



1.25± AC Parcel For Sale

103rd St. and Magnolia Valley Dr.

Jacksonville, FL 32210

Lat/Long 30.247527, -81.8327057

FEATURES

- 1.25± AC parcel next to future Family Dollar
- Recent infrastructure improvements: curb-cuts in place, storm water pond, water and sewer available at site
- Right in/right out from 103rd St. and cross access to full egress at Magnolia Valley Dr.
- Zoned PUD allowing for multiple commercial uses
- Approximately 1/2 mile to the new First Coast Expressway (SR-23) connecting I-10 to Blanding Blvd. and ultimately across the Shands Bridge to I-95 in St. Johns County
- Cecil Commerce Center, selected as the location for Wayfair's new 1M SF distribution center, in close proximity

Contact us:

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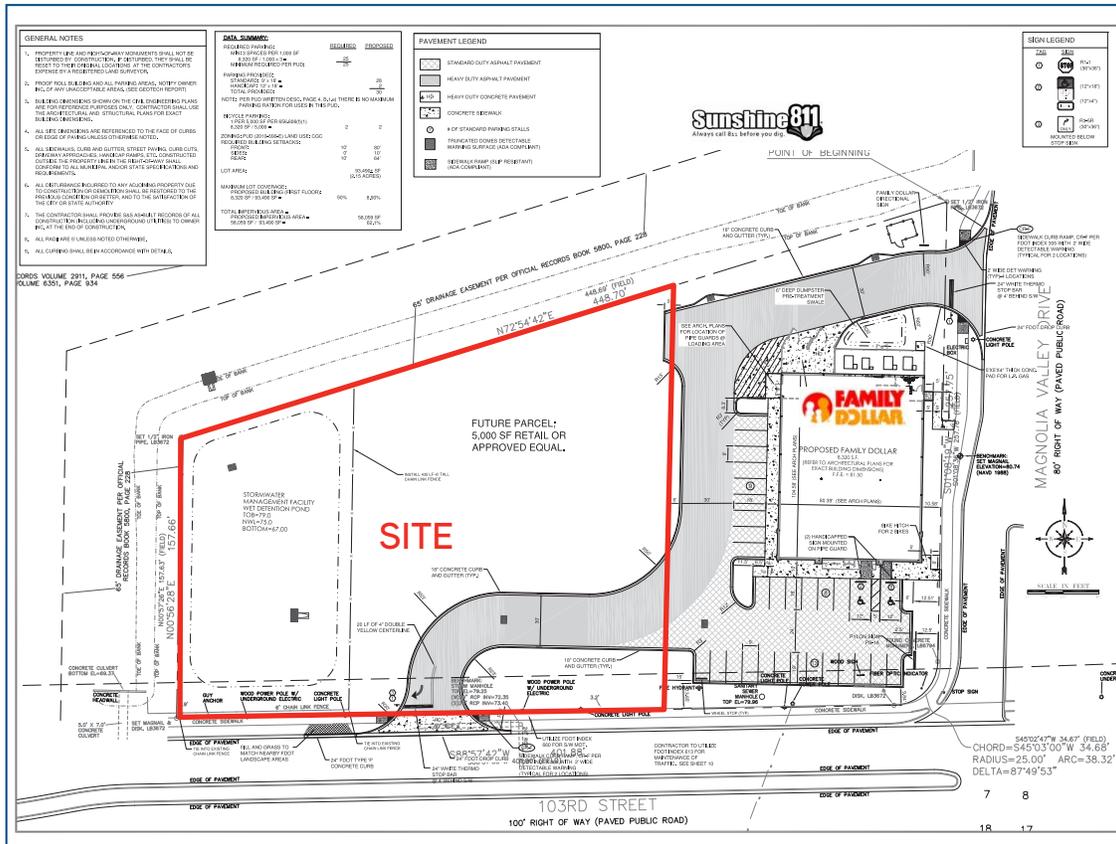
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COLLIERS INTERNATIONAL
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FOR SALE
1.25± AC | Jacksonville, FL 32210

Site PLAN



Area Demographics

			
	Population (2018)	Households (2018)	Average Household Income (2018)
1 Mile	3,341	1,177	\$60,810
3 Mile	32,066	10,947	\$65,847
5 Mile	114,561	39,374	\$66,054

Source: Esri Business Analyst Online 2018

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Area OVERVIEW

Cecil Commerce Center

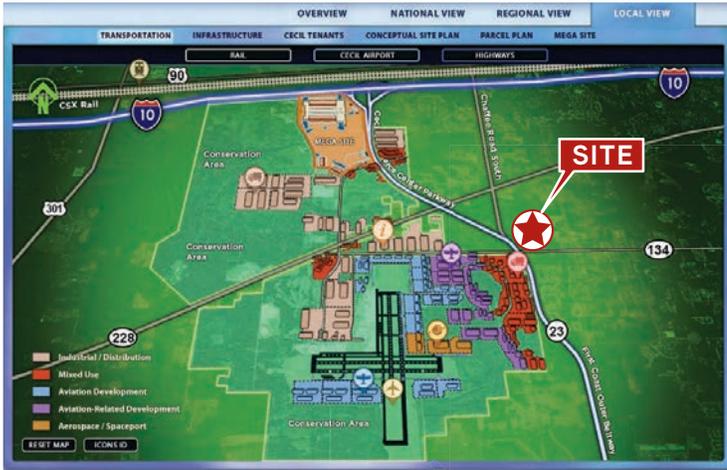


Image: <http://jaxcecilcommercecenter.com/index.php/local>

First Coast Expressway Route



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