

A.C. Skinner Pkwy. Development Land



A.C. Skinner Pkwy. Jacksonville, FL 32256

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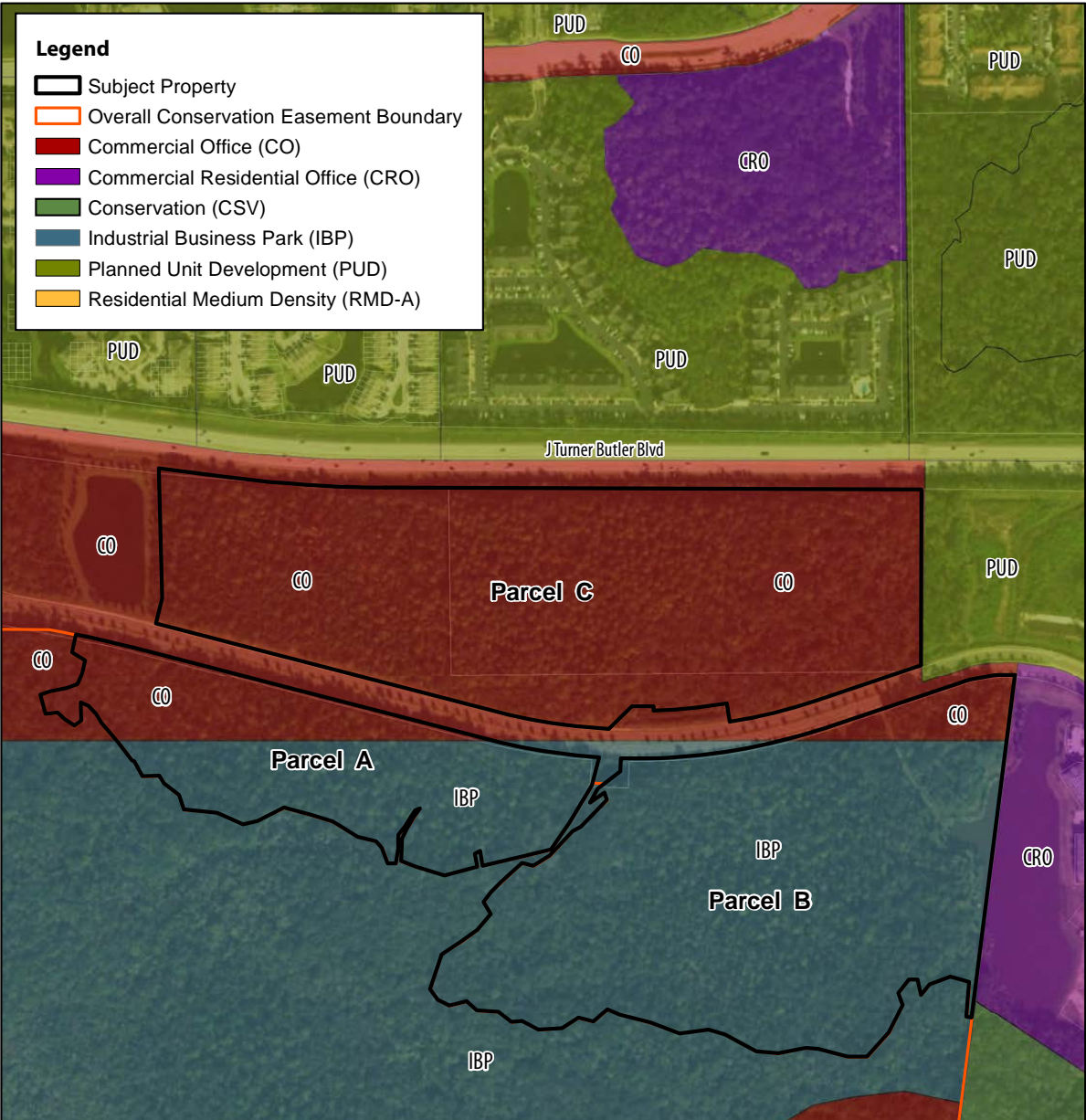
Property Highlights

- > 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

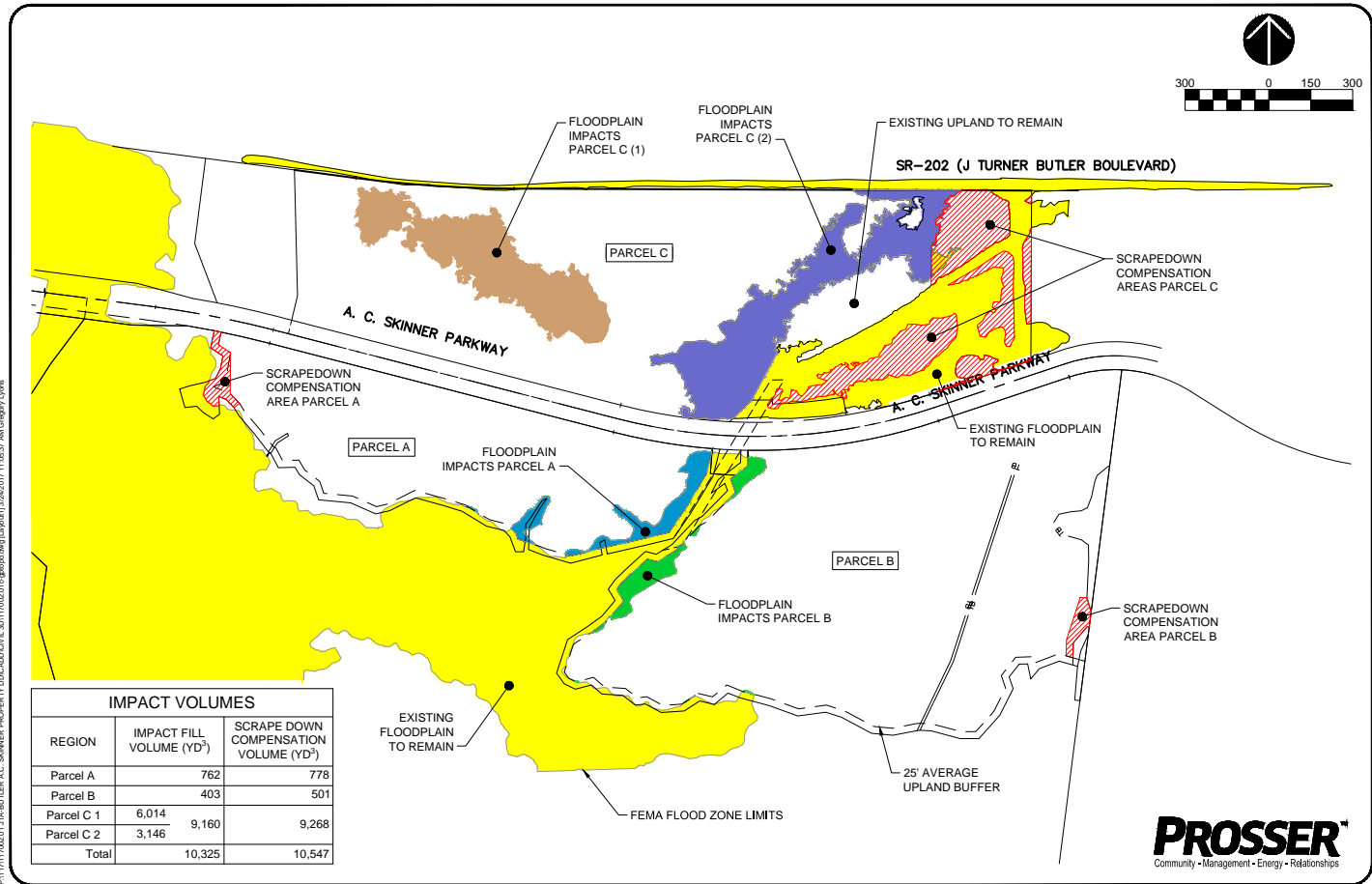
Zoning Map



Acreage by Land Use and Zoning Classifications

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

Conceptual Floodplain Remediation Plan



Development Analysis and Potential Yield

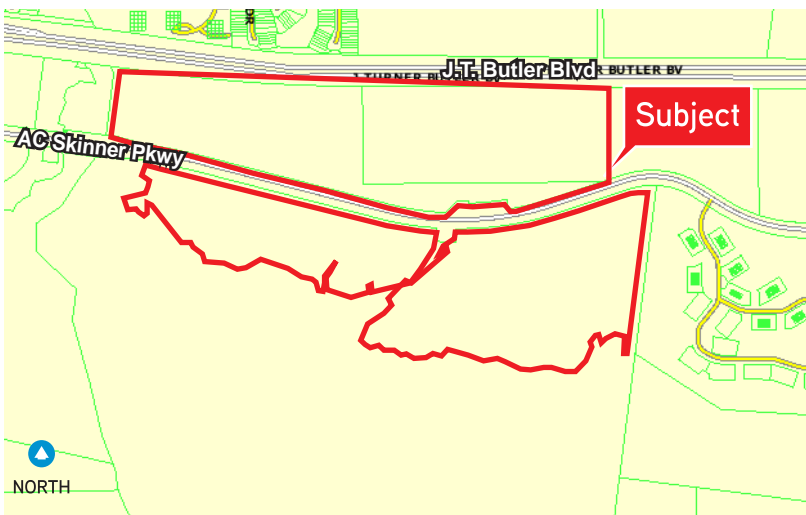
Parcel	Developable Acreage ¹	Multi-Family Acreage	Multi-Family (DU) ²	Non-Residential Acreage	Non-Residential (SF/Rooms)
Parcel A	16.84	16.84	337	0	0
Parcel B	37.84	20.00	400	17.84	178,400 ³
Parcel C	33.68	17.50	350	13.6 - office 3.00 - hotel	158,160 ⁴
Parcel D	88.36	54.34	1,087	31.02	336,500 90 (rooms)

Permissible Uses

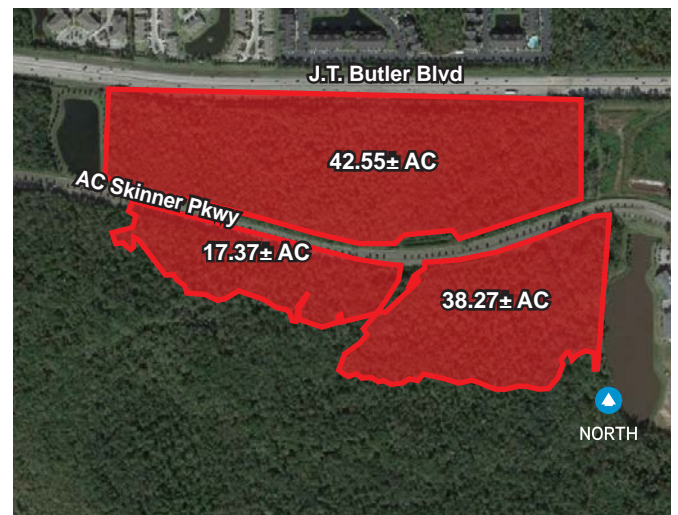
Zoning	CO (Commerical Office)	IBP (Industrial Buisness Park)	CCG-1 (Commercial, Community General - 1)
Legally Permissible Uses	Medical and Dental, Professional or Business Offices, Day Care Center	Hospitals, Banks, Business Trade, Vocational, Technical	Commercial, Retail Sales, Service Establishment, 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

FOR SALE > LAND

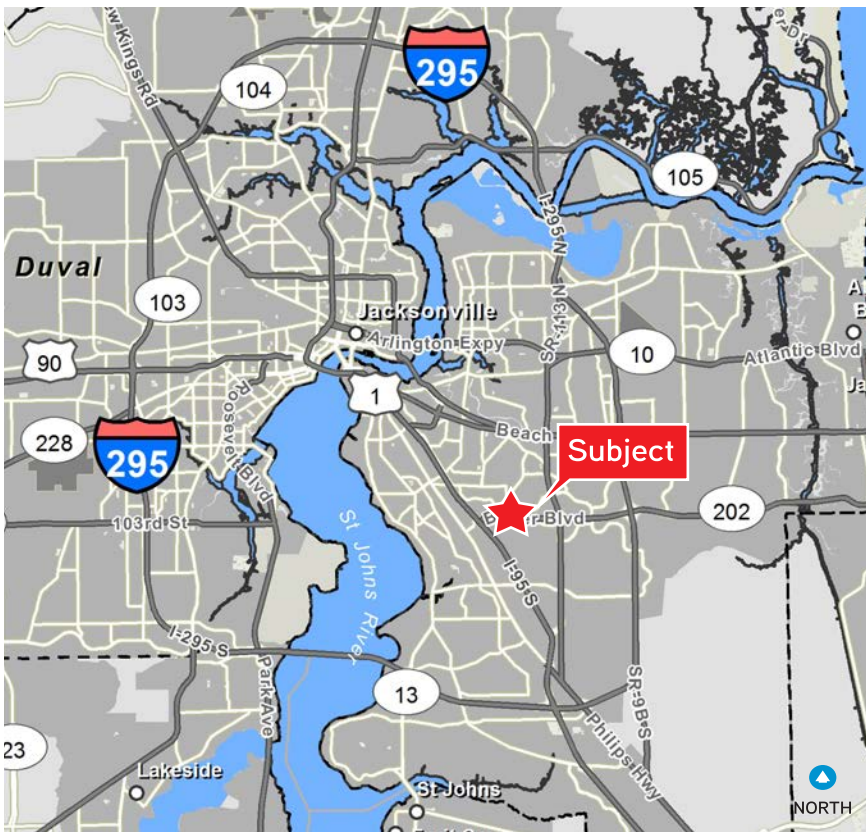
Plat Map



Close Aerial



City Map



Contact Us

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