

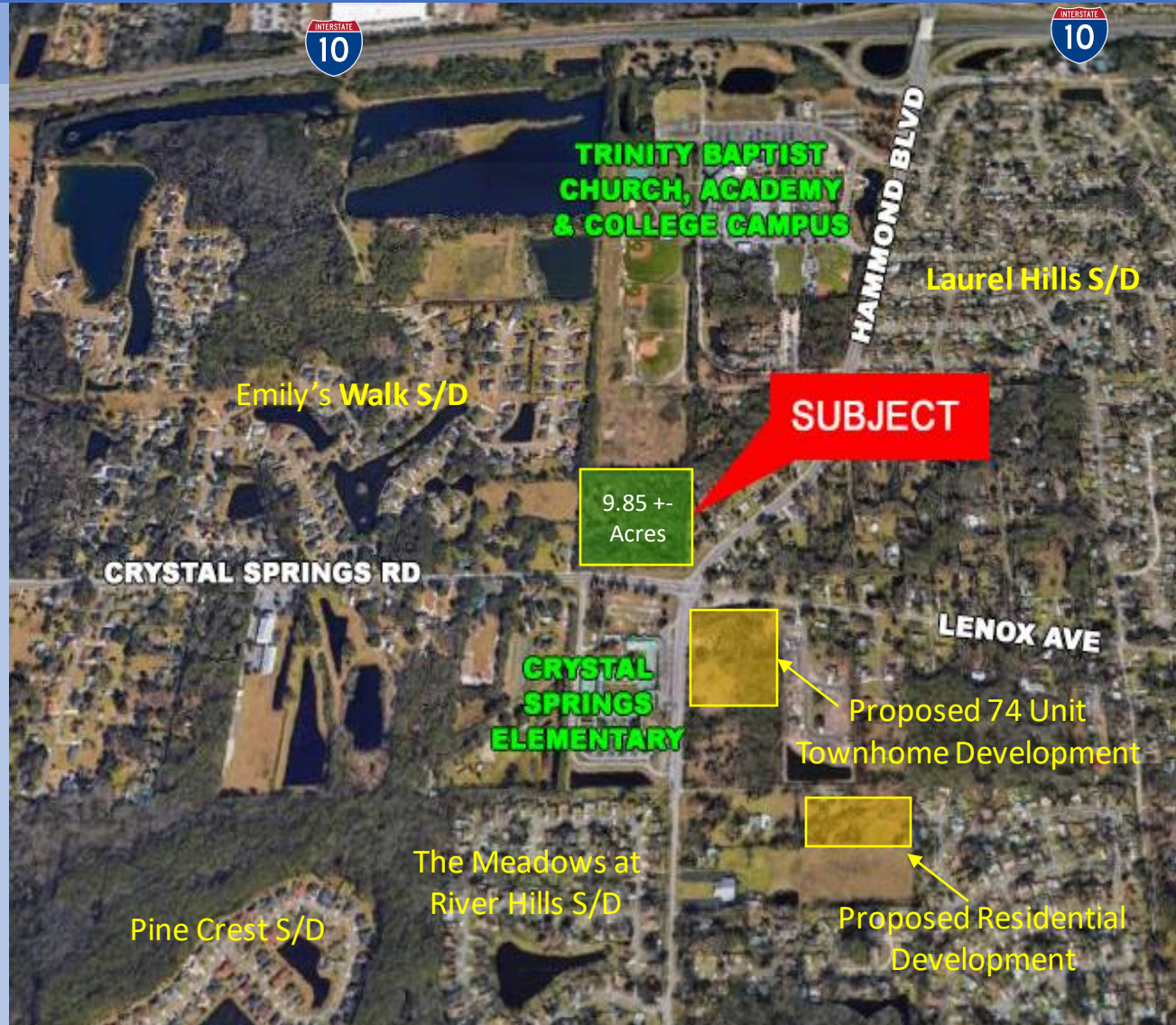
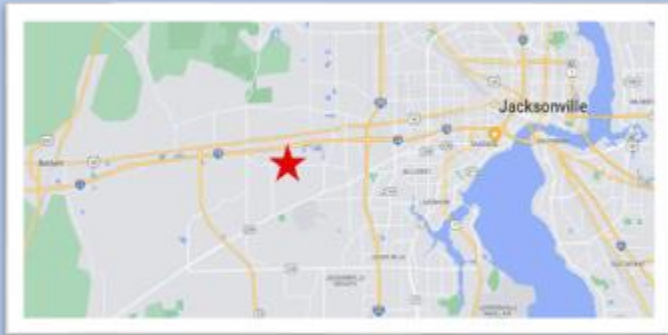
FOR SALE: PUD ZONED LAND

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:** \$1,975,000.00



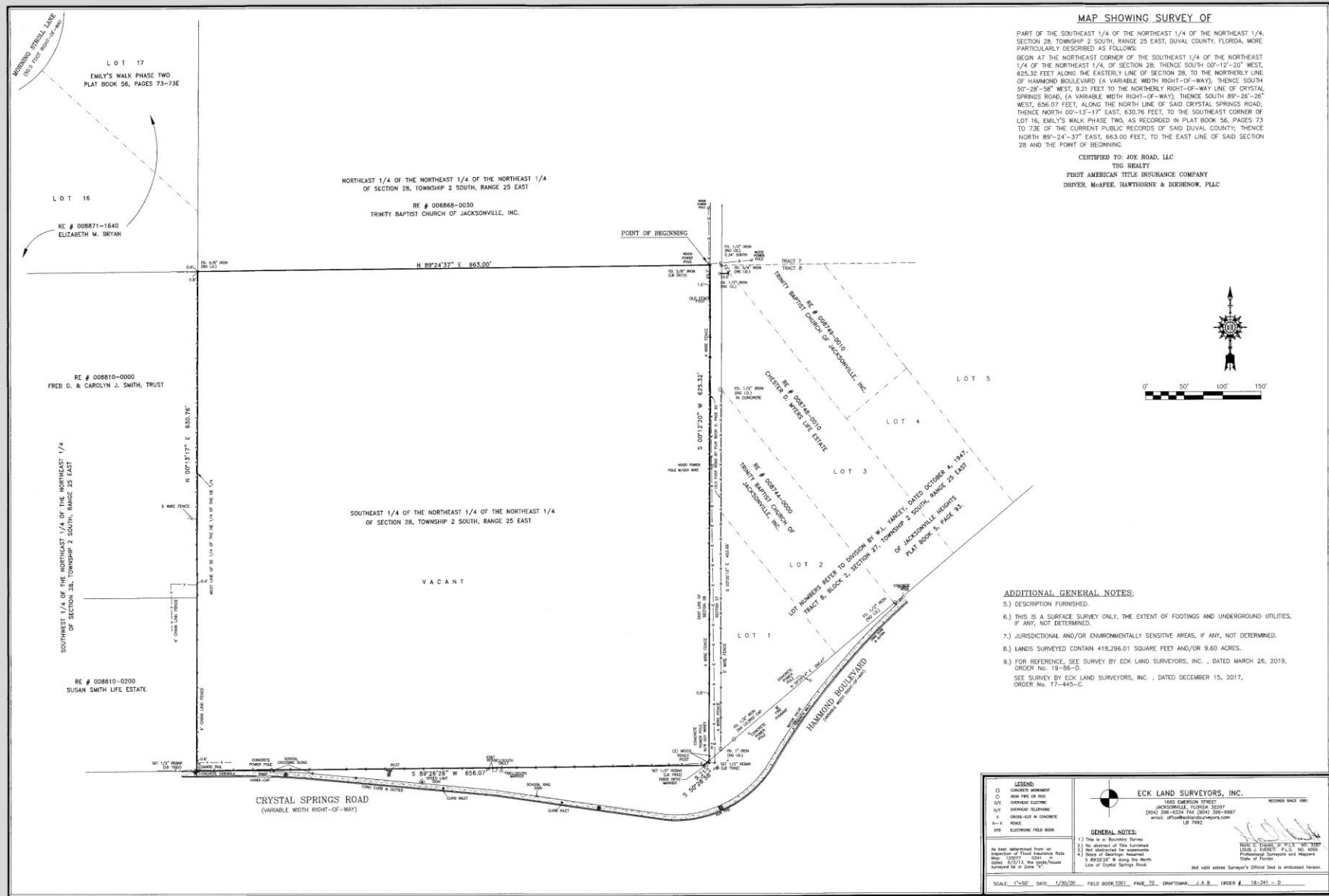
Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465- 1000
Email: cord@thecordellgroup.com

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



Visit Our Website For Complete Listings

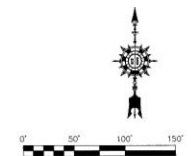
The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



MAP SHOWING SURVEY OF

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGAN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28; THENCE SOUTH 00°12'20" WEST, 625.32 FEET ALONG THE EASTERLY LINE OF SECTION 28, TO THE NORTHERLY LINE OF HAMMOND BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 50°28'58" WEST, 8.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CRYSTAL SPRINGS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 89°26'24" WEST, 656.07 FEET, ALONG THE NORTH LINE OF SAID CRYSTAL SPRINGS ROAD; THENCE NORTH 00°13'17" EAST, 630.76 FEET, TO THE SOUTHEAST CORNER OF LOT 16, EMILY'S WALK PHASE TWO, AS RECORDED IN PLAT BOOK 56, PAGES 73 TO 73E OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 89°24'37" EAST, 663.00 FEET, TO THE EAST LINE OF SAID SECTION 28 AND THE POINT OF BEGINNING.

CERTIFIED TO: JOE ROAD, LLC
 TSG REALTY
 FIRST AMERICAN TITLE INSURANCE COMPANY
 DRIVER, McAFEE, HAWTHORNE & DEERBORN, PLLC

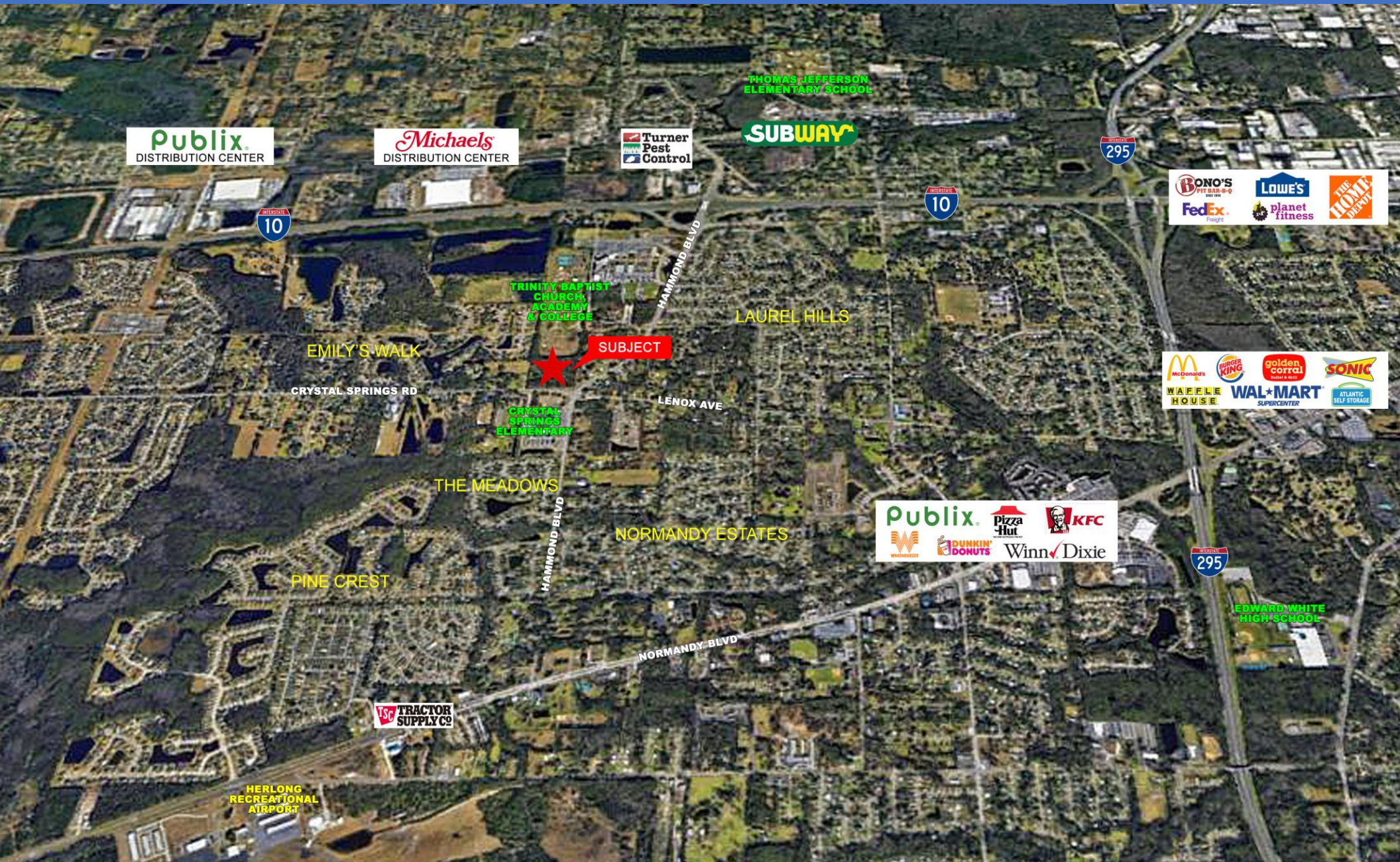


- ADDITIONAL GENERAL NOTES:**
- DESCRIPTION FURNISHED.
 - THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
 - JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
 - LANDS SURVEYED CONTAIN 418,296.01 SQUARE FEET AND/OR 9.60 ACRES.
 - FOR REFERENCE, SEE SURVEY BY ECK LAND SURVEYORS, INC., DATED MARCH 26, 2019, ORDER NO. 19-86-D.
 - SEE SURVEY BY ECK LAND SURVEYORS, INC., DATED DECEMBER 15, 2017, ORDER NO. 17-445-C.

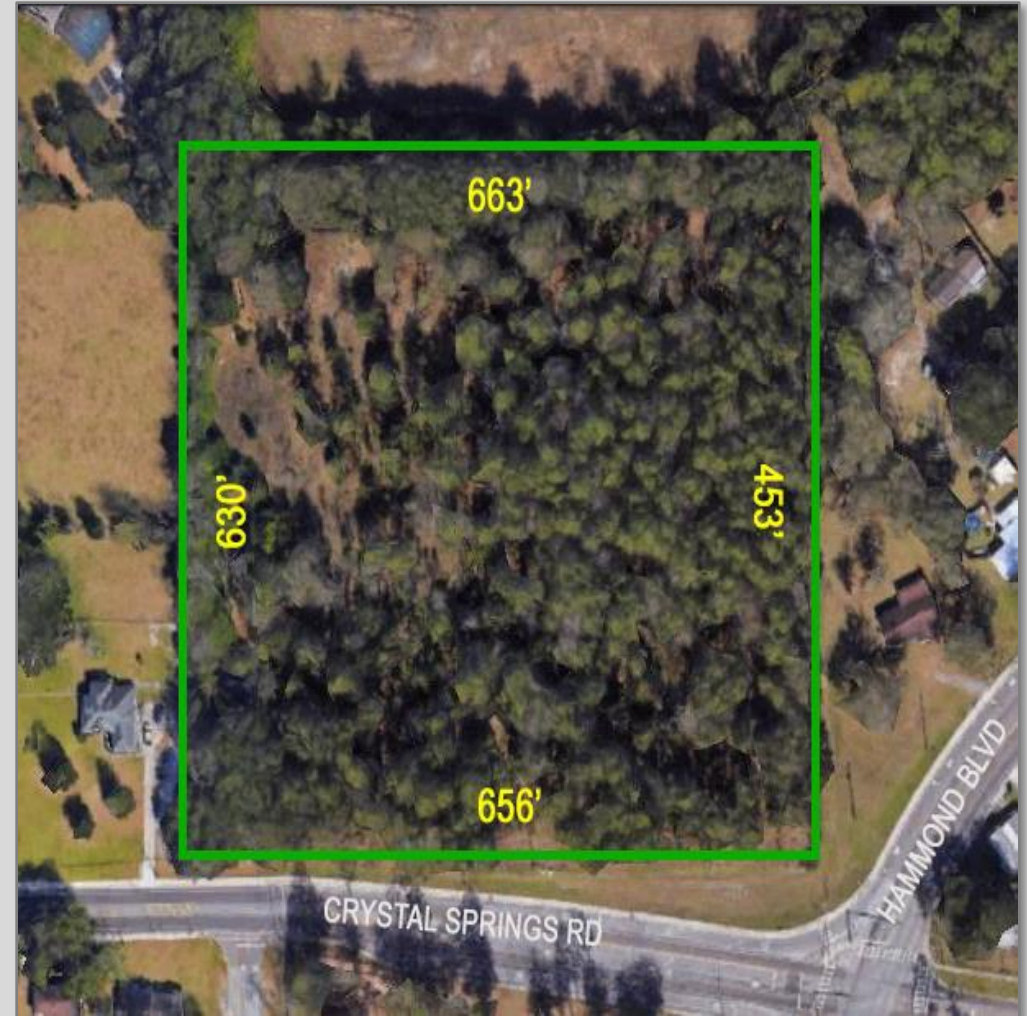
<p>LEGEND:</p> <ul style="list-style-type: none"> □ CONCRETE WALL/POST ○ IRON PIPE OR ROD —/—/— OVERHEAD CABLE —/—/— BOUNDARY SURVEY —/—/— CHAIN OR SURVEY —/—/— FENCE —/—/— SURVEYING FIELD BOOK <p>As best determined from inspection of field observation, maps, and other records, the bearings and distances are assumed to be correct.</p>	<p>ECK LAND SURVEYORS, INC.</p> <p>1600 EMERSON STREET JACKSONVILLE, FLORIDA 32207 (904) 396-6334 FAX (904) 396-8987 email: eckland@ecklandsurveyors.com LB 7992</p> <p>RECORDED SINCE 1961</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> This is a Boundary Survey. The accuracy of this instrument is as warranted. Not warranted for easements. State of Boundary Assumed: FLORIDA. Bearing: S 89°24'37" W along the North Line of Crystal Springs Road. <p>See well where Surveyor's Office Seal is witnessed herein.</p>
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SCALE: 1"=50' DATE: 1/26/20 FIELD BOOK: 1081 PAGE: 72 EMPLOYEES: J.A.B. ORDER #: 18-341 - D

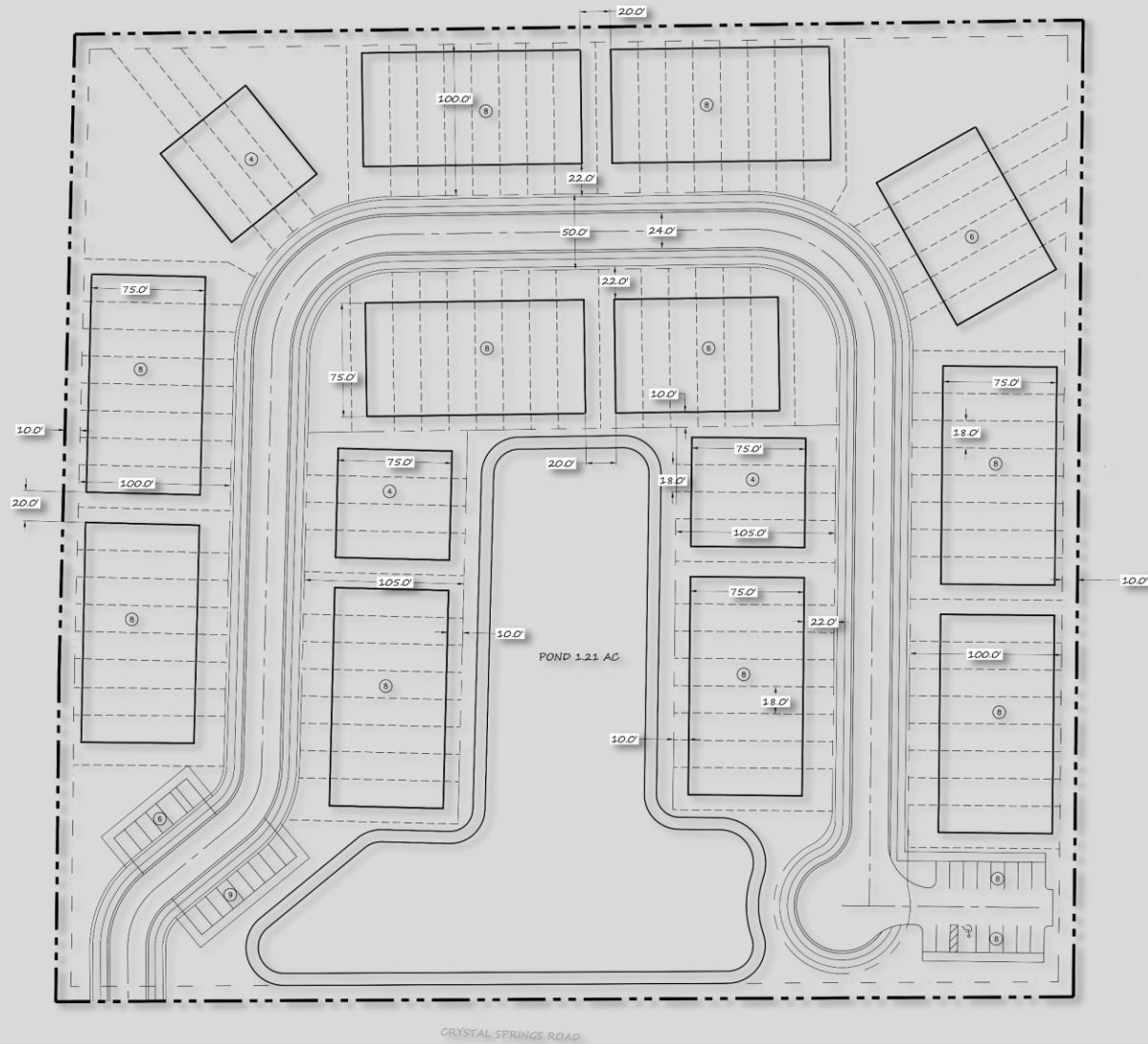
AERIAL



TAX MAP & BOUNDARY DIMENSIONS



CONCEPTUAL SITE PLAN – Potential Townhome Development



of Units: 96 (as depicted)

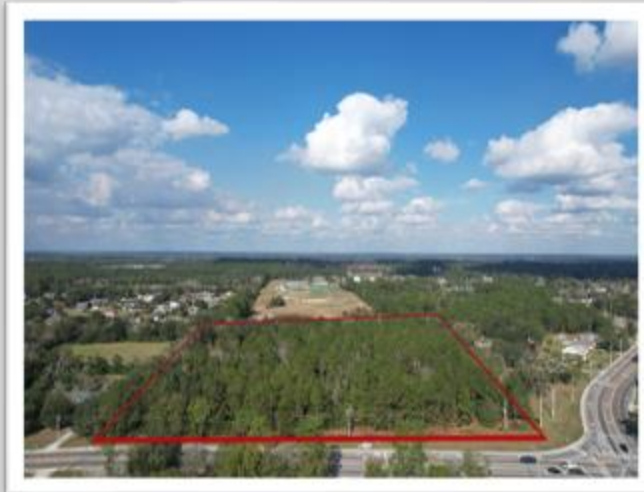
The above conceptual site plan is included for informational purposes only. Seller and Seller's agent make no warranty or guarantee, implied or otherwise, about the ability to develop the site with townhomes as depicted based on the current PUD. It is up to the Buyer to independently verify the requirements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



PHOTOS



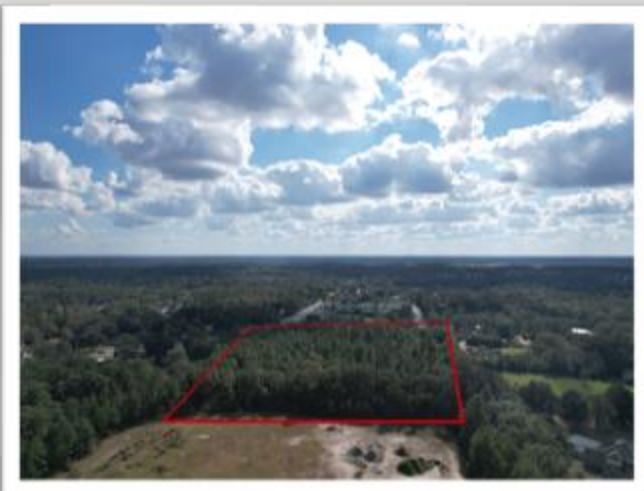
View From Crystal Springs Rd



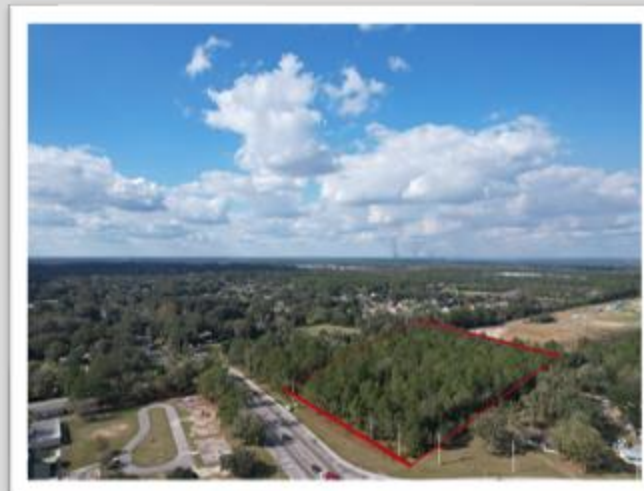
View Looking North



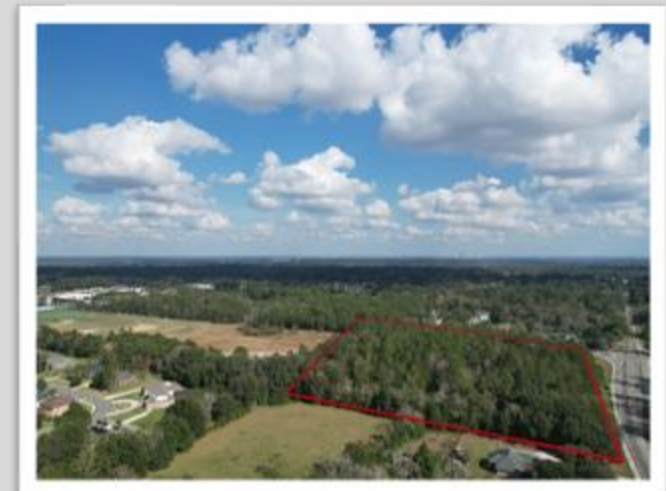
View Looking Northeast



View Looking South

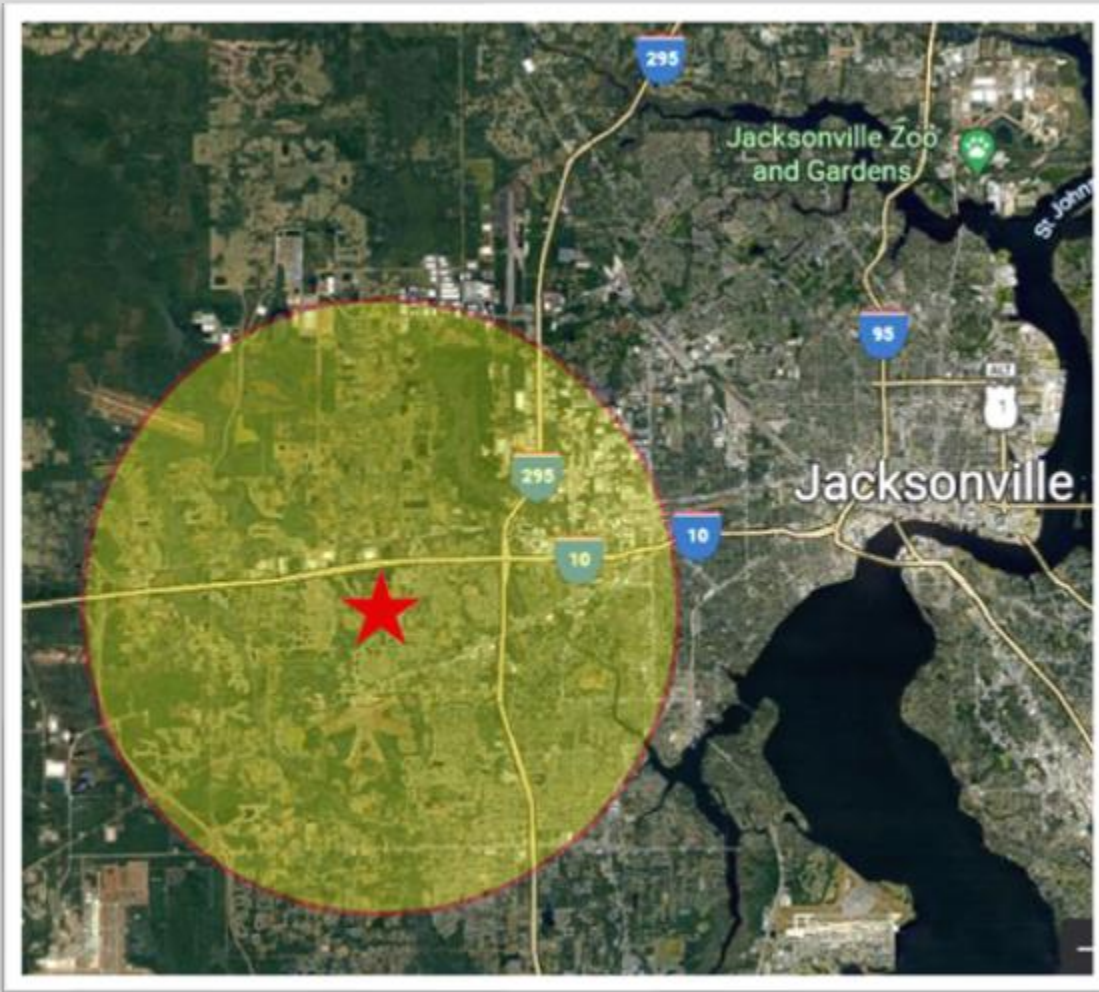


View Looking West



View Looking East





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