# A.C. Skinner Pkwy. Development Land





## A.C. Skinner Pkwy. Jacksonville, FL 32256

#### W. WADE POWERS

+1 904 861 1155 wade.powers@colliers.com

ROBERT W. SELTON, III +1 904 861 1111 robert.selton@colliers.com

COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL 32202 www.colliers.com/jacksonville

## Property Highlights

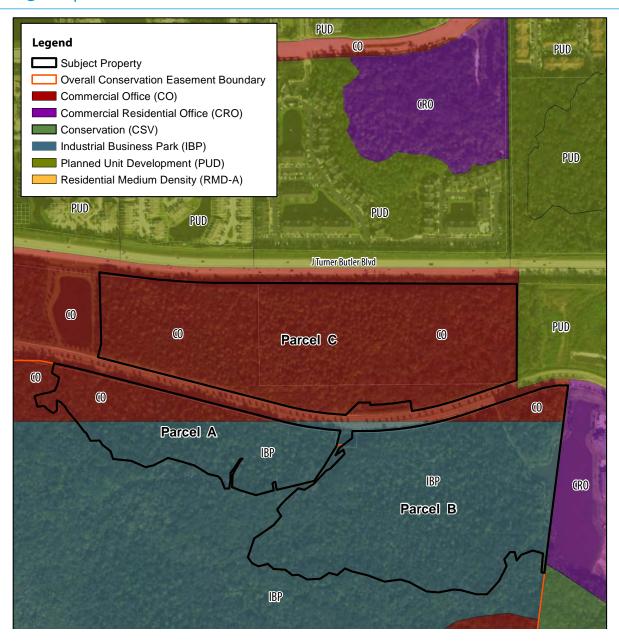
- > Total land area: 98.19± AC
- > Centrally located in the J. Turner Butler Blvd. corridor
- > Frontage and visibility from A.C. Skinner Pkwy. and J. Turner Butler Blvd. (88,000± CPD on J. Turner Butler Blvd.)
- > Seller will consider bifurcating the subject parcel
- > Utilities: Main sewer lines and water distribution lines run along
  AC Skinner Pkwy to the south of the property
- > Zoning: CO, IBP and CCG-1

Demographics Snapshot	1-Mile	3-Mile	5-Mile
2017 Population Estimate	10,267	68,288	139,195
2022 Population Estimate	11,213	73,306	187,848
2017 Median Age	32.0	34.3	35.3
2017 Estimated Average HH Income	\$74,311	\$73,985	\$71,582

Source: Esri Business Analyst Online

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## Zoning Map

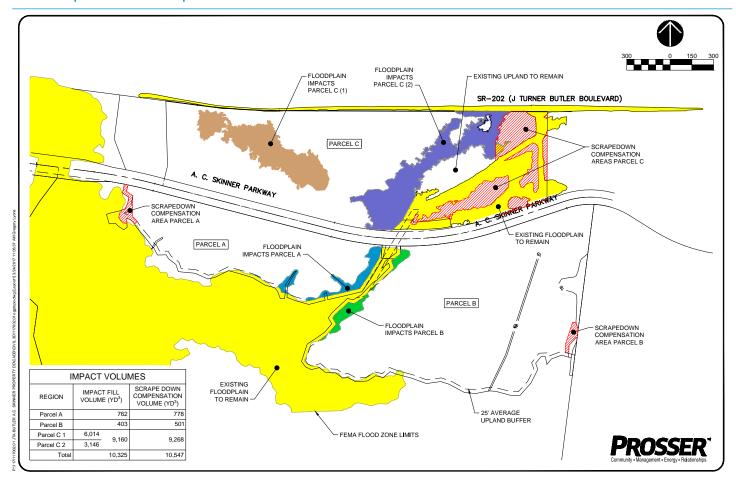


## Acreage by Land Use and Zoning Classifications

Parcel Name	Land Use Category	Zoning District	Acreage (Approx.)
Parcel A	Community/General Commercial	Commercial Office	6.21
Farcet A	Business Park	Industrial Business Park	11.16
Parcel B	Community/General Commercial	Commercial Office	2.30
Parcel B	Business Park	Industrial Business Park	35.97
Parcel C	arcel C Community/General Commercial Commercial Office		42.55
Remainder	Residential Professional INstitutional	Commercial Office	
Lands	Medium Density Residential	Residential Medium DensityA	NA

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## Conceptual Floodplain Remediation Plan



## Development Analysis and Potential Yield

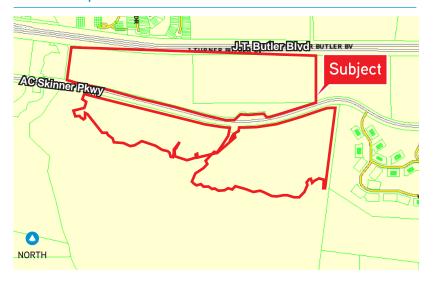
Parcel	Developable Acreage <sup>1</sup>	Multi-Family Acreage	Multi-Family (DU)²	Non-Residential Acreage	Non-Residential (SF/Rooms)
Parcel A	16.84	16.84	337	0	0
Parcel B	37.84	20.00	400	17.84	178.400³
Parcel C	33.68	17.50	350	13.6 - office 3.00 - hotel	158,160 <sup>4</sup>
Parcel D	88.36	54.34	1,087	31.02	336,500 90 (rooms)

### Permissible Uses

Zoning	CO (Commerical Office)	IBP (Industrial Buisness Park)	CCG-1 (Commercial, Community General - 1)
Legally Permissible Uses	Medical and Dental, Professional or Business Offices, Day Care Center	Hospitals, Banks, Business Trade, Vocational, Technical	Commercial, Retail Sales, Service Establishment, Hotels, Entertainment Facilities
Maximum Height of Structure	35 feet	35 feet	35 feet
Minimum Yard Requirements	Front: 20 feet Side: 10 feet Rear: 10 feet	Front: 20 feet Side: 10 feet Rear: 10 feet	Front: None Side: 15 feet (if next to residential) Rear: 10 feet

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### Plat Map



### Close Aerial



## City Map



### Contact Us

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