

For Sale

19.6 Acres Multifamily Vacant Land

Island Pointe Drive, Jacksonville, FL 32218



“Massing” for 200 unit Development

ZONING
RMD-A & RMD-C

PARCEL ID#
022152-0100

Contact Broker for Pricing

- ◆ Scenic waterfront multifamily development property on the Trout River
- ◆ Semi-secluded entrance from Broward Road, with expansive water and marsh views
- ◆ Less than 1/4 mile to I-95, with a 5 minute drive north to the River City Marketplace, a 1.4 million SF shopping center destination for the Northside area
- ◆ Convenient to key employment areas—The new Amazon Fulfillment Center (1.2 million SF) / International Tradeport Business Park / Imeson Industrial Park / Mitsui OSK and Blount Island Port Facilities
- ◆ Twenty minute commute to downtown Jacksonville
- ◆ Phase 1 & Preliminary wetlands and other Due Diligence available



Glenn Palmer
Phone: (904) 421-8530
gpalmer@cbcbenchmark.com

/ COMMERCIAL TO THE CORE /
CBCBENCHMARK.COM // CBCWORLDWIDE.COM

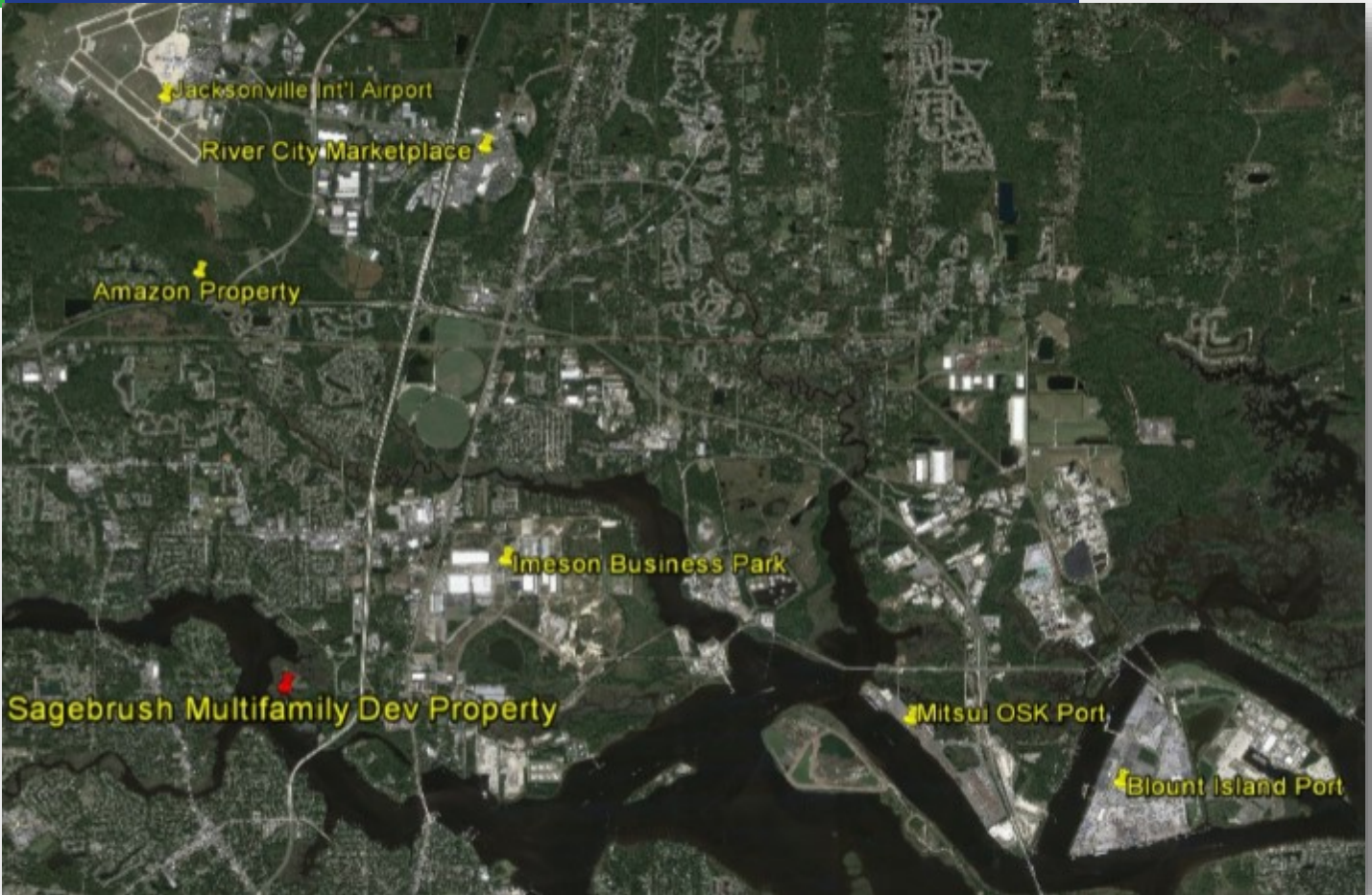
4348 Southpoint Blvd., Ste #310
 Jacksonville, FL 32216
904-281-1990 MAIN
904-281-0998 FAX

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each Item should be verified.

For Sale

19.6 Acres Multifamily Vacant Land

Island Pointe Drive, Jacksonville, FL 32218



The Northside is one of Jacksonville’s faster growing markets underserved by the needed residential development to support job growth. The multifamily properties in this area are stabilized and able to achieve annual rent increases. This market is a major port and logistics area for Jacksonville, with several new warehouse facilities under development for companies expanding into Jacksonville. In addition to job growth, the area provides easy access to Amelia Island / Fernandina Beaches, Jacksonville’s International Airport, and several rivers and outdoor activities for residents.



Glenn Palmer
Phone: (904) 421-8530
gpalmer@cbcbenchmark.com

/ COMMERCIAL TO THE CORE /
CBCBENCHMARK.COM // CBCWORLDWIDE.COM

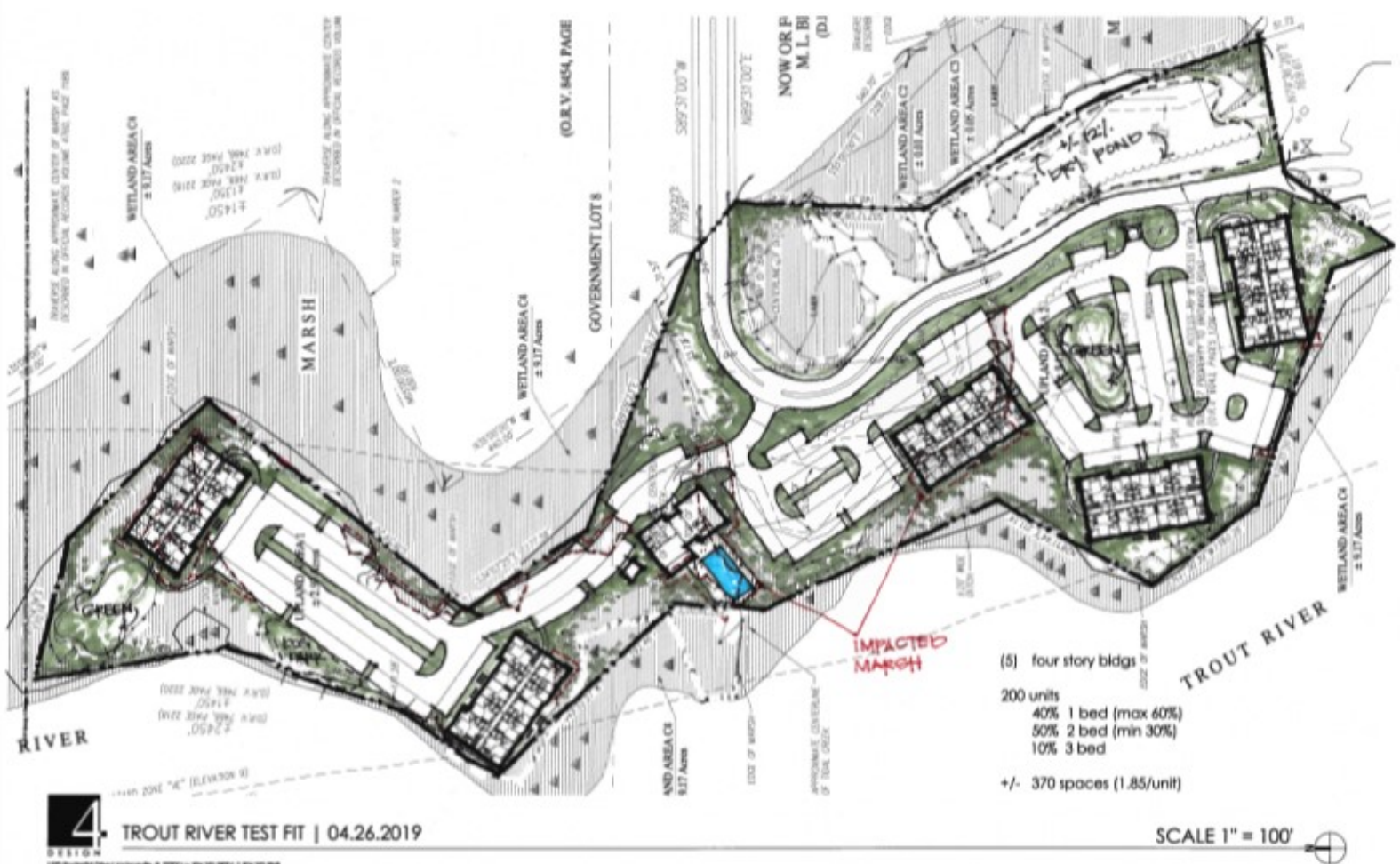
© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each item should be verified.

4348 Southpoint Blvd., Ste #310
 Jacksonville, FL 32216
904-281-1990 MAIN
904-281-0998 FAX

For Sale

19.6 Acres Multifamily Vacant Land

Island Pointe Drive, Jacksonville, FL 32218



Glenn Palmer
 Phone: (904) 421-8530
gpalmer@cbcbenchmark.com

/ COMMERCIAL TO THE CORE /
CBCBENCHMARK.COM // CBCWORLDWIDE.COM

4348 Southpoint Blvd., Ste #310
 Jacksonville, FL 32216
 904-281-1990 MAIN
 904-281-0998 FAX

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each Item should be verified.

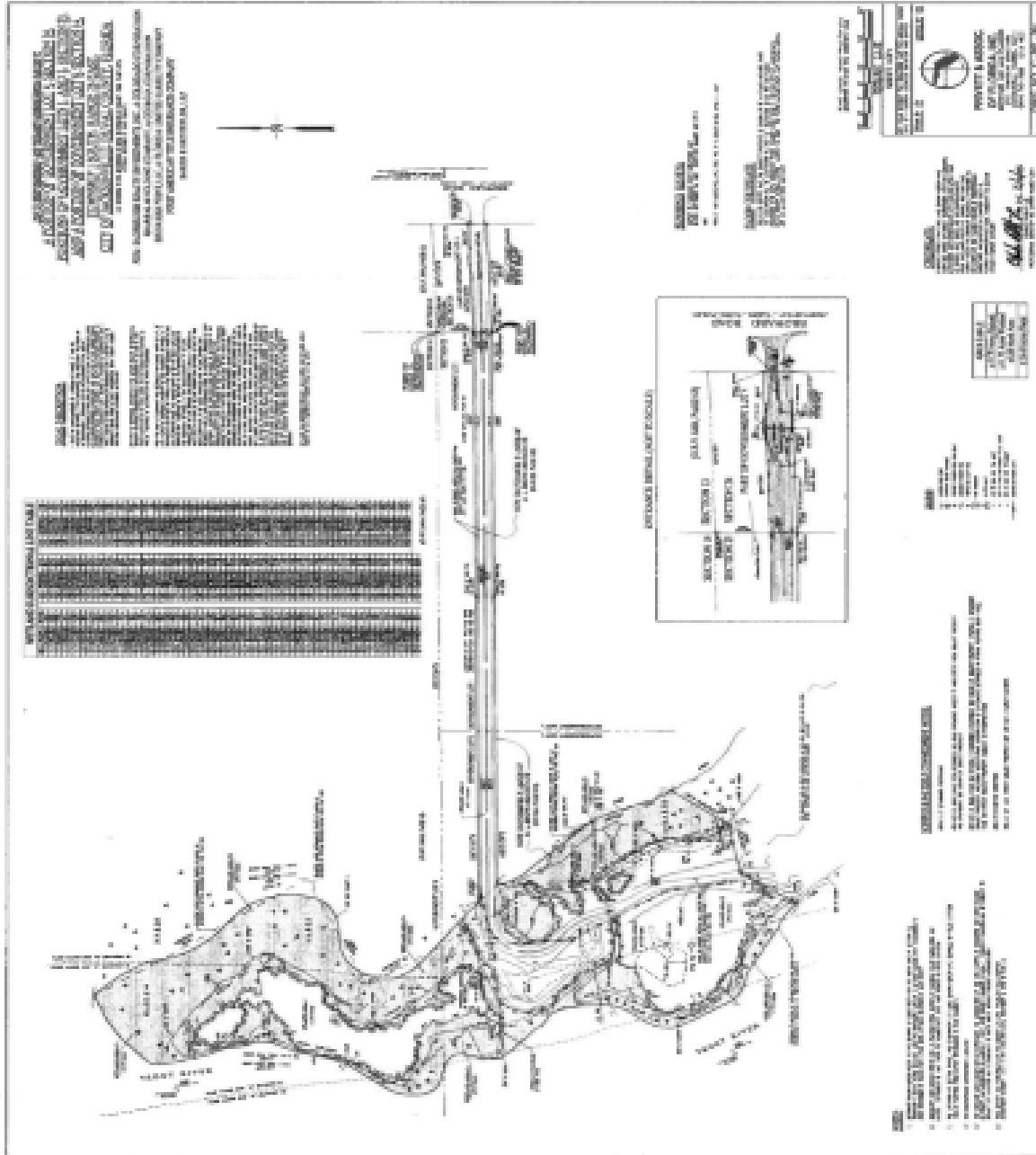
For Sale

19.6 Acres Multifamily Vacant Land

Island Pointe Drive, Jacksonville, FL 32218



SITE SURVEY



Glenn Palmer
Phone: (904) 421-8530
gpalmer@cbcbenchmark.com

COMMERCIAL TO THE CORE
CBCBENCHMARK.COM // CBCWORLDWIDE.COM

4348 Southpoint Blvd., Ste #310
Jacksonville, FL 32216
904-281-1990 MAIN
904-281-0998 FAX

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each Item should be verified.

For Sale

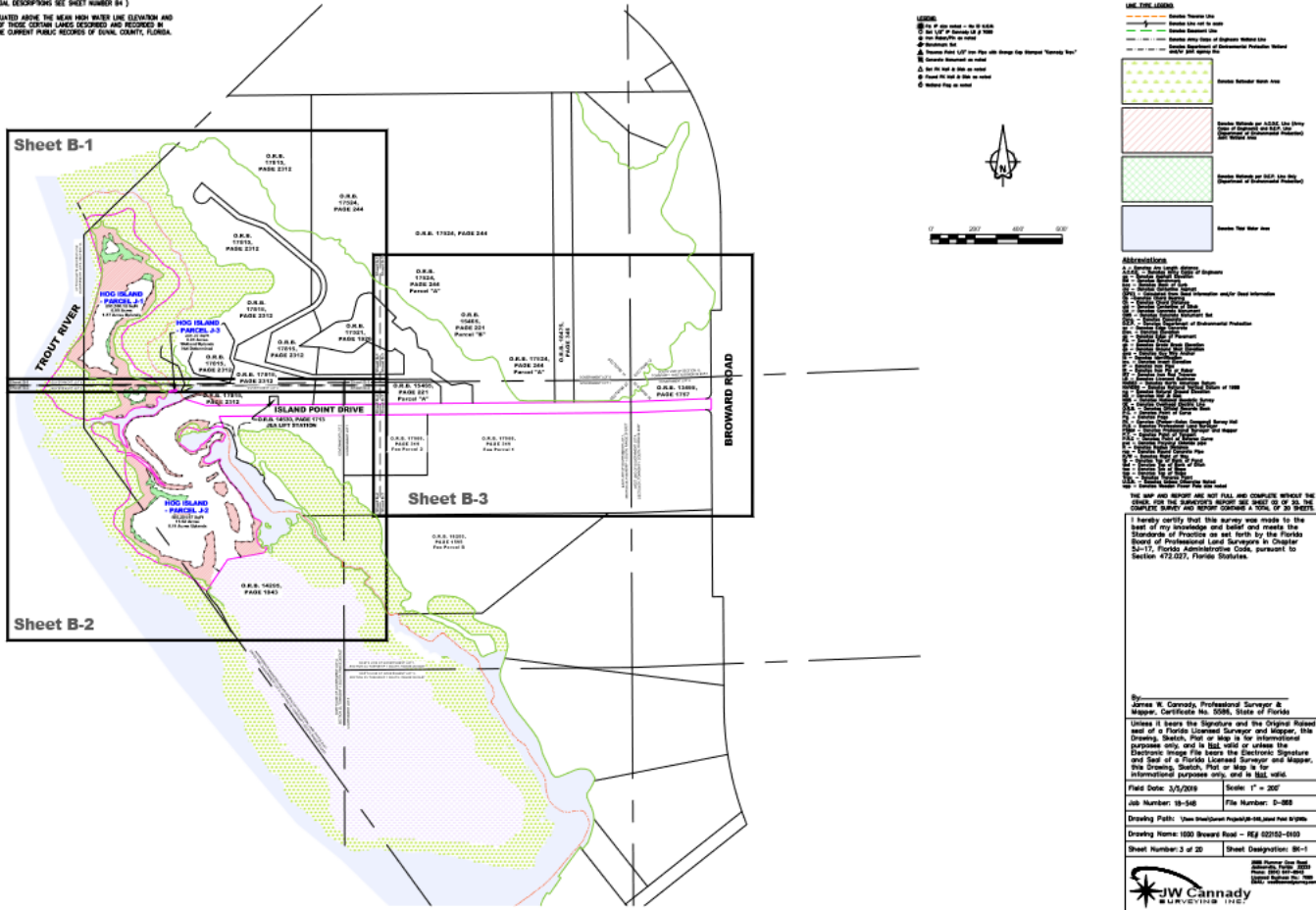
19.6 Acres Multifamily Vacant Land

Island Pointe Drive, Jacksonville, FL 32218



Map Showing Boundary, Mean High Water Line, Topographical, Wetland and Tree Location Survey of

PARCELS 1-1, 1-2, AND 1-3 (FOR COMPLETE LEGAL DESCRIPTIONS SEE SHEET NUMBER 04)
 NOTE: PARCELS 1-1, 1-2, AND 1-3 ARE ALL SITUATED ABOVE THE MEAN HIGH WATER LINE (ELEVATION AND SEE ALL WELLS CONTAINED WITHIN A PORTION OF THESE CERTAIN LAKES DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1085A, PAGE 2286 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



Glenn Palmer
 Phone: (904) 421-8530
gpalmer@cbcbenchmark.com



/ COMMERCIAL TO THE CORE /
CBCBENCHMARK.COM // CBCWORLDWIDE.COM

4348 Southpoint Blvd., Ste #310
 Jacksonville, FL 32216
 904-281-1990 MAIN
 904-281-0998 FAX

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each Item should be verified.