

LAND FOR SALE

MULTIFAMILY LAND IN ARLINGTON NEAR JACKSONVILLE UNIVERSITY

5678 George Ct., Jacksonville, FL 32277



SALE PRICE:	\$900,000
LOT SIZE:	4.41 Acres
ZONING:	RMD-D and RMD-C
MARKET:	Jacksonville MSA
SUBMARKET:	Arlington
PRICE / SF:	\$4.69

PROPERTY OVERVIEW

Multifamily land for development. Just a few blocks walk or bike ride to JU. Sample site plans available, survey available. Land is very level and high and dry, home on property will need to be demolished. Well and septic on property. Second parcel 128190-000 provides 3' access for utilities to Tarpon Dr, Ft. Caroline Rd, and George Rd.

PROPERTY HIGHLIGHTS

- Zoned RMD-D and RMD-C
- Potential Units - 75
- Water/Sewer available with 3' wide parcel included for access
- Level and High and Dry
- Located close to Jacksonville University
- Near intersection of University Blvd and Ft. Caroline Rd.
- Sample site plans and survey available

KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Fleming Island, FL 32003

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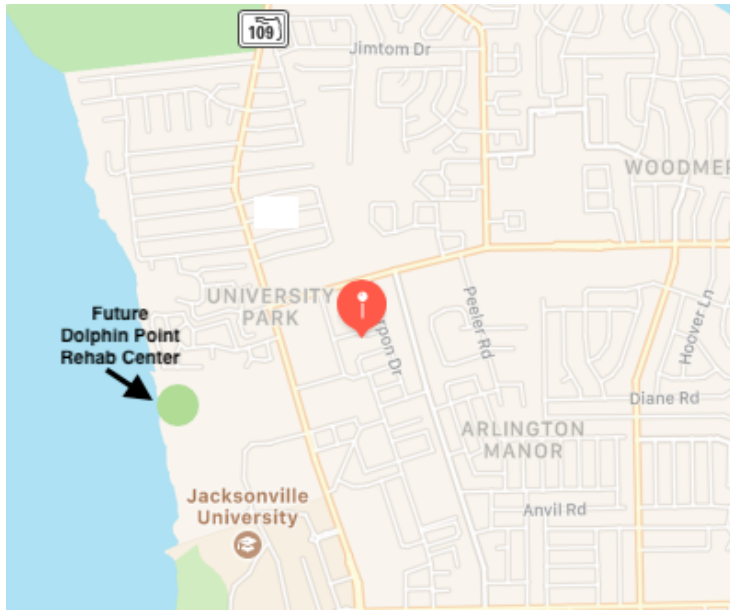


The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

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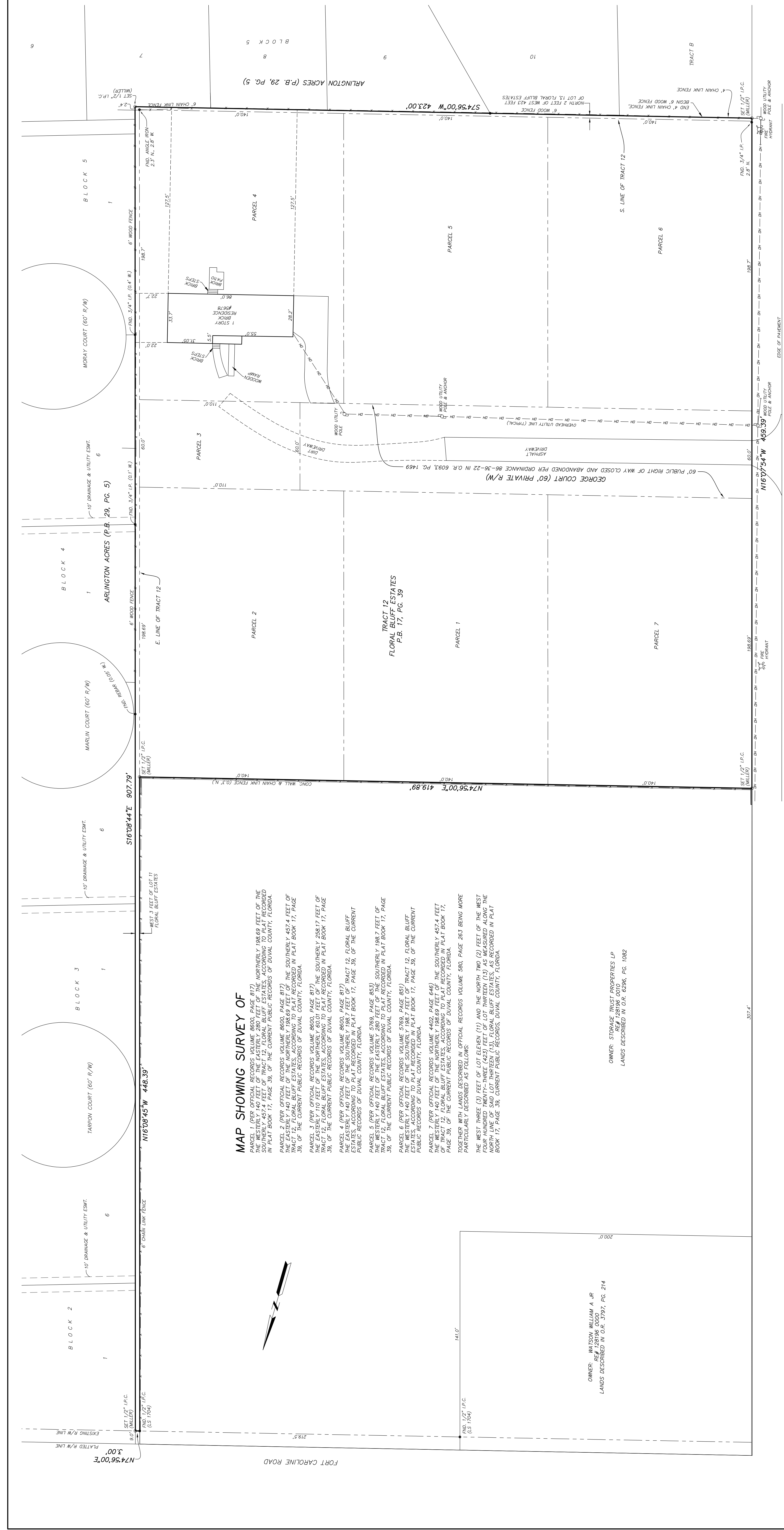
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Each Office Independently Owned and Operated kwcommercial.com



MAP SHOWING SURVEY OF

PARCEL 1 (PER OFFICIAL RECORDS VOLUME 8600, PAGE 817) THE NORTHERLY 198.69 FEET OF THE WESTERLY 140 FEET OF THE EASTERLY 280 FEET OF THE SOUTHERLY 140 FEET OF LOT 11 FLORAL BLUFF ESTATES AS SHOWN IN PLAT BOOK 17, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2 (PER OFFICIAL RECORDS VOLUME 8600, PAGE 817) THE SOUTHERLY 487.4 FEET OF TRACT 12, FLORAL BLUFF ESTATES, AS SHOWN IN PLAT BOOK 17, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3 (PER OFFICIAL RECORDS VOLUME 8600, PAGE 817) THE SOUTHERLY 258.17 FEET OF THE EASTERLY 110 FEET OF THE NORTHERLY 600.1 FEET OF TRACT 12, FLORAL BLUFF ESTATES, AS SHOWN IN PLAT BOOK 17, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4 (PER OFFICIAL RECORDS VOLUME 8600, PAGE 817) THE EASTERLY 140 FEET OF THE SOUTHERLY 198.7 FEET OF TRACT 12, FLORAL BLUFF ESTATES, AS SHOWN IN PLAT BOOK 17, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 5 (PER OFFICIAL RECORDS VOLUME 8789, PAGE 883) THE WESTERLY 140 FEET OF THE EASTERLY 280 FEET OF TRACT 12, FLORAL BLUFF ESTATES, AS SHOWN IN PLAT BOOK 17, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6 (PER OFFICIAL RECORDS VOLUME 5789, PAGE 851) THE WESTERLY 140 FEET OF THE SOUTHERLY 198.7 FEET OF TRACT 12, FLORAL BLUFF ESTATES, AS SHOWN IN PLAT BOOK 17, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 7 (PER OFFICIAL RECORDS VOLUME 4402, PAGE 646) THE SOUTHERLY 487.4 FEET OF TRACT 12, FLORAL BLUFF ESTATES, AS SHOWN IN PLAT BOOK 17, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 580, PAGE 263 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST THREE (3) FEET OF LOT ELEVEN (11) AND THE NORTH TWO (2) FEET OF THE WEST FOUR HUNDRED TWENTY-THREE (423) FEET OF LOT THIRTEEN (13) AS MEASURED ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13), FLORAL BLUFF ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 39, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

OWNER: STORAGE TRUST PROPERTIES LP
 LANDS DESCRIBED IN O.R. 6296, PG. 1082

OWNER: WATSON WILLIAM A JR
 REF # 128196 0000
 LANDS DESCRIBED IN O.R. 3797, PG. 214

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING SKETCH IS NOT VALID.

LEGEND

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RICHARD A. MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1400 S.W. 11TH AVENUE, SUITE 200
 JACKSONVILLE, FLORIDA 32205
 PHONE: (904) 271-1228
 FAX: (904) 271-1228
 WWW: WWW.RAMILLER.COM

BY: WILLIAM A. WATSON, STATE REGISTERED SURVEYOR, No. 128196, Exp. 12/31/2010

RMD-D
99,482 sf (2.284 A)
 46 U Max / 40 U Proposed

RLD-60
 Arlington Acres (P.B. 29, Page 5)

RLD-60
 Arlington Acres (P.B. 29, Page 5)



Vicinity Plan
 NTS

Site Area = 4.415 Acres (192,309 SF)
 Current Land Use - MDR

Property Zoning =
 RMD-C @ 2.131 A (15 U/A) = 32 Units Max (32 Proposed)
 RMD-D @ 2.284 A (20 U/A) = 46 Units Max (40 Proposed)

Leasing Office / Clubhouse = 1,935 sf
 (4) Resident Buildings (10,927 sf Footprint ea.) = 43,708 sf coverage
 Building Coverage to Lot Area = 243% (1.05 acres of coverage / 4.415 site area)
 Active recreation area = 1,744 sf (Play Structure & Shuffle Board)

Unit Matrix
 (6) 1br @ 750 sf min
 (36) 2br @ 900 sf min
 (30) 3br @ 1100 sf min
 Total 72 units

Maximum Building Height = 45'

Parking Count
 175 spaces per 1 BR (x6) = 11
 2 spaces per 2 BR (x36) = 72
 225 spaces per 3 BR (x30) = 68
 151 spaces min (- 2% for Bicycle Spaces)

149 Parking Spaces & 3 Bike Min Required
 158 Parking Spaces (incl THC) & 3 Bike Min Proposed

Standard space is 9x18
 HC is 12x18 w/ 5ft aisle (7 total proposed)
 All Two Way Drives are 24' wide
 All Turning radius min at 30'

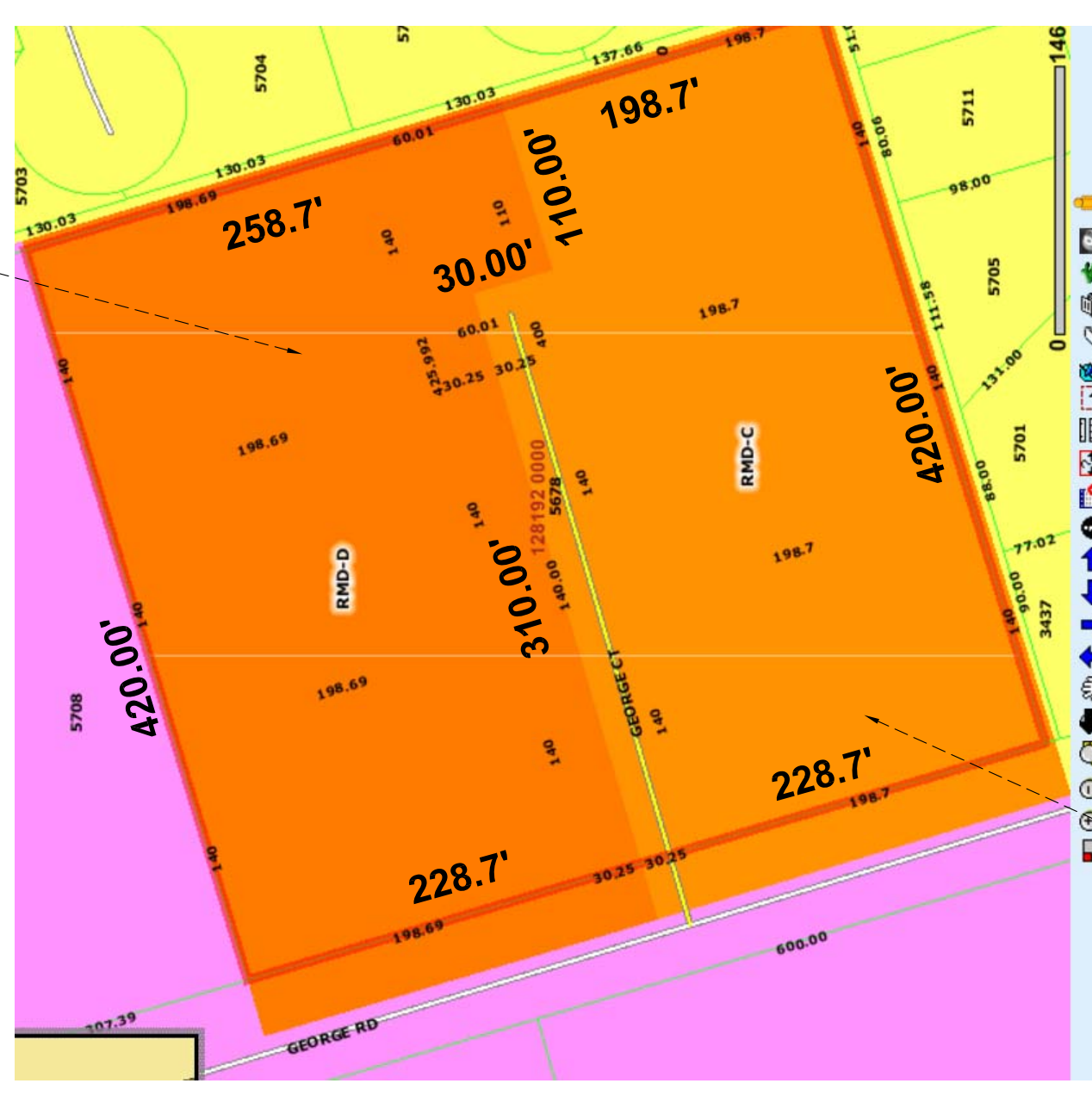
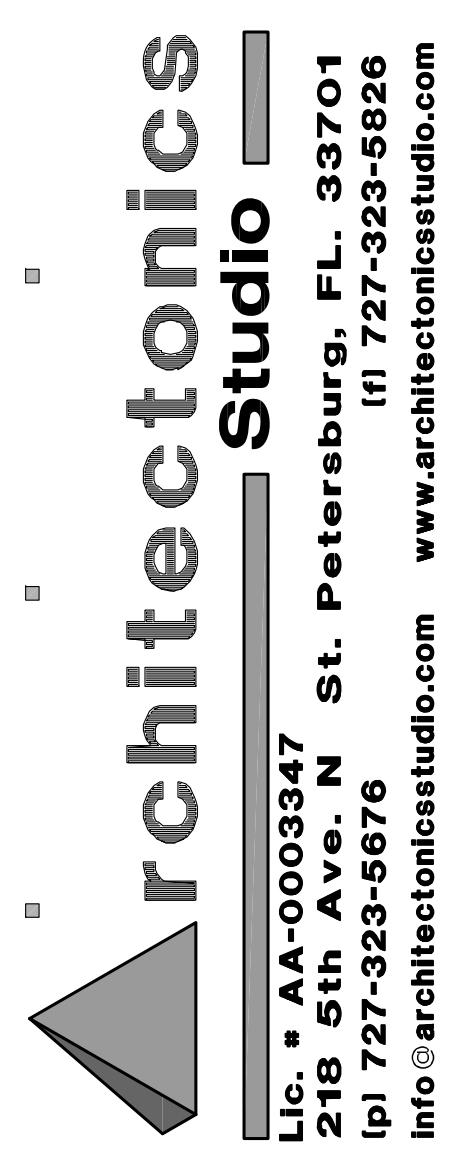
Owner: Estate of Christopher B. Chaffe, 5678 George Ct., Jacksonville, FL 32217
 Developer: Southport Development, Inc., 5403 West Gray Street, Tampa, FL 33609

SK-1

Project No. 2017-195C
 Date: August 22, 2017
 Prepared for: Southport Financial Services

Georgian Estates Apartments
Proposed Affordable Housing

5678 George Ct
 Jacksonville, FL 32277

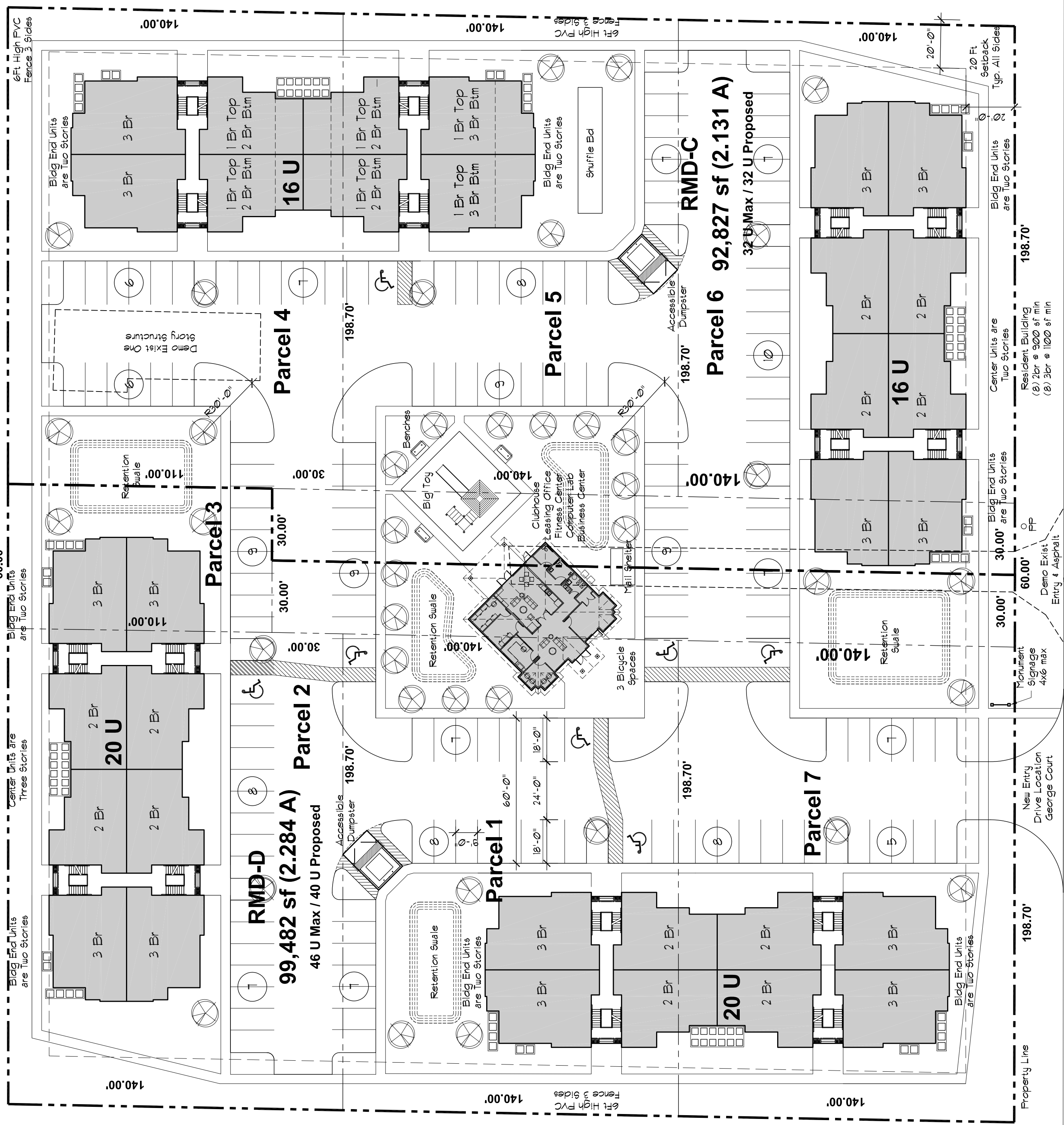


Zoning Plan
 NTS

RMD-C
92,827 sf (2.131 A)
 32 U Max / 32 U Proposed

CCG-1
 Storage Trust

Center Units are
 Three Stories
 Resident Building
 (17) 2br @ 900 sf min
 (8) 3br @ 1100 sf min



Site Plan
 1" = 30'-0"

George Road

Parcel ID # 128192 0000

REFER TO OWNER PROVIDED SURVEY FOR
 ALL OTHER EXISTING STREETS, STRUCTURES
 & LOT/PARCEL DESIGNATIONS.

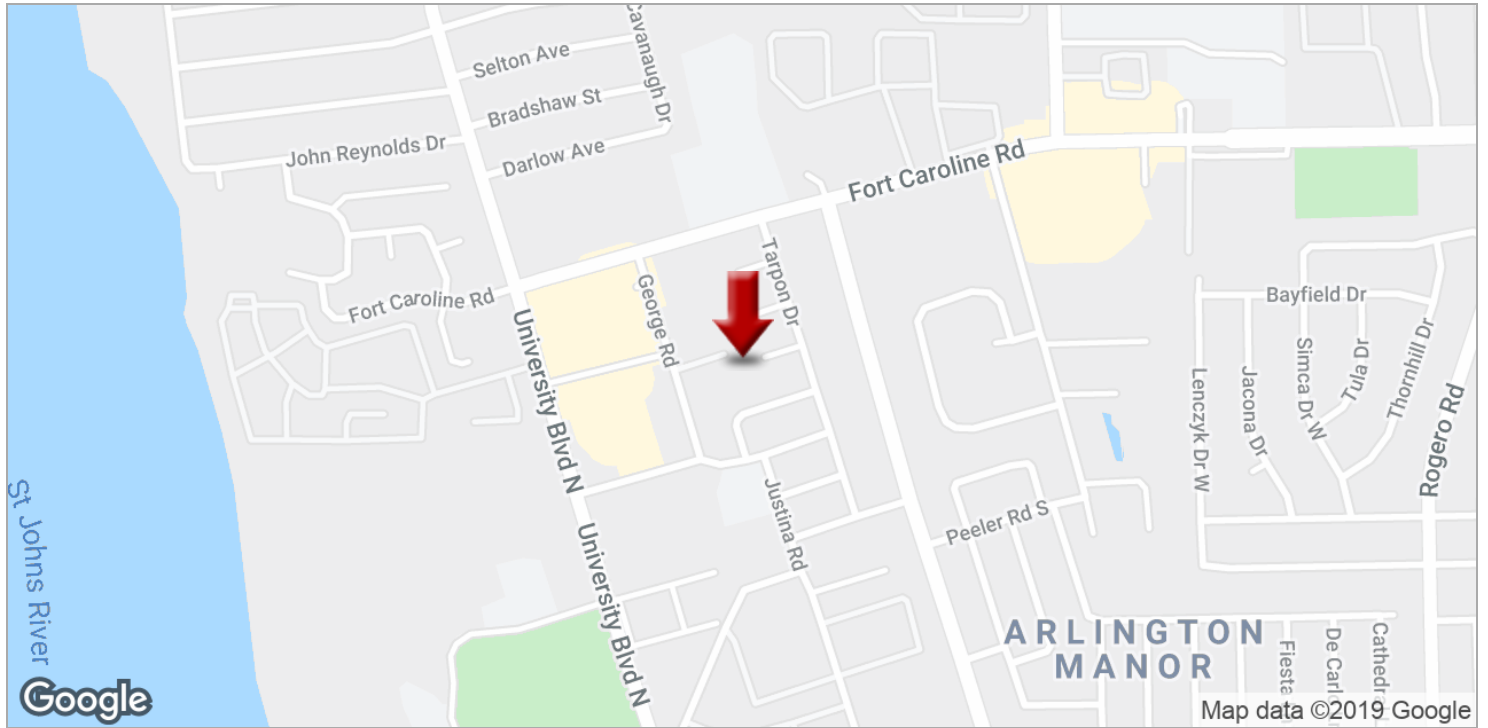
Center Units are
 Two Stories
 Resident Building
 (16) 1br @ 750 sf min
 (16) 2br @ 900 sf min
 (6) 3br @ 1100 sf min

RLD-60
 Arlington Acres (P.B. 29, Page 5)

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