

.89± AC Available

FOR LEASE/SALE/BUILD TO SUIT > LAND

Development Opportunity
Located on Lane Avenue South

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Lane Avenue S.,
Jacksonville FL, 32254

Property Features

- > Northwest Quadrant of I-10 and Lane Avenue S.
- > Located less than 300 feet from I-10 and 1 mile from I-295
- > Great opportunity for commercial retail sales and/or service establishments
- > Potential for excellent sign exposure on I-10
- > Zoned CCG-1, which allows for a broad range of permitted uses (see page 2)
- > Build-to-suit available now
- > Excellent labor base
- > Phase 1 Environmental Audit (2004)
- > **Asking Price: \$390,000**



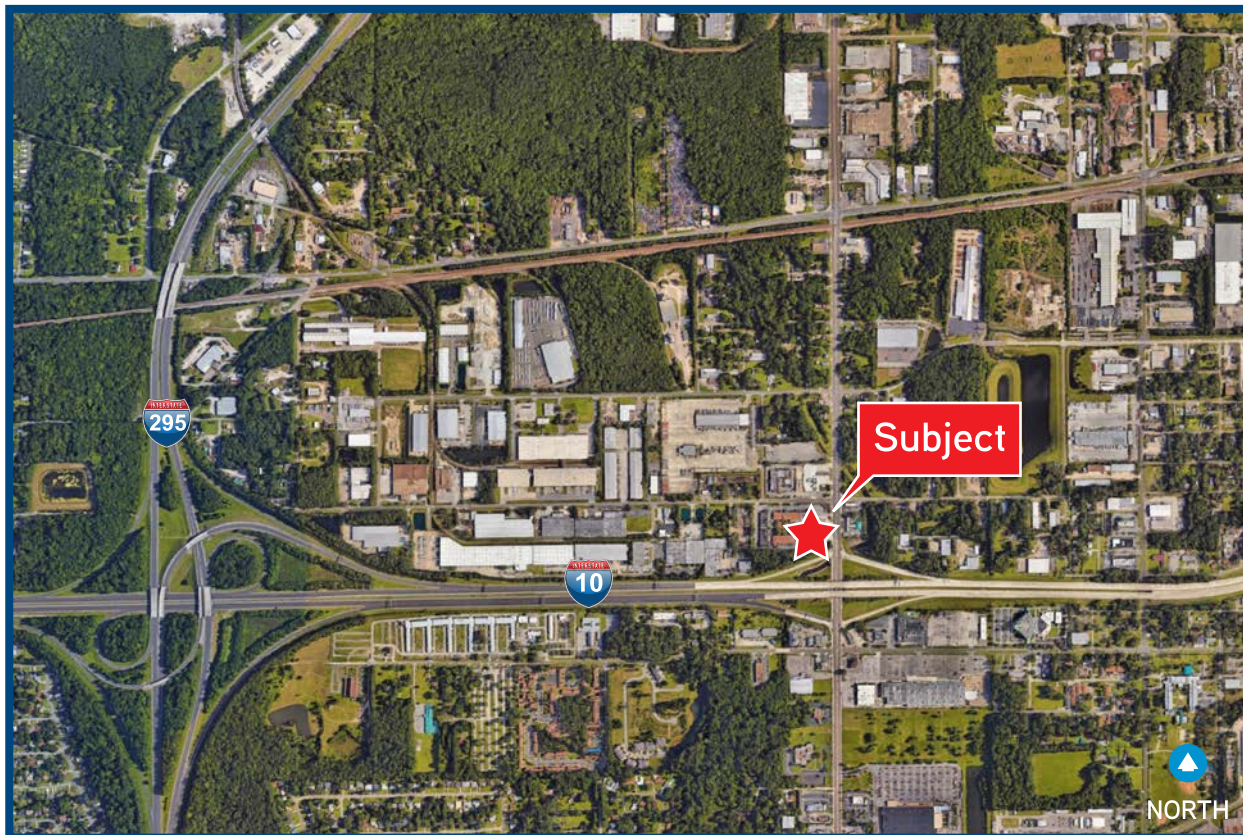
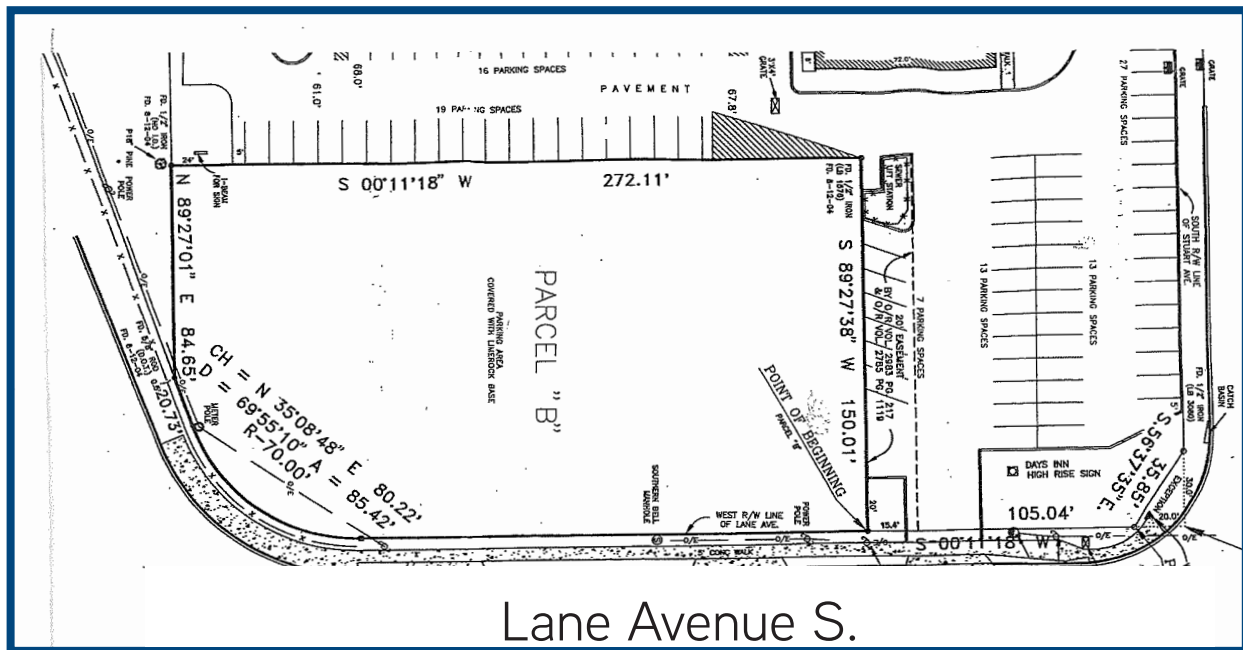
Examples of Permitted Uses and Structures

- 1) Commercial retail sales and service establishments
- 2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- 3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- 4) Hotels and motels.
- 5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and indoor facilities operated by a licensed pari-mutuel permit holder.
- 6) Art galleries, museums, community centers, dance, art or music studios.
- 7) Vocational, trade or business schools and similar uses.
- 8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- 9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- 10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- 11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- 12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- 13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- 14) Veterinarians and animal boarding, subject to performance standards and development criteria set forth in Part 4.
- 15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- 16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- 17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

Source: COJ

Survey Plan & Aerial Map

0 LANE AVENUE S., JACKSONVILLE FL, 32254



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