



SUBJECT OUTPARCEL

FOR SALE
13918 Village Lake Circle
Jacksonville, FL 32258

BARTRAM PARK
OUTPARCEL

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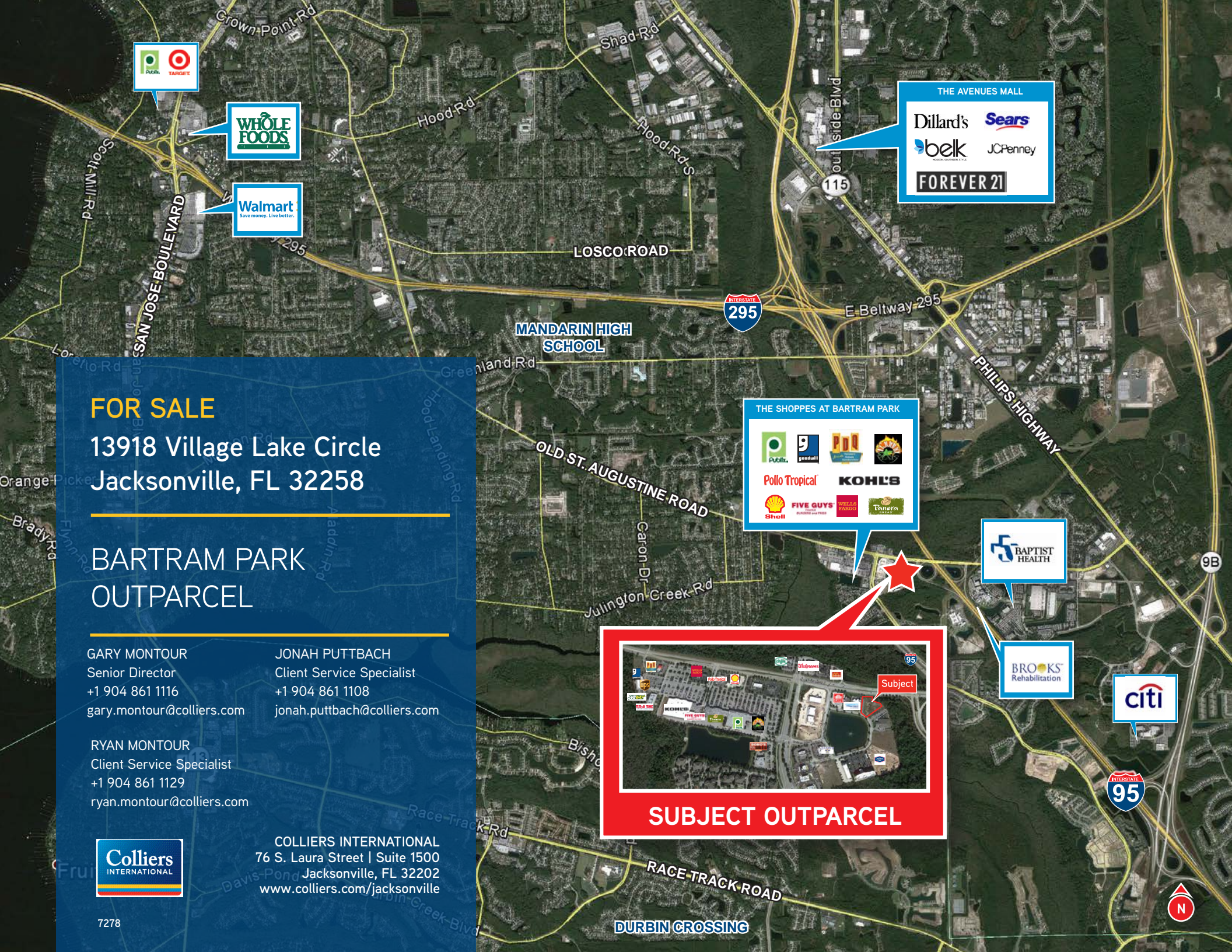
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7278





Bartram Park Aerial

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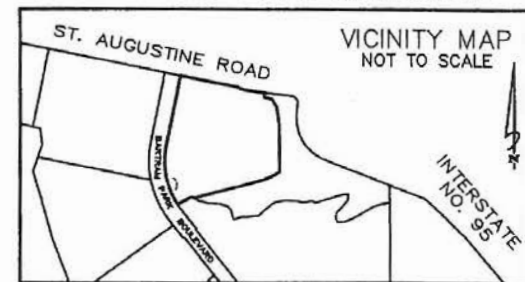
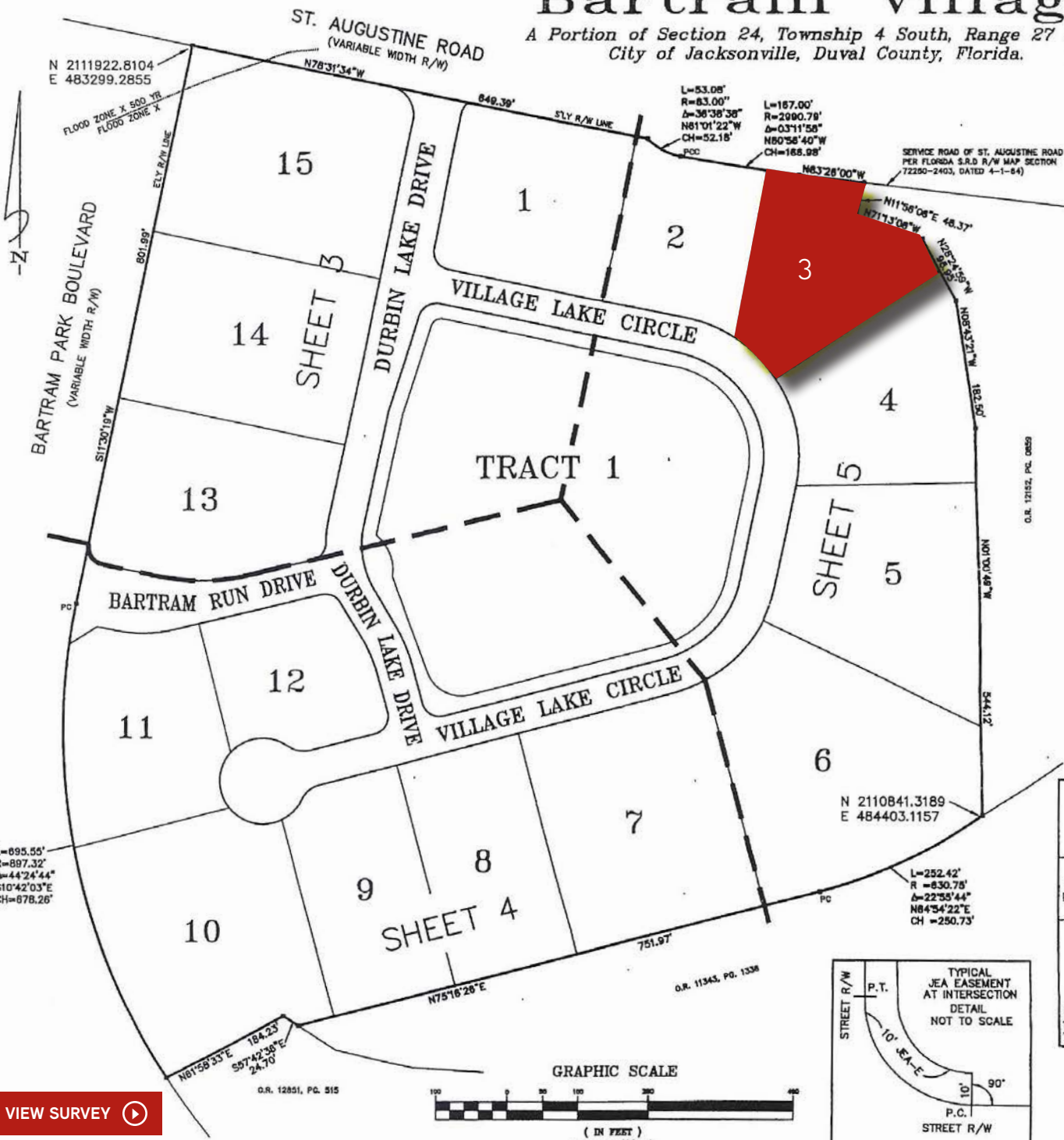


Bartram Village

A Portion of Section 24, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.

PLAT BOOK 67 PAGE 80

SHEET 2 OF 5 SHEETS
15 LOTS, 1 TRACT IN THIS UNIT



General Notes

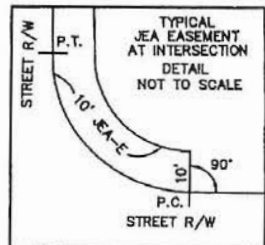
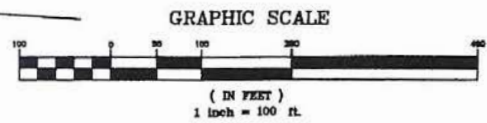
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF BARTRAM PARK BOULEVARD, AS S 11°30'19" W, (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NGS ADJUSTMENT.)
- N 2141496.310 DENOTES COORDINATES REFERENCED DATUM FLORIDA E 395423366 EAST ZONE NAD 1983 1990 NGS ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, (FLORIDA STATUTES 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", "X 500 YR.", AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, (FIRM) COMMUNITY NO. 120077, PANEL NO. 0285 E, DATED AUGUST 15, 1989. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT SHOWN HEREON IS FOR PICTORIAL PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. IT IS BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK.
- 'JEA-E' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- 'JEA-E-E' DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

Legend

B.R.L.	BUILDING RESTRICTION LINE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
L	LENGTH
R	RADIUS
CH	CHORD
Δ	DELTA
Δ	TABULATED CURVE DATA
(TLO)	THE LINE ONLY
RP	RADIUS POINT
JEA-E	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
JEA-E-E	JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
R/W	RIGHT-OF-WAY
OR	OFFICIAL RECORDS
PC	PAGE
○	CENTERLINE
⊙	SET NAIL AND DISK "PRM LB 3731"
⊖	SET PERMANENT CONTROL POINT
■	NAIL IN DISK STAMPED "PCP LB 3731"
■	FND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 3731"
□	SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 3731"

NOTE:
10'x15' JEA-E-E: "A" DENOTES 7.50'
10'x20' JEA-E-E: "A" DENOTES 10.00'

VIEW SURVEY



P.S.D. NO. : 2005-004
CITY DEVELOPMENT NO. : 5099.34
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
LB NO. 3731
3510 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32287
(904) 290-2703

FOR SALE

13918 Village Lake Circle | Jacksonville, FL 32258

LOCATION

Located in Bartram Park, a 2,600 acre mixed use Development of Regional Impact (DRI). Brooks Rehabilitation breaking ground on a 68 bed sub-acute rehab facility on a 100 acre tract they purchased just south of the subject property. Close proximity to Flagler Center, 1 1,000 acre business park employing over 8,300 people spearheaded by Citi-Corp's credit card division and the 120-bed Baptist Hospital.

LISTING COMMENTS

- > 1.1± acre retail location
- > Great site for bank, retail, restaurant, auto related, car wash, or office
- > Frontage on Old St. Augustine Road
- > Visibility from I-95
- > Located in Bartram Park, a 2,600 acre mixed use development in a strong retail hub anchored by Publix and Kohls
- > Near growing Baptist South medical facility and a 100 acre, 100 bed Brooks Rehabilitation Center
- > Strong residential Bartram Park population
- > Supporting retail including Bartram Park Preserve and Moteuilla
- > Close to Flagler Center
- > [CLICK FOR PUD ZONING DESCRIPTION](#)
- > Sale Price: \$1,100,000

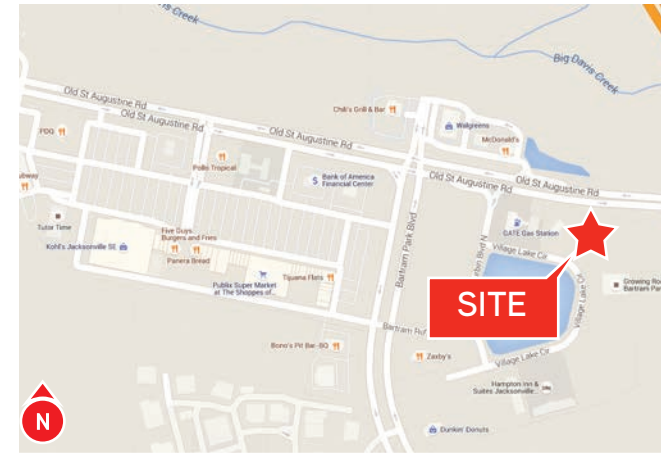
SITE PLAN



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Pop. Estimate	5,553	42,511	112,410
2025 Pop. Estimate	6,486	48,389	125,752
2020 Est. Avg. HH Income	\$106,761	\$113,191	\$110,837
2025 Est. AVe. HH Income	\$120,505	\$128,259	\$126,387

SOURCE: ESRI



CONTACT US

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