside Port area



- 12.6 +/- total acres
- (2) contiguous parcels
RE #s: 109083-0010 & 109067-0100
- Zoned – IH (industrial Heavy)
- (5) acres of uplands (delineation)
- Near Blount Island Port
- Frontage – St. Johns River

Sale Price: \$2,600,000.

Contact:

Brian Pate

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Easton, Sanderson & Company

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300 E. State Street (Suite G) Jacksonville, FL. 32202

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LAND USES

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The following secondary zoning districts may be permitted in the **Heavy Industrial Category** as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same. (1) Commercial Community/General-1 (CCG-1); Section 656.313. (2) Commercial Community/General-2 (CCG-2); Section 656.313. (3) Agriculture (AGR); Section 656.331. (4) Conservation (CSV); **Section 656.333.(5) Planned Unit Development (PUD); Section 656.340.**

656.340. Planned Unit Development—PUD.

- It is the intent and purpose of this district that Planned Unit Developments, both large scale, which consists of five acres or more, and small scale, which consists of less than five acres, be utilized to create living environments that are responsive to the needs of their inhabitants; to provide flexibility in planning, design and development; to encourage innovative approaches to the design of community environments; to encourage the fulfillment of housing needs appropriate to various lifestyles and income levels; to encourage the integration of different housing types within a development; provide an opportunity for new approaches to ownership; to provide for an efficient use of land; to provide an environment compatible with surrounding land use; to adapt the zoning process to changes in construction and development technology; to encourage the preservation of the natural site features; to provide community environments that are so designed and located as to be an integral part of the total ecosystem; to encourage the design of communities and structures adapted to the local climate; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and general welfare of the City of Jacksonville. It is further intended that the Planned Unit Development district may be utilized to implement the Comprehensive Plan. It is not the intent to utilize the Planned Unit Development district solely to diminish the usual application of the provisions of the Zoning Code. The Planned Unit Development district process shall not be used to discriminate against or otherwise violate civil rights of the existing or future residents, users or occupants of the PUD. The rights of people with disabilities to access and use housing in the form of dwelling units, community residential homes or group homes shall not be more restrictive in a PUD than in equivalent conventional zoning districts.

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Location Map

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Photo 3: View of the uplands in the northwest portion of the property, looking southeast.



Photo 4: View of the marsh wetlands along the eastern boundary, looking southwest.

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