

13640 Dunn Creek Rd

13640 Dunn Creek Rd, Jacksonville, FL 32218



Presented by
Watson Commercial Realty, Inc.



Price: \$308,900

Calming and relaxing recreational pond offers a diversion from the day

- 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
- Sold-out 97 lot sold-out Avery Park and other subdivisions surround these parcels
- +/- 135' Dunn Creek Rd frontage
- Centrally located between two (existing and planned) Publix grocery anchored shopping centers
 - o Less than 5 minutes from existing Publix-anchored shopping center, and Sheffield Elementary's notable Academy of Life Sciences
 - o Less than 5 minutes from newly announced Publix-anchored shopping center at Yellow Bluff Road and New Berlin Road

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\$ 308,900 (\$1.98 /SF) (~\$86,000/Acre)

- Marketed with adjacent 5.48-acre 1354 Starratt Road parcel (Property ID: 11396309) – affords two sets of ingresses and egresses (Starratt, Dunn Creek)
- Cleared parcel with recreational pond, natural palms and live oaks
- 1 minute from the City's Tom Marshall Park...new playground installed in 2018
- A beautiful piece of property for a residential subdivision or your private retreat

This 3.59-acre cleared parcel is marketed with adjacent 5.48-acre 1354 Starratt Road parcel (Two entries- Dunn Creek, Starratt)

+/- 135' Dunn Creek frontage

Centrally located between two (existing and planned) Publix grocery anchored shopping centers



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Property Photos



B - Cleared Parcels With Natural Palms



C - Cleared Parcels

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Property Photos



D - Palm

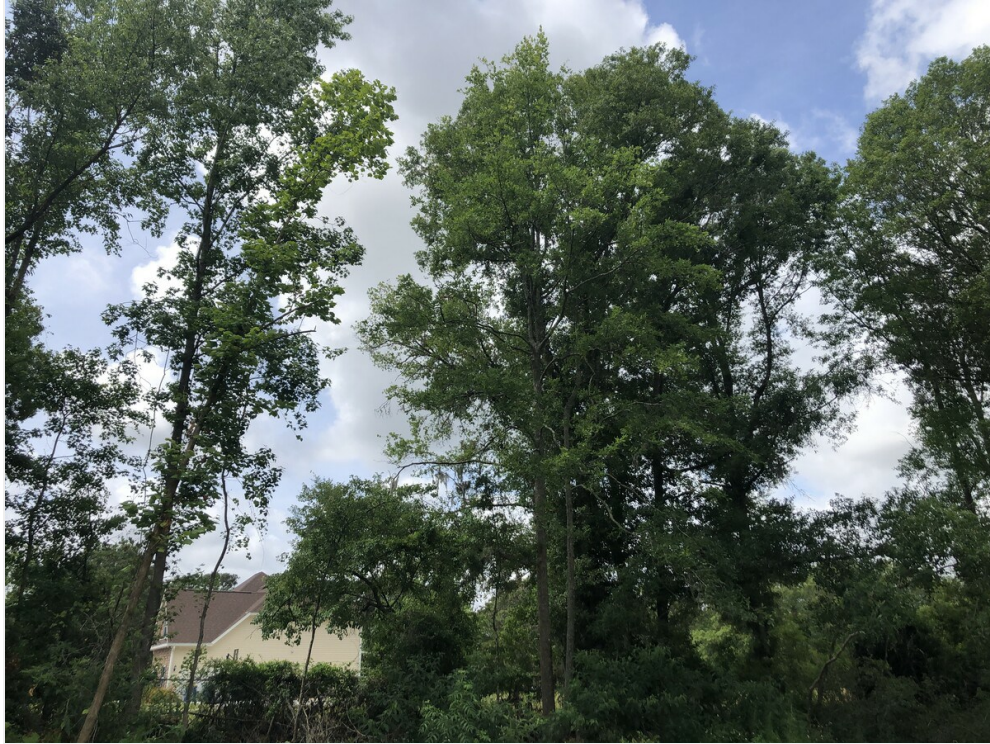


E - Open Area

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F - Treed Border



G - Open Area

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H - Pond



I - Parcel Entry

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J - Parcel Homestead



K - Dunn Creek Road

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Property Photos



L - 13640 Dunn Creek Road

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Location

