

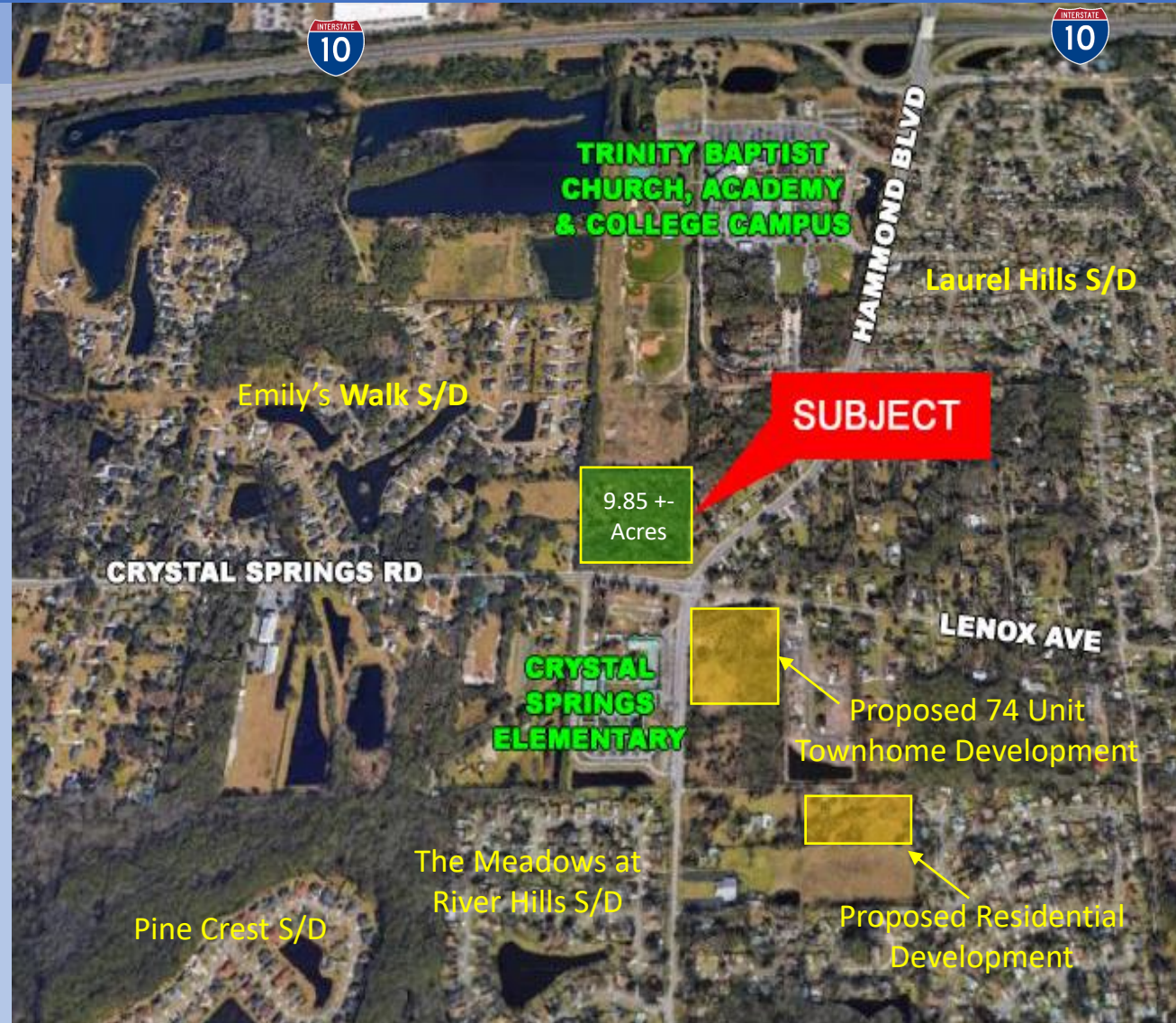
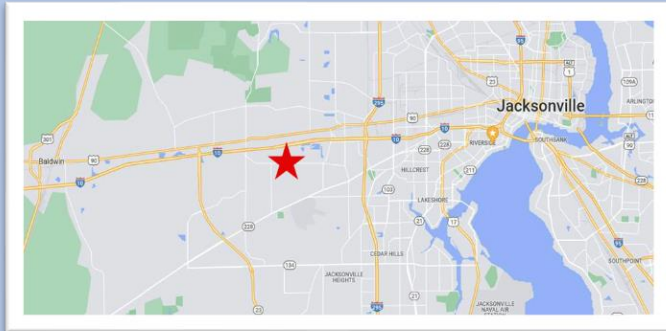
FOR SALE: PUD ZONED LAND

0 Crystal Springs Road
Jacksonville, Florida 32218



PROPERTY DESCRIPTION

- ➔ **Location:** .7 miles south of Interstate 10, on the north west corner of Crystal Springs Road and Hammond Blvd.
- ➔ **Estimated Land Size:** 9.85+- acres
- ➔ **Zoning:** PUD which allows retail, office & medical
[Click To View PUD Ordinance](#)
- ➔ **Frontage/Access/Exposure:** +-656' along north side of Crystal Springs Rd
- ➔ **Water & Sewer:** [Click For JEA Availability Letter](#)
- ➔ **Proximity:** Trinity Baptist Church & School & I-10
- ➔ **Price:** \$2,250,000.00



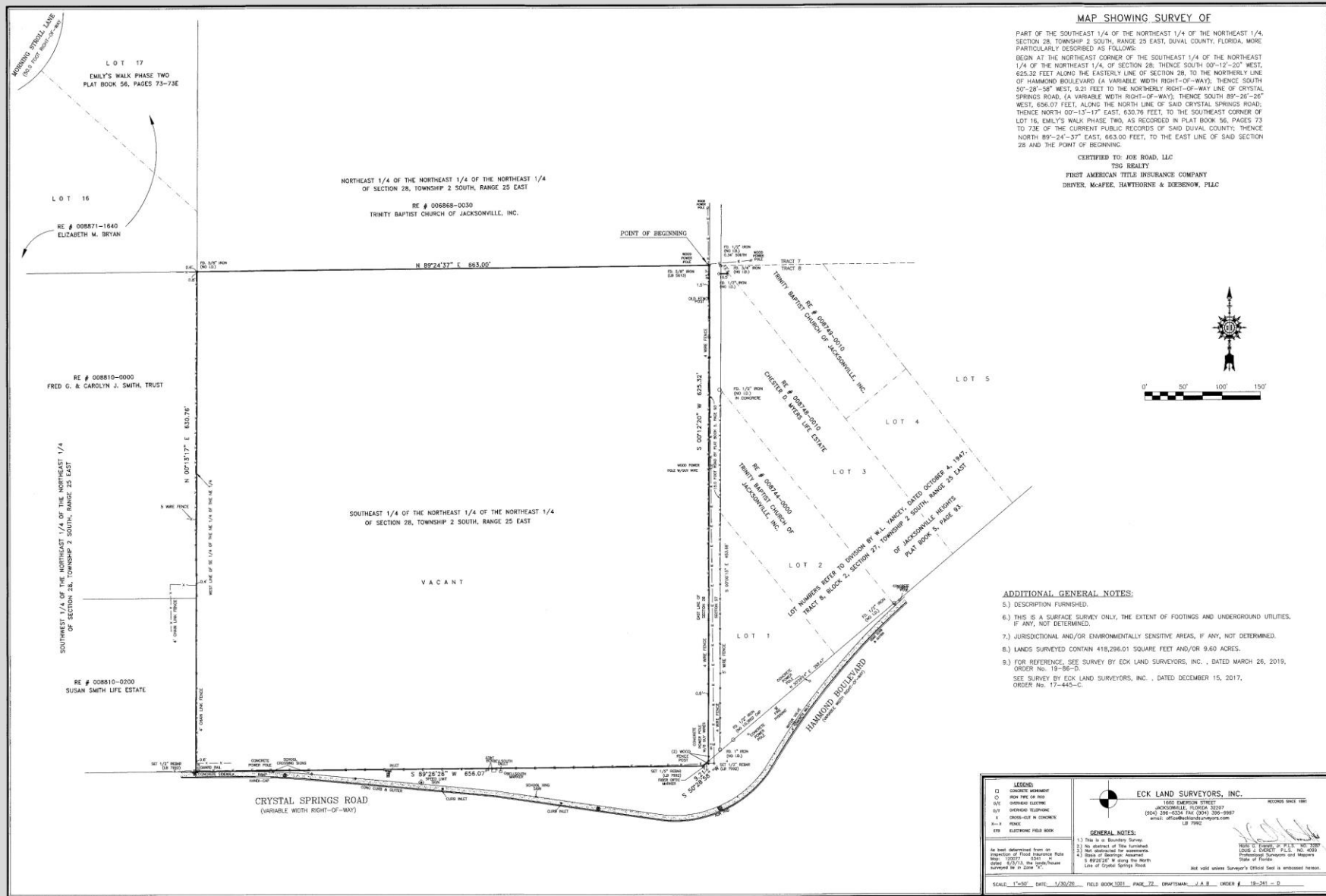
Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465- 1000
Email: cord@thecordellgroup.com

Donald G. "Beau" Maurer
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 370-0600
Email: beau@thecordellgroup.com

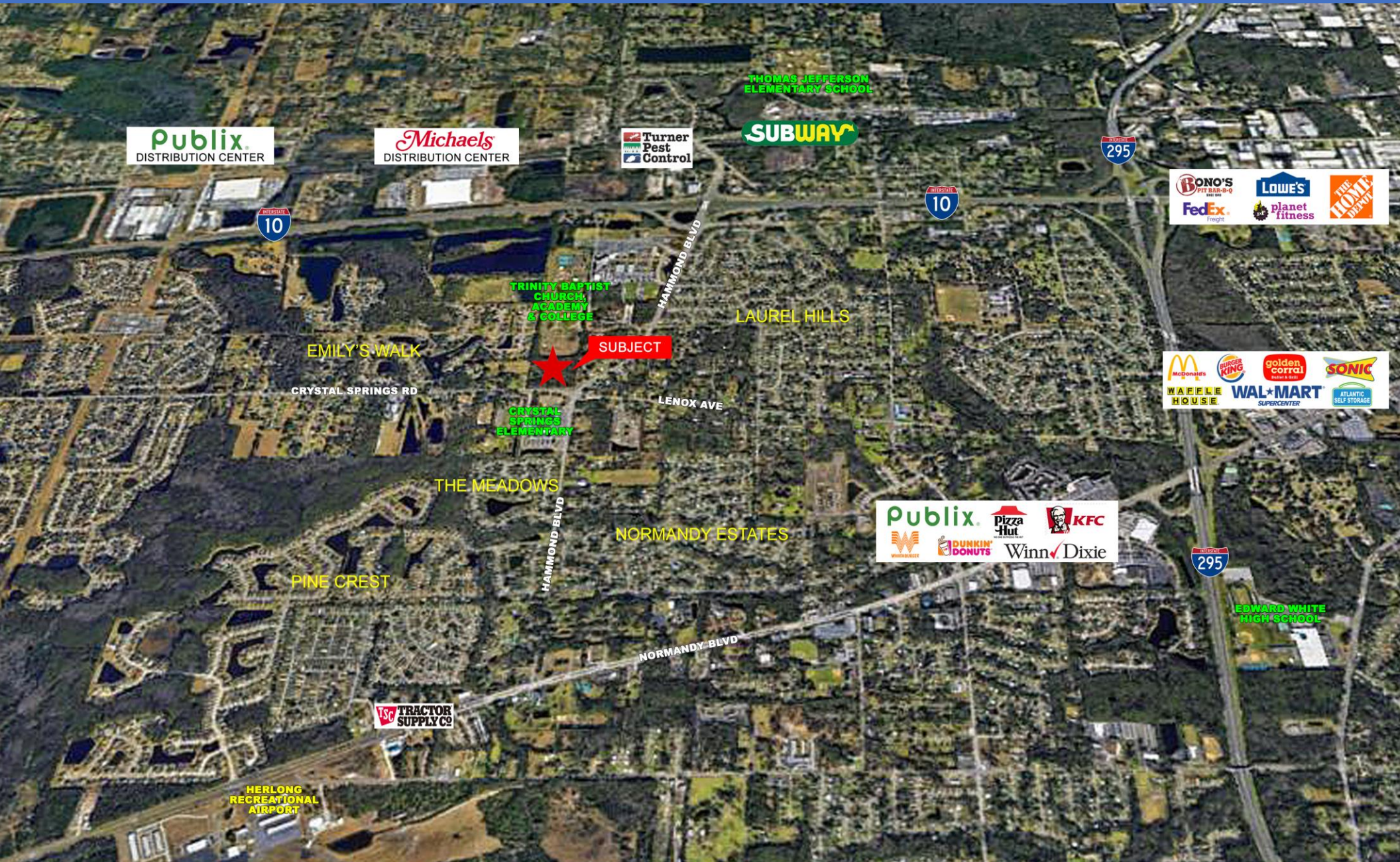


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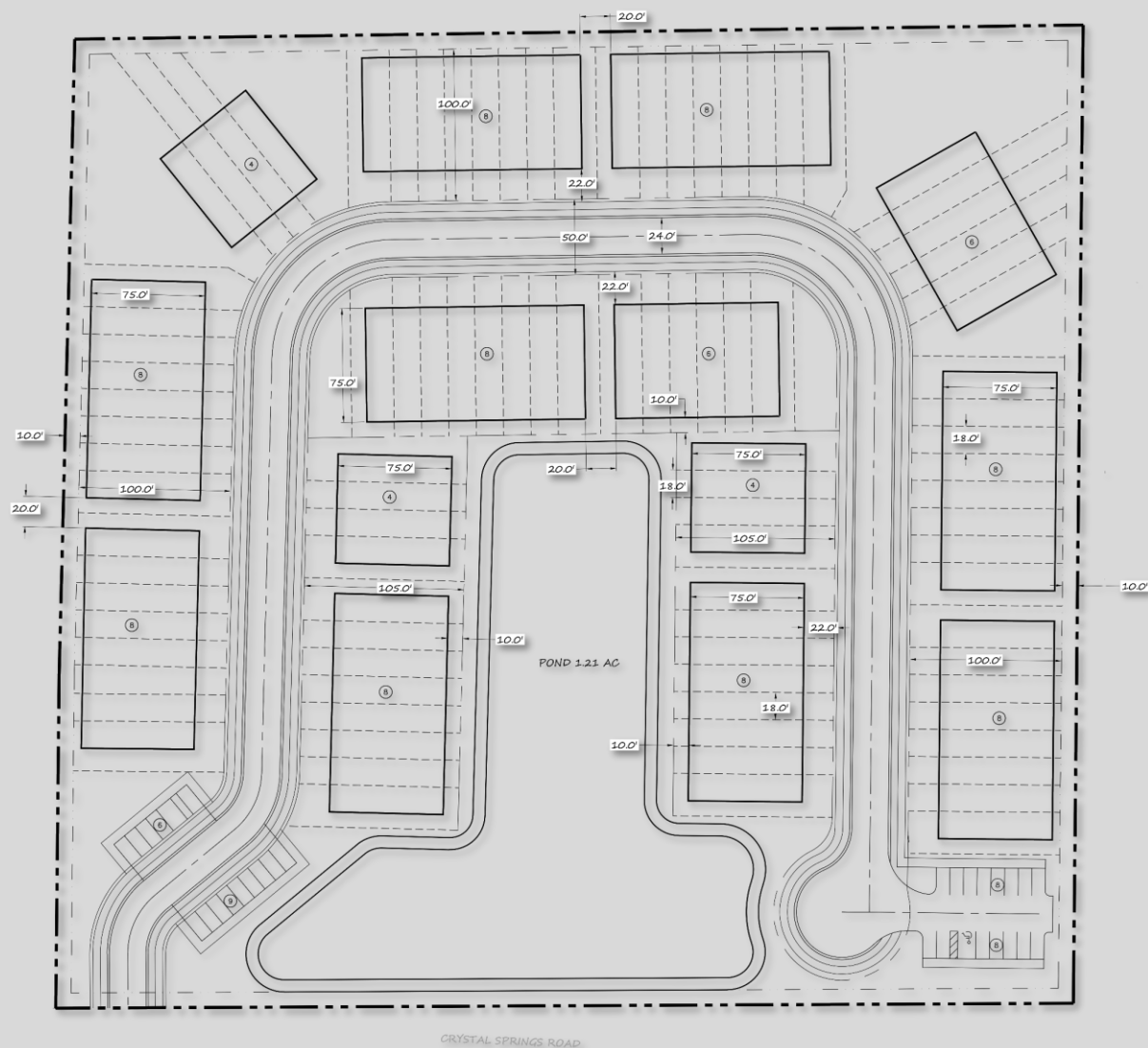
AERIAL



TAX MAP & BOUNDARY DIMENSIONS



CONCEPTUAL SITE PLAN – Potential Townhome Development



of Units: 96 (as depicted)

The above conceptual site plan is included for informational purposes only. Seller and Sellers agent make no warranty or guarantee, implied or otherwise, about the ability to develop the site with townhomes as depicted based on the current PUD. It is up to the Buyer to independently verify the requirements necessary to develop the site as may be intended.



PHOTOS



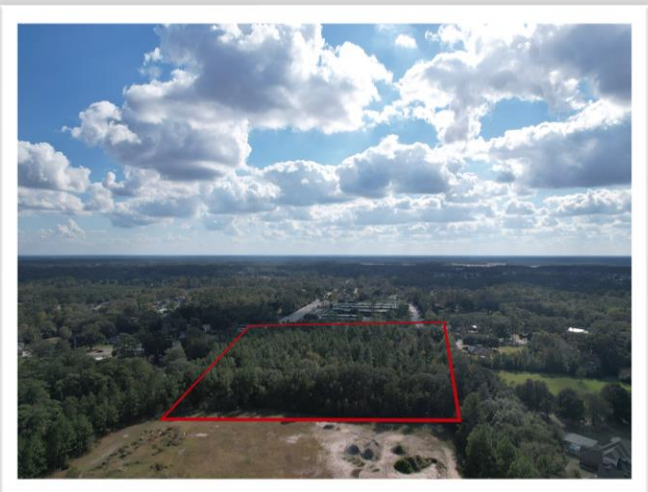
View From Crystal Springs Rd



View Looking North



View Looking Northeast



View Looking South



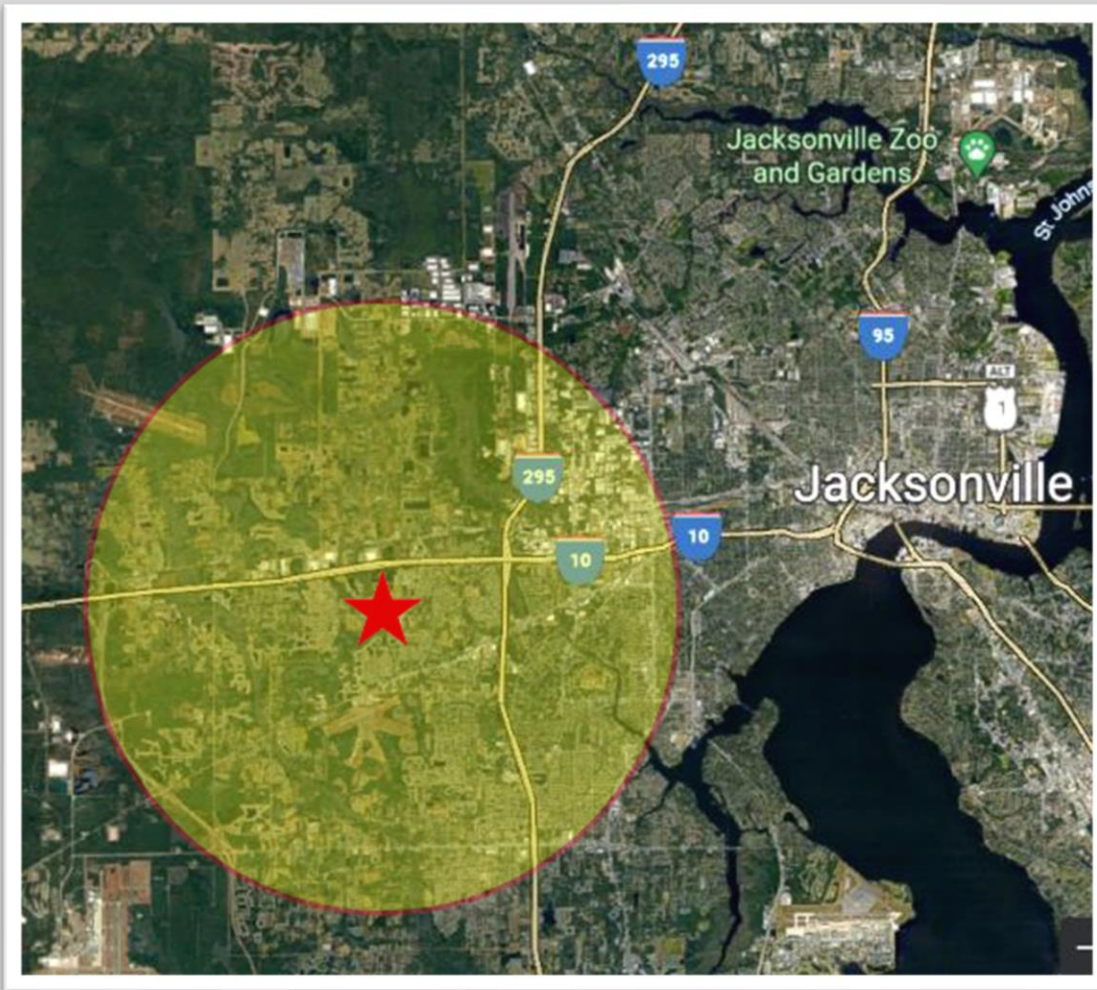
View Looking West



View Looking East



AREA DEMOGRAPHICS



5 MILE RADIUS

2022 Population	129,956
2027 Projected Population	135,628
2022 Total Households	49,545
2027 Projected Households	51,271
2022 Average Household Income	\$77,790
2022 Median Age	35.5
2022 Total Housing Units	54,898
2022 Total Businesses	6,612



Downtown
10 Minutes



JIA Airport
20 Minutes



I-10
2 Minutes



I-295
5 Minutes