

Versatile Mixed-Use Redevelopment Opportunity

6436 San Juan Ave, Jacksonville, FL 32210

Kahle Commercial Group



PROPERTY DESCRIPTION

This property presents an exceptional opportunity for redevelopment in a rapidly growing area. The site allows for a variety of uses including, Townhomes, Retail, or Office, creating endless possibilities to maximize the site's future potential for investors and developers.

OFFERING SUMMARY

Sale Price:	\$300,000
Building Area:	1,474 sqft
Lot Size:	.86 Acres
Zoning:	CCG-1

PROPERTY HIGHLIGHTS

- Redevelopment Potential
- Tenant expected to vacate by September 1st
- 11,000 cars a day
- 88,477 Population
- Median Income of \$66,709

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SANDRA KAHLE, CCIM

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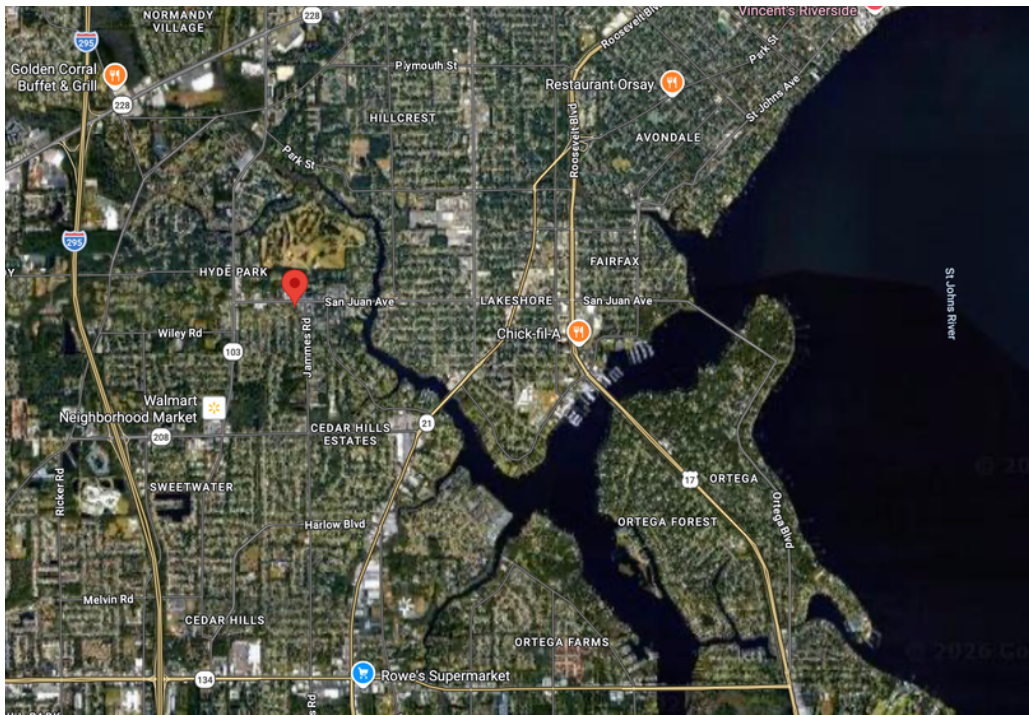
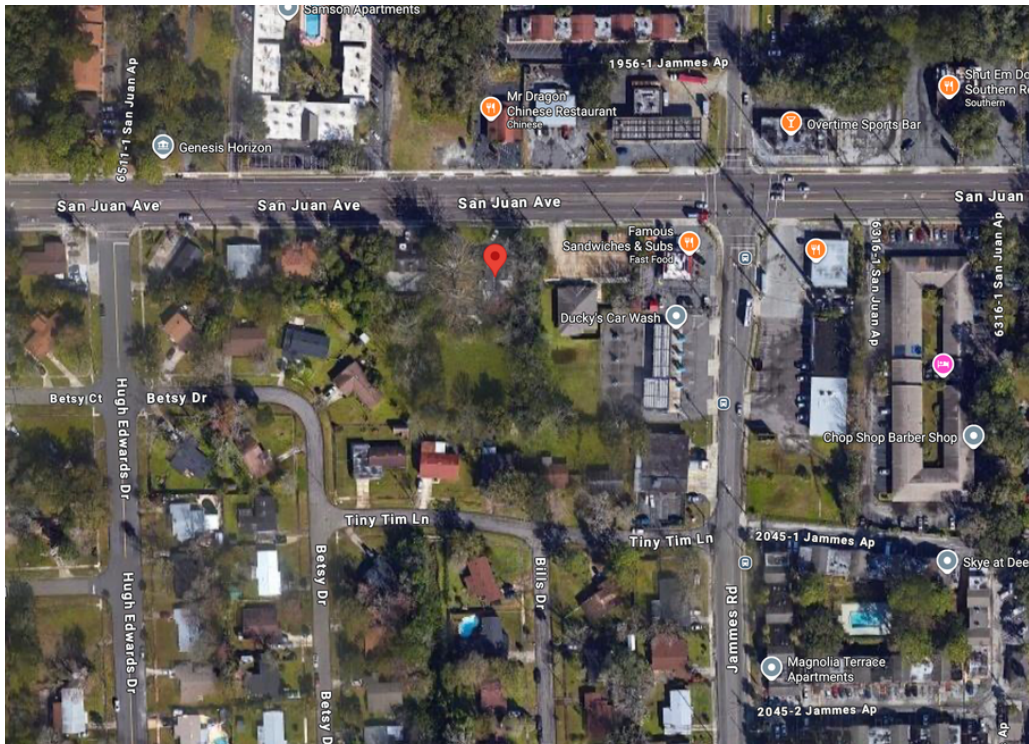
KAHLE COMMERCIAL GROUP

2821 Bolton Rd. Suite A
Orange Park, FL 32073

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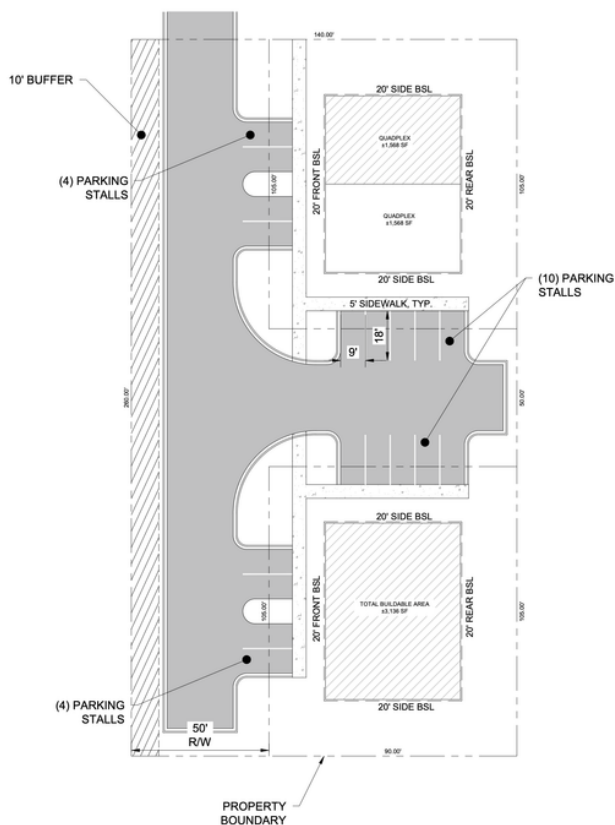
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GENERAL NOTES

1. INTENDED USE:

THE PROPOSED SITE PLAN CONSISTS OF A MULTIFAMILY DEVELOPMENT LOCATED OFF OF SAN JUAN AVE. THE PROPOSED LAYOUT ENCOMPASSES 2 BUILDINGS WITH 8 UNITS TOTAL AND LIES WITHIN PARCEL 011593-0000 (0.86 AC).

2. OWNER/DEVELOPER:

DEVELOPER:
RONALD W. FUSSELL, INC.
1111 CHANDLER CROSS DR.
JACKSONVILLE, FLORIDA 32221
904-237-1085
OWNER:
PARCEL: 011593-0000
WILLIAMS & ROWE CO
5215 HIGHWAY AVE
JACKSONVILLE, FL 32254

3. SITE COVERAGE:

TOTAL PARCEL AREA:	±37,481 SF	0.86 AC
TOTAL BUILDING COVERAGE:	±6,272 SF	0.14 AC (16.28%)
TOTAL ASPHALT:	±18,424 SF	0.24 AC (28.56%)
TOTAL SIDEWALK:	±1,821 SF	0.04 AC (4.62%)
TOTAL IMPERVIOUS:	±20,298 SF	0.47 AC (54.18%)
TOTAL PERVIOUS:	±17,184 SF	0.39 AC (45.82%)

4. SITE DESCRIPTION:

PARCEL #011593-0000 - 0.86 ACRES
PROPERTY ADDRESS:
6436 SAN JUAN AVE, JACKSONVILLE, FL 32210
CURRENT ZONING: CCG-1

5. DEVELOPMENT STANDARDS:

CURRENT ZONING FOR PARCEL 021115-0000: CCG-1
PROPOSED REZONING: RMD-D
DEVELOPABLE AREA: 40.86 ACRES
RPL LAND USE: TWENTY (20) UNITS PER NET ACRE
TOTAL PROPOSED UNITS: TWENTY (20) UNITS
PROPOSED DENSITY: 9.30 UNITS/AC
MINIMUM OPEN SPACE: 150 SF PER UNIT = 19,800 SF

6. MINIMUM YARD REQUIREMENTS:

MINIMUM LOT WIDTH:	SIXTY (60) FEET
MAX. LOT COVERAGE (ALL BUILDINGS):	FIFTY (50) PERCENT (0.43 AC)
FRONT BUILDING SETBACK:	TWENTY (20) FEET
SIDE BUILDING SETBACK:	TWENTY (20) FEET
REAR BUILDING SETBACK:	TWENTY (20) FEET
MAXIMUM HEIGHT:	FORTY-FIVE (45) FEET

PARKING REQUIREMENTS:

REQUIRED FOR APARTMENTS: SEE SECTION 656.604 OF JACKSONVILLE, FL CODE OF ORDINANCES
2 SPACES PER 2 BEDROOM UNITS
REQUIRED:
PROVIDED: 18 SPACES
18 SPACES

7. BUFFERS:

A TEN (10) FT WIDE LANDSCAPE BUFFER OR A SIX (6) FT HIGH 85% OPACITY FENCE SHALL BE PROVIDED ALONG THE WESTERN BOUNDARY OF THE PROPERTY ADJACENT TO SINGLE-FAMILY USES.

8. PROPOSED UTILITIES:

ELECTRIC POWER IS AVAILABLE TO THE SITE PROVIDED BY THE JEA. WATER AND SEWER SERVICES WILL BE PROVIDED BY JEA. THE DEVELOPER WILL DESIGN AND CONSTRUCT EACH RESIDENCE SO AS TO FURNISH ADEQUATE FIRE PROTECTION.

9. FEMA FLOOD:

ACCORDING TO F.I.R.M. MAP NO. 12031C, PANEL 0361J, EFFECTIVE DATE 11/02/2018, THE SITE IS LOCATED IN ZONE "X" (UNSHADED) WHICH INDICATES AREAS OF MINIMAL FLOOD HAZARD.

10. LIGHTING REQUIREMENTS:

EXTERIOR LIGHTING WILL COMPLY WITH THE DUVAL COUNTY ZONING ORDINANCE.

11. SIGNAGE REQUIREMENTS:

TWO (2) SINGLE FACED ILLUMINATED GROUND MOUNTED OR MONUMENT SIGNS NOT TO EXCEED TWENTY-FOUR (24) SQUARE FEET IN SIZE AND EIGHT (8) FEET IN HEIGHT ARE PERMITTED ON KENTUCKY STREET.

12. STORMWATER RETENTION:

STORMWATER RETENTION/DETENTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF JACKSONVILLE AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD).

13. HORIZONTAL DATUM BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 VERTICAL DATUM BASED ON NAVD 83

LEGEND

[Pattern]	PROPOSED ASPHALT PAVEMENT
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	EXISTING ASPHALT PAVEMENT



0' 40' 80'
GRAPHIC SCALE
1" = 40'



NOT RELEASED
FOR CONSTRUCTION

07/14/2023

REVISIONS



ROBERTS
CIVIL ENGINEERING
11100 BAYVIEW BLVD, SUITE 100, JACKSONVILLE, FL 32256
WWW.ROBERTSCIVILENG.COM

CONCEPT PLAN- QUADPLEX

6436 SAN JUAN AVE
JACKSONVILLE, FL

PREPARED FOR:
RONNIE FUSSELL

DATE: 2023-07-14
PROJECT NUMBER: 23815

DRAWN BY: QAP
CHECKED BY: ---

SCALE: 1"=40' (SEE PLAN NOTES)

1

SHEET:

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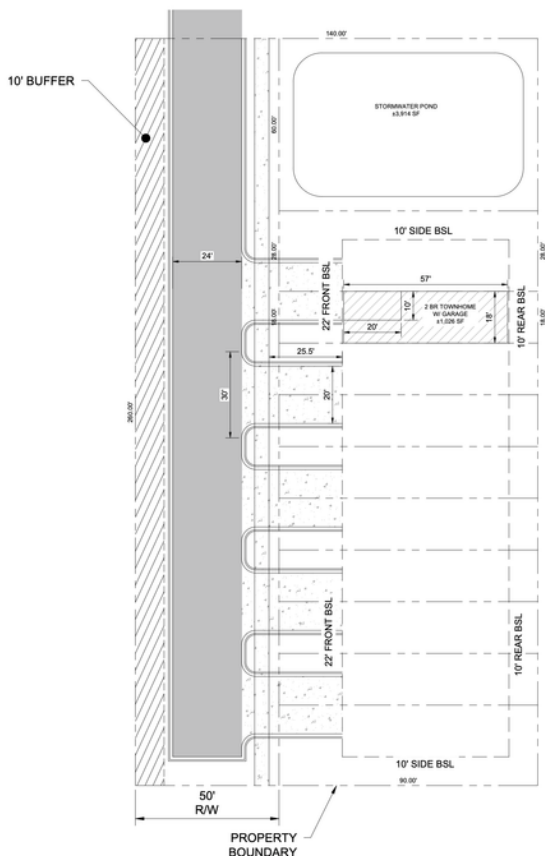
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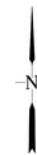
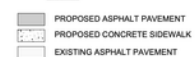
6436 San Juan Ave, Jacksonville, FL 32210



GENERAL NOTES

- 1. INTENDED USE:**
- THE PROPOSED SITE PLAN CONSISTS OF A MULTIFAMILY DEVELOPMENT ON AN 80' X 160' LOT. THE PROPOSED LAYOUT ENCOMPASSES 10 TOWNHOMES AND LIES WITHIN PARCEL #011593-000 (0.86 AC).
- 2. OWNER/DEVELOPER:**
- DEVELOPER:
RONALD W FUSSELL, INC.
1171 CHANDLER OAKS DRIVE
JACKSONVILLE, FL 32221
904-237-1080
- OWNER:
PARCEL: 011593-0000
WILLIAMS & ROWE CO
5215 HIGHWAY A
JACKSONVILLE, FL 32254
- SITE COVERAGE:**
- | TOTAL PAVED AREA: | 137,461 SF | 0.86 AC |
|---|--------------------------------------|------------------|
| TOTAL CURB CUT COVERED: <td>10,230 SF<td>0.24 AC (27.39%)</td></td> | 10,230 SF <td>0.24 AC (27.39%)</td> | 0.24 AC (27.39%) |
| TOTAL ASPHALT: <td>8,240 SF<td>0.16 AC (18.26%)</td></td> | 8,240 SF <td>0.16 AC (18.26%)</td> | 0.16 AC (18.26%) |
| TOTAL GRASS: <td>1,454 SF<td>0.10 AC</td></td> | 1,454 SF <td>0.10 AC</td> | 0.10 AC |
| TOTAL IMPERVIOUS: <td>20,854 SF<td>0.48 AC (55.81%)</td></td> | 20,854 SF <td>0.48 AC (55.81%)</td> | 0.48 AC (55.81%) |
| TOTAL PERVIOUS: <td>176,050 SF<td>0.38 AC (44.19%)</td></td> | 176,050 SF <td>0.38 AC (44.19%)</td> | 0.38 AC (44.19%) |
- 4. SITE DESCRIPTION:**
- PARTICLE #011593-000 - 0.86 ACRES
PROPERTY ADDRESS:
8436 SAN JUAN AVE., JACKSONVILLE, FL 32210
CURRENT ZONING: CGC-1
- 5. DEVELOPMENT STANDARDS :**
- CURRENT ZONING FOR PARCEL 022115-000 : CGC-1
MINIMUM SETBACK: 10M
MINIMUM FRONT YARD SETBACK: 10M
MINIMUM SIDE YARD SETBACK: 10M
TOTAL PROPOSED UNITS: 10
TOTAL GROUND COVER: 10%
TOTAL UNIT DENSITY: 120 UNITS/ACRE
- 6. MINIMUM YARD REQUIREMENTS:**
- | MINIMUM LOT WIDTH: | FIFTY FEET (15.25 FT) |
|--|--|
| MIN. LOT COVERAGE (ALL BUILDINGS): <th>TWO-TWO AND ONE HALF (22) FEET (END UNITS)</th> | TWO-TWO AND ONE HALF (22) FEET (END UNITS) |
| FRONT BUILDING SETBACK: <th>TWO-TWO AND TWO (22) FEET FROM SIDEWALK</th> | TWO-TWO AND TWO (22) FEET FROM SIDEWALK |
| SIDE BUILDING SETBACK: <th>ZERO (0) FEET</th> | ZERO (0) FEET |
| REAR BUILDING SETBACK: <th>TEN (10) FEET * IF END UNIT</th> | TEN (10) FEET * IF END UNIT |
| MAXIMUM HEIGHT: <th>TEN (10) FEET</th> | TEN (10) FEET |
| | THIRTY-FIVE (35) FEET |
- PARKING REQUIREMENTS:**
- REQUIRED FOR APARTMENTS: SEE SECTION 656.04 OF JACKSONVILLE, FL
2 SPACES PER 1 BEDROOM UNIT
PROVIDED: 20 SPACES
- 7. BUFFERS:**
- A TEN (10') FT WIDE LANDSCAPE BUFFER OR A SIX (6') FT HIGH 85% OPACITY FENCE SHALL BE PROVIDED ALONG THE WESTERN BOUNDARY OF THE PROPERTY ADJOINING TO SINGLE FAMILY AREAS.
- 8. PROPOSED UTILITIES:**
- ELECTRIC POWER IS AVAILABLE TO THE SITE PROVIDED BY THE JEIA. WATER AND SEWER SERVICES WILL BE PROVIDED BY JEIA. THE DEVELOPER WILL DESIGN AND CONSTRUCT EACH RESIDENCE SO AS TO FURNISH ADEQUATE FIRE PROTECTION.
- 9. FEMA FLOOD:**
- ACCORDING TO F.I.R.M. MAP NO. 12031C, PANEL 0361J, EFFECTIVE DATE 08/01/2013, THE SITE IS LOCATED IN ZONE 1 (UNSHADED) WHICH INDICATES AREAS OF MINOR FLOOD HAZARD.
- 10. LIGHTING REQUIREMENTS:**
- EXTERIOR LIGHTING MUST COMPLY WITH THE DUAL COUNTY ZONING ORDINANCE.
- 11. SIGNAGE REQUIREMENTS:**
- TWO (2) SIGNED FACED ILLUMINATED GROUND MOUNTED OR MONUMENT SIGNS NOT TO EXCEED TWENTY-FOUR (24) SQUARE FEET IN SIZE AND EIGHTY-FOUR (84) IN HEIGHT ARE PERMITTED ON KENNESAW STREET.
- 12. STORMWATER RETENTION:**
- STORMWATER RETENTION/DETENTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF JACKSONVILLE'S JOINT RAINFALL RUNOFF WATER MANAGEMENT DISTRICT (SRVJRWMD).
- 13. HORIZONTAL DATUM BASED ON FLORIDA STATE PLANE COGNATE SYSTEM (EAST ZONE NAD83) VERTICAL DATUM BASED ON NAVD 88**

LEGEND



Know what's below.
Call before you dig.

NOT RELEASED
FOR CONSTRUCTION

07/14/2023

REVISIONS



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CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH | JACKSONVILLE | CHARLESTON
WWW.ROBERTSCIVILENGINEERING.COM

CONCEPT PLAN- TOWNHOMES

6436 SAN JUAN AVE
JACKSONVILLE, FL

RONNIE FUSSELL

DATE: 2023-07-14

PROJECT NUMBER: 23815

DRAWN BY: QAP

CHECKED BY: ---

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