

+/- 43 Acres SFR Land

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Townsend & Macbeth Road, Jacksonville, FL 32244



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	+/- 43 Acres
Zoning:	RR-ACRE - Residential Rural Acre & RLD-60 - Residential Low Density
Market:	Jacksonville
Submarket:	Riverside
Traffic Count:	3,600
Price / SF:	-

PROPERTY OVERVIEW

Five parcels totaling over 43 acres for residential development, just west of Interstate 295 in the Riverside submarket of Jacksonville. The parcels are divided into a +/- 23 acre parcel [1], a +/- 5 acres parcel [2] and an additional 3 parcels totaling +/- 15 acres [3]. The current zoning is RR-Acre [Residential Rural-Acre District] 3 acres on parcel 1 are currently zoned RLD-60 [Residential Low Density Districts]. Both zoning districts allow for uses such as single family residential, foster care homes, churches etc. The parcels are 1.3 miles away from a full I-295 interchange.

Nearby retail [within 3 miles] southeast of the site includes a Publix anchored shopping center at Argyle Village featuring retailers such as TJ Maxx, Bed Bath and Beyond, Babies R'Us, Sam's Club, Olive Garden, Longhorn Steakhouse, and Carraba's. Big box stores such as Costco, Sam's Club, Walmart are also within close proximity to Argyle Village. Retail within 5 miles offers a further Publix anchored center at Oak Leaf Plantation as well as a Power Center at Oakleaf Town Center with tenants such as Super Target, Ross, Ulta and The Home Depot.

Nearby commercial development includes the Wayfair 1 million sf distribution center expected to open by 2021 year end which will employ 250 workers. Jinko Solar, the global leader in the solar industry will begin a 300,000 sf build-out of their solar panel plant and will create 200 additional jobs by the end of 2019.

The site is nearby to both existing subdivisions [Argyle Forest, Jacksonville Heights] and a number of proposed single family housing developments.

Elizabeth Nyenwe

Associate Advisor

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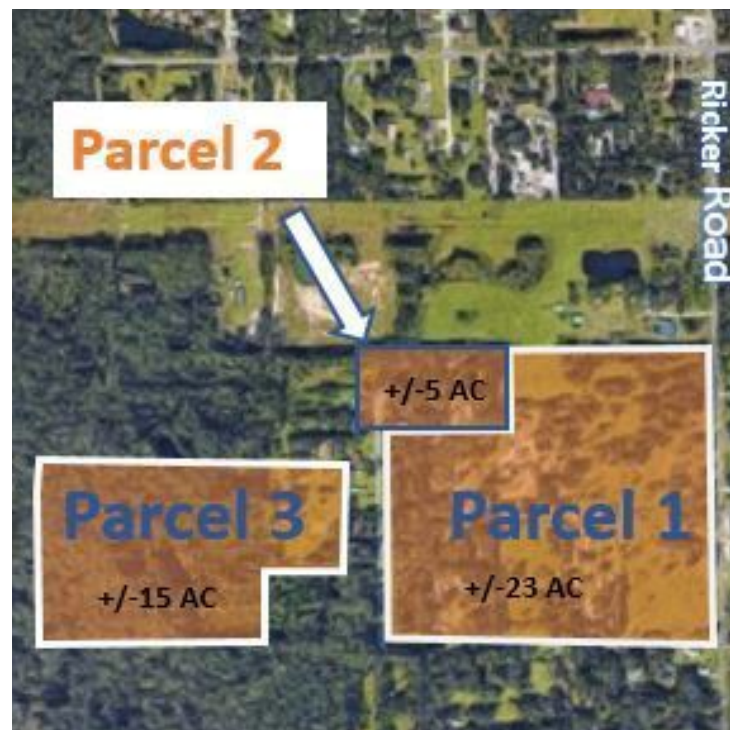


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SALE HIGHLIGHTS

- +/- 43 Acres on Townsend Road & Macbeth Road
- Close access to I-295
- Nearby retail includes two Publix anchored shopping centers, multiple big box stores and a number of restaurants
- 450 new jobs will be created through development projects in the area within the next 3 years



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