

1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218



Presented by
Watson Commercial Realty, Inc.



Price: \$471,500

Enchanting white ranch fence greets you upon entry... magnificent live oaks, magnolias, and cypresses throughout captivate interest

- 32218 – one of the fastest growing zip codes in Jacksonville Metropolitan Statistical Area
- I-295 (Beltway): 3 miles / Less than 10 minutes
- River City Marketplace: 3 miles / 5 minutes
- Less than 900' from 97 lot sold-out Avery Park subdivision
- +/- 300' Starratt Rd frontage
- Less than a mile from existing Publix-anchored shopping center, and Sheffield Elementary's notable Academy of Life Sciences
- Less than 5 minutes from newly announced Publix-anchored shopping center at Yellow Bluff Road and New Berlin Road

1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218



\$ 471,500 (\$1.98 /SF) (~\$86,000/Acre)

- Marketed with adjacent 3.59-acre Dunn Creek Road parcel – affords two sets of ingresses and egresses (Starratt, Dunn Creek)
- 2 minutes from the City's Tom Marshall Park...new playground installed in 2018
- Located across the street from Dunn Creek Baptist Church
- Cleared parcel with magnificent live oaks, magnolias, and cypresses
- A beautiful piece of property for a residential subdivision or your private retreat

This 5.48-acre cleared parcel is marketed with adjacent 3.59-acre Dunn Creek Road parcel (Two entries – Starratt, Dunn Creek)

+/- 300' Starratt Rd frontage

Less than 900' from 97 lot sold-out Avery Park subdivision



William Messer

wmesser@watsoncommercial.com

(904) 421-7414

Watson Commercial Realty, Inc.

4685 Sunbeam Rd
Jacksonville, FL 32257



1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218

Property Photos



B - Cedar At Entry of White Ranch Fence



C - Magnolia

1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218

Property Photos



D - Path To Entry



E - Open Area

1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218

Property Photos



F - Lovely Tree Coverage



G -Open Area

1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218

Property Photos



H - Dunn Creek Baptist Across Street



K - Parcel Path

1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218

Property Photos



I - Path From Entry



J - Arresting Live Oak

1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218

Property Photos



L - White Ranch Fence - 1354 Number Plate

1354 Starratt Road

1354 Starratt Rd, Jacksonville, FL 32218

Location

