

FOR SALE

29.5 +/- Acres Vacant Land
12274 Yellow Bluff Rd.,
Jacksonville, FL 32226



Sale Price

\$1,750,000

- ◆ 29.5acs with estimated 5acs of wetlands.
- ◆ Zoned RR
- ◆ 2 or less units per acre
- ◆ Estimated 75-80 lots of 60' fronts most likely acceptable
- ◆ Wetlands Mitigation <\$80,000 per acre in this basin
- ◆ 4 assembled parcels in Northern Duval Co Florida pattern of growth
- ◆ Just outside I-295 north of Alta Rd changes to Yellow Bluff Rd
- ◆ Parcel ID: 106496-0000, 106496-0010, 106496-0100, 106498-0030

- > 4.5 Miles to The Market Place
- > 5 Miles to NEW UF Health Hospital
- > 10 Miles to Downtown Jacksonville

- > 7 Miles to Jacksonville Intl Airport
- > 8 Miles to NEW Amazon Center



Rob Lawrence
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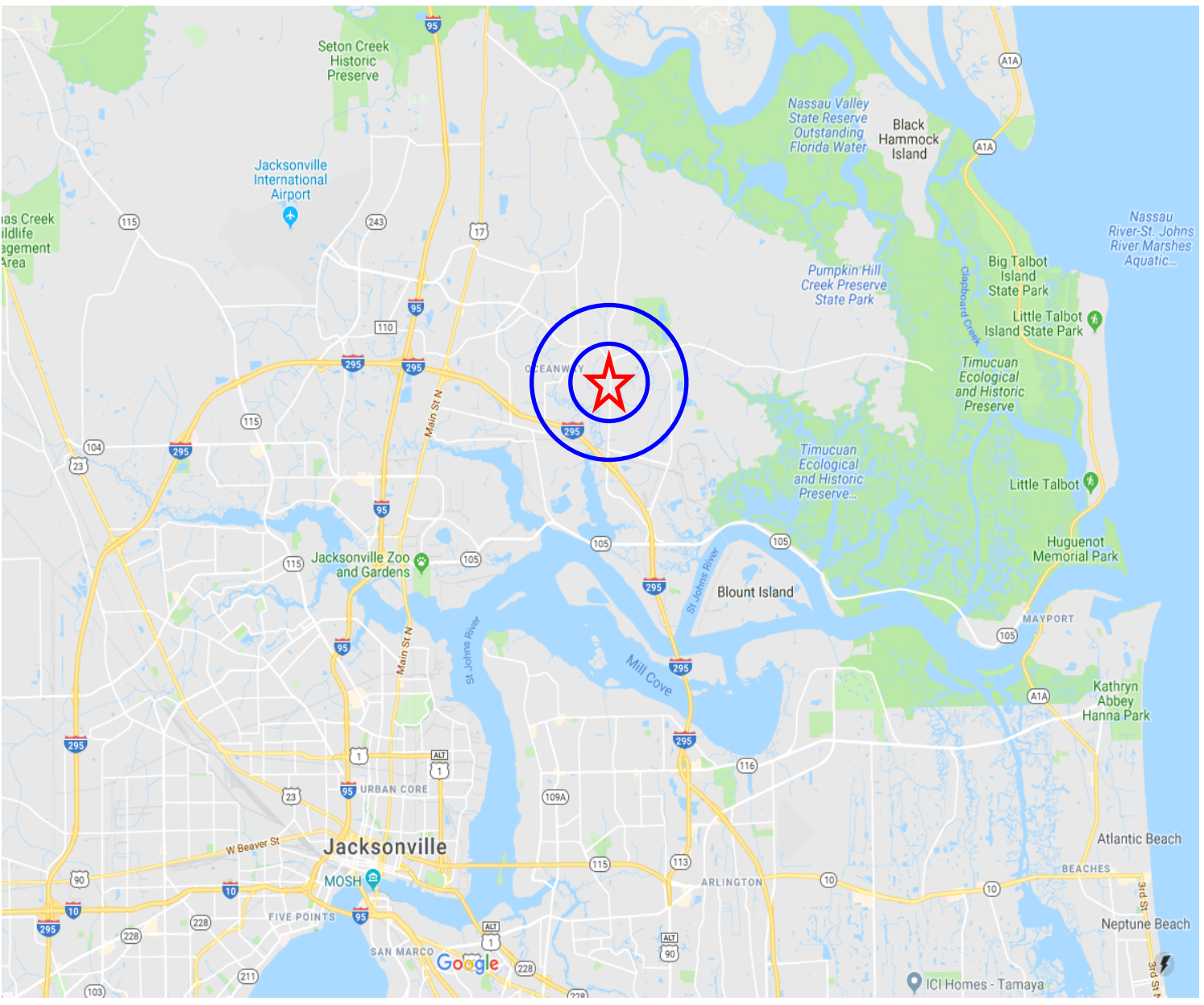
4348 Southpoint Blvd., Ste #310
Jacksonville, FL 32216

904-281-1990 MAIN
904-281-0998 FAX

For Sale

29.85 +/- Acres Vacant Land

14411 Yellow Bluff Road, Jacksonville, FL 32226



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