

# 0 ST JOHNS BLUFF JACKSONVILLE, FL 32246

FOR SALE  
PRICE: \$879,000



## PROPERTY HIGHLIGHTS

Zoned PUD

9 Miles from Jacksonville

Visible to I-295

Approx. 100 ft Road Frontage

AADT 29,000

*Welch Team*

**KW** ST. JOHNS  
KELLERWILLIAMS



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## OFFERING SUMMARY

Price	\$879,000
Total Lot Size	2 +/- acres
Property Type	Land
Proposed Use	Warehouse/Prefab
Zoning	PUD
AADT	29,000



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## PROPERTY DESCRIPTION

2± acres of prime PUD-zoned land just 9 miles from downtown Jacksonville and visible from I-295. With approximately 100 feet of road frontage, this property is approved for 16,500 square feet of mixed use space. Perfectly positioned for commercial or mixed-use development in a high-growth area—endless possibilities await!



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## DEMOGRAPHIC INFORMATION

Household Median Income	\$61.8k
Household Income Growth Rate	6%
2028 Household Estimate	\$65.5k
Age Demographics Median Age	33
Age Growth Rate	13%
Number of Employees	22.3k
Population	29.3k



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