

For Sale
3.82± AC

10550 Balmoral Circle W,
Jacksonville, FL 32218

Call for pricing



85,000± AADT

17,000± AADT

Busch Dr

Balmoral Cir W



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Asset Overview

The Bumgarner Industrial Team is pleased to present this 3.82 acres of improved land with 550' of frontage on I-95 in Jacksonville, FL. Zoned CCG-1 and ready for re-development, the property is located off of I-95 and Busch Drive. The site has been recently razed and is currently vacant, improved, and all utilities to the site. The property offers quick access to many major arteries including I-95, I-2965, and I-10. The property is zoned CCG-1 allowing hotels/ motels, banks, professional offices, movie theatres, vocational and trade schools, living facilities, storage facilities, and indoor gun ranges.

Property Information

Full Address	1055 Balmoral Circle W, Jacksonville, FL 32218
Parcel Number	044279-0200
Property Type	Improved Vacant Commercial Land
Current Condition	Recently Scrapped
Land Size (AC)	3.82±
Land Size (SF)	166,486*
Zoning	CCG-1
Historical Improvement(s)	Motel
Flood Zone	X
Future Land Use Designation	CGC
Submarket	Jacksonville/Airport HY
County	Duval

*Total area as calculated per the Duval County Property Appraiser.



Drone Photos



Amenities

Retail/Restaurants

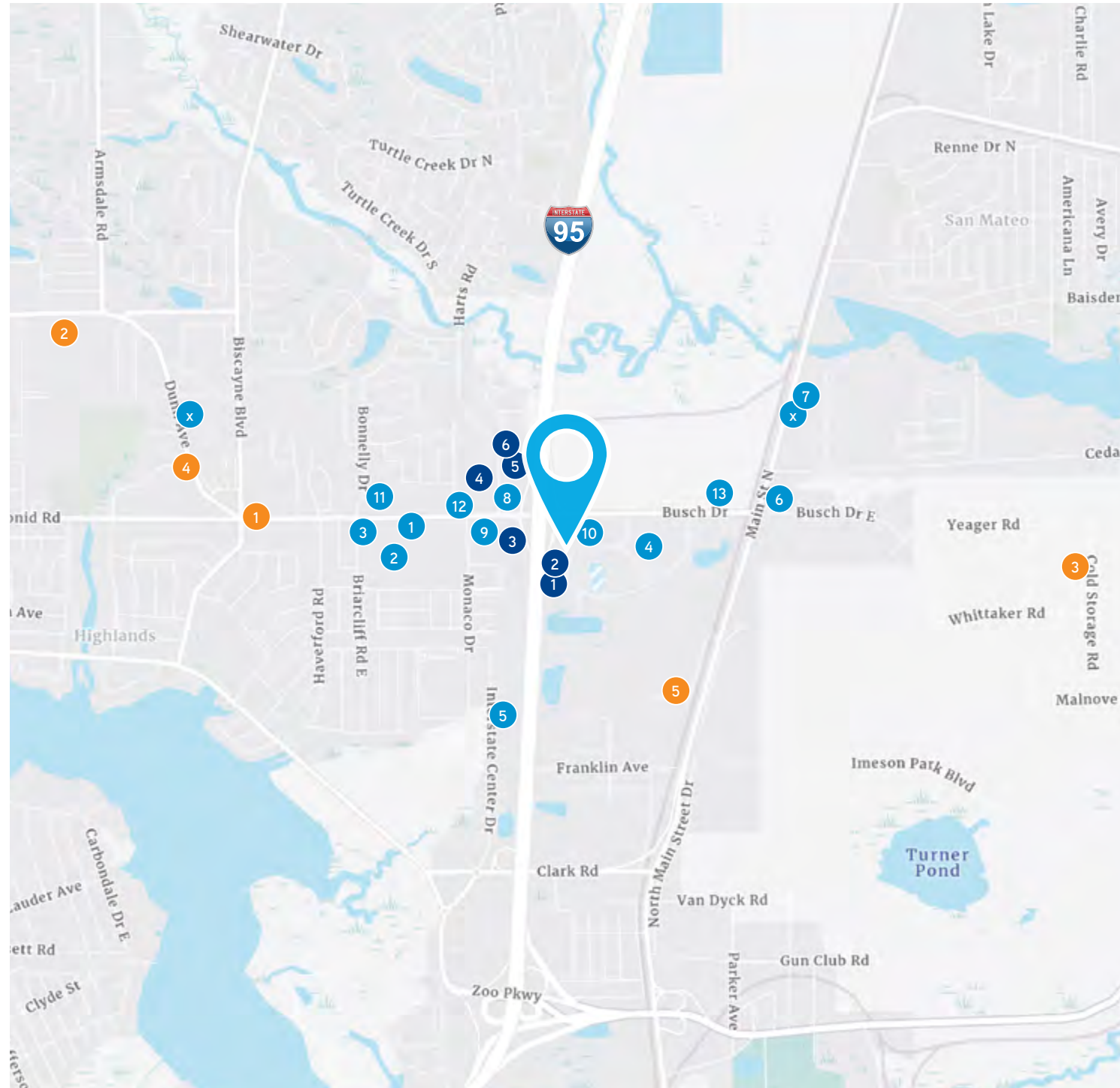
1. Starbucks
2. Publix
3. CVS
4. Sam's Club
5. Camping World
6. 6NAPA Auto Part
7. Tire Outlet - Northside
8. Dollar Tree
9. Dunkin'
10. Gate
11. Pep Boys
12. McDonald's
13. Anheuser-Busch

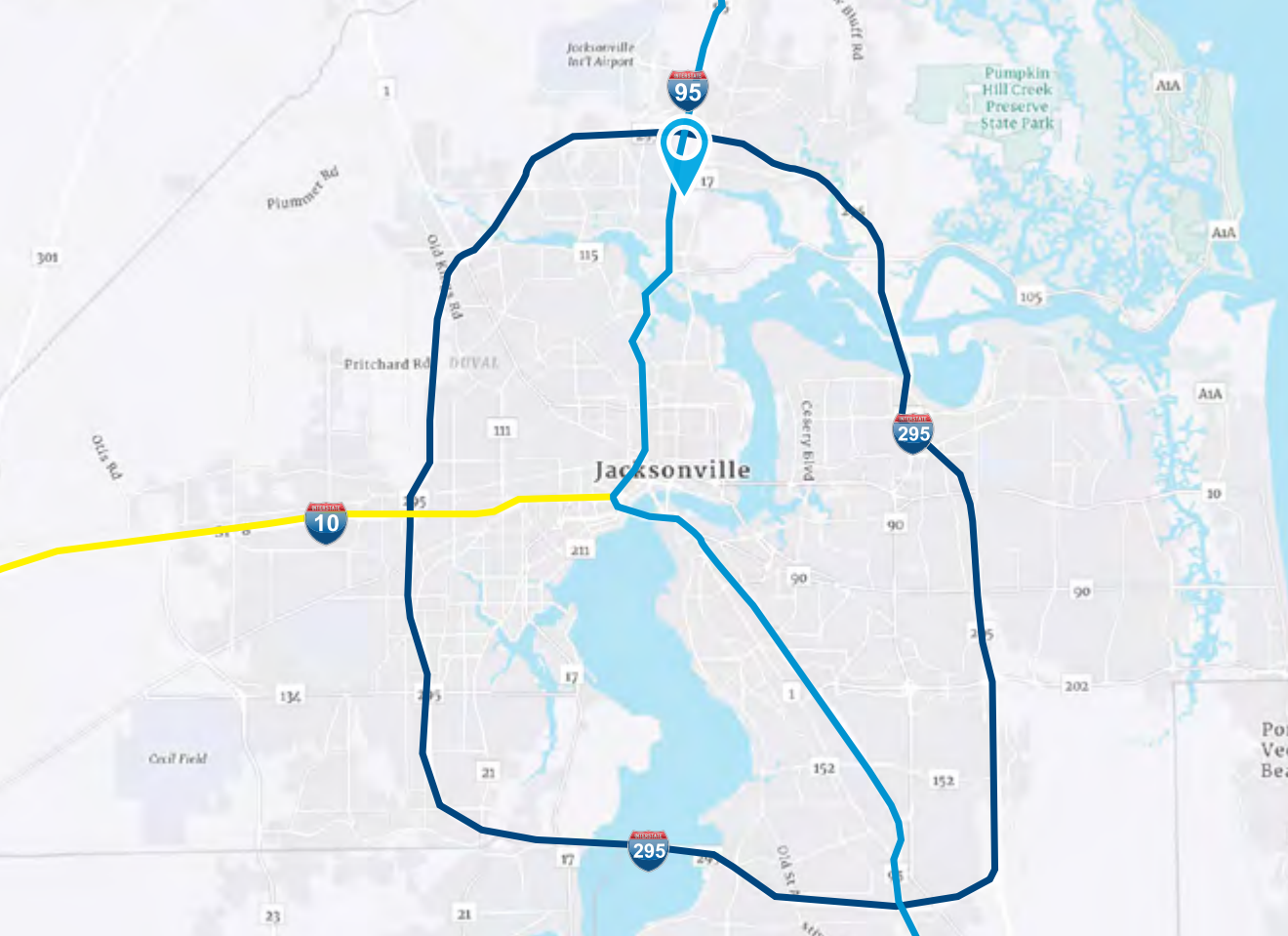
Hotels

1. Hotel Jacksonville
2. WoodSpring Suites
3. Stayable Suites Jacksonville
4. River City Inn Jacksonville
5. Gold Rush
6. Red Roof Inn
7. Best USA Inn

Storage

1. Storage Zone
2. Dunn Avenue Storage
3. MakeSpace
4. Atlantic Self Storage
5. Copart





Demographics (5 mile radius) Source: Esri 2021



Current
Population
2020
109,936



Projected
Population
2025
114,962



Avg. HH
Income
2020
\$57,718



Projected Avg.
HH Income
2025
\$64,176

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