

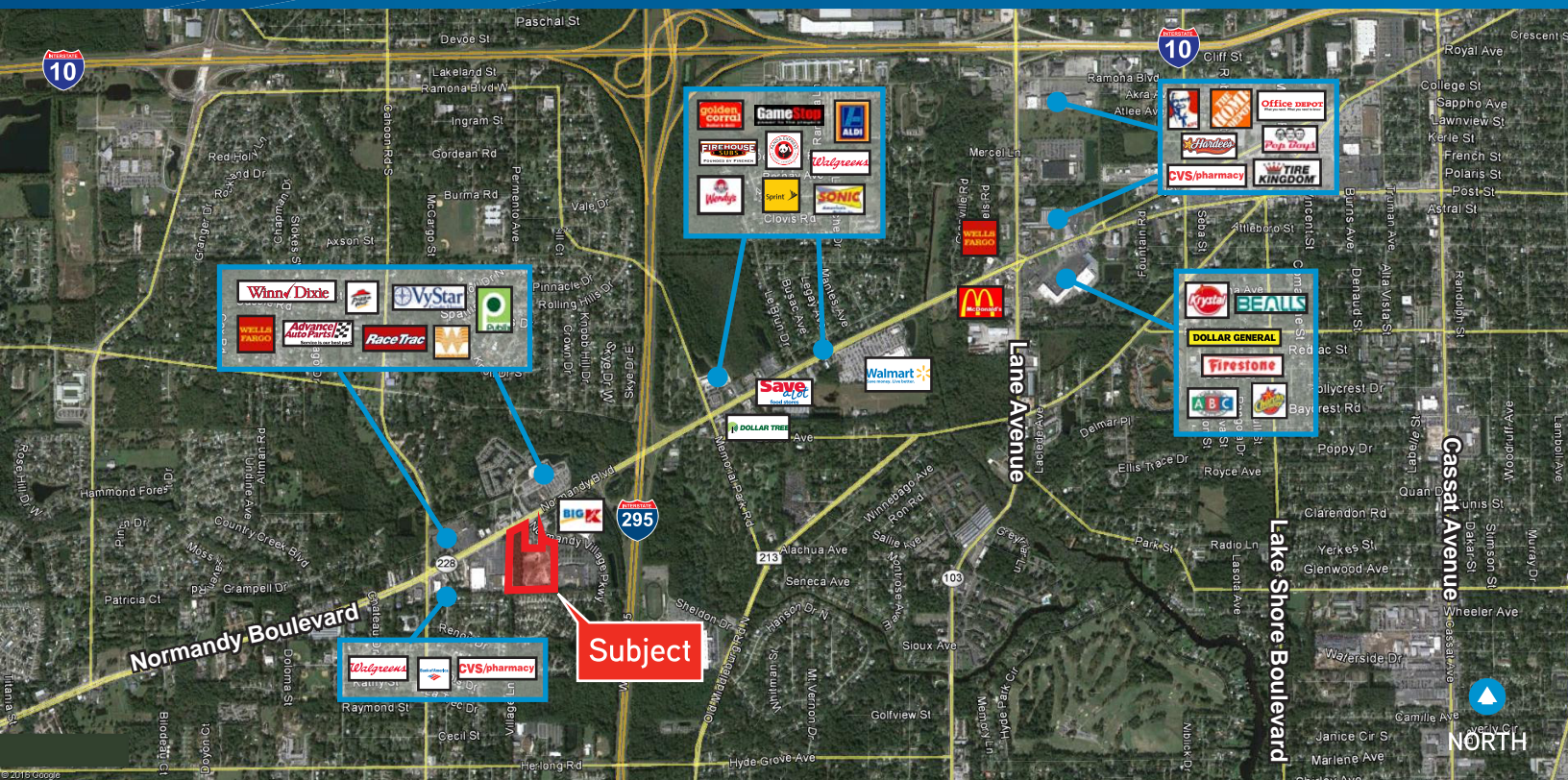
FOR SALE > LAND



Excellent Development Opportunity at I-295 Near I-10

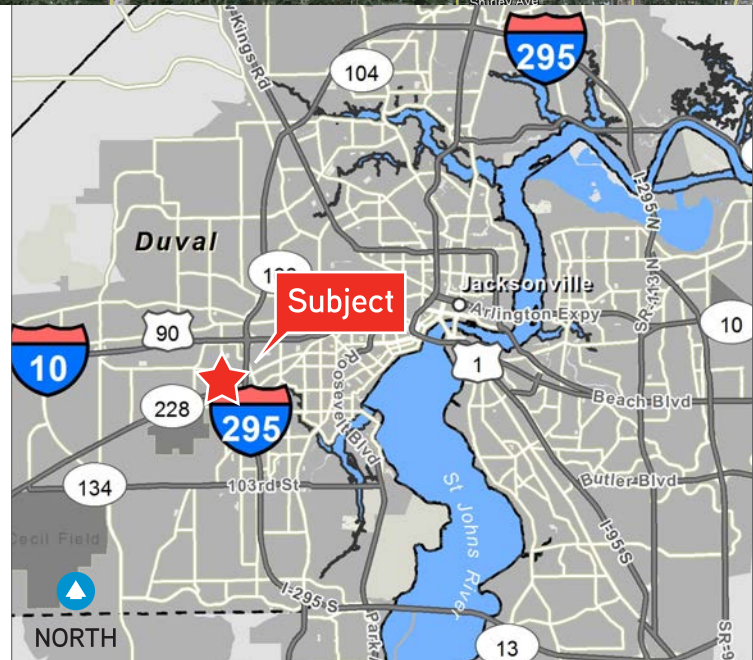
SW CORNER OF NORMANDY BLVD. AT NORMANDY VILLAGE PKWY., JACKSONVILLE, FL 32221

13± AC AVAILABLE



Property Features

- > Well positioned land for retail box development or medical campus
- > Located at the first traffic light west of I-295 providing easy access to most of Jacksonville
- > Publix anchored retail center is across the street
- > CCG-1 zoning allows for most retail and commercial uses
- > Property is level with minimal site work required for development
- > Property benefits from off-site storm water retention via easement
- > 13± acres with 500± feet of frontage
- > Asking price: **\$3,250,000**



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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
2021 Pop Projection	6,577	67,214	159,422
2016 Pop Estimate	6,424	64,882	153,837
2016 Est. Avg. HH Income	\$60,194	\$55,217	\$59,085

Source: Nielsen

Traffic Count	Daily
Normandy Blvd.	32,000
Interstate 295	106,500

Source: Florida Department of Transportation (FDOT)

BILVINS RD IS PART OF THE PROPERTY

NORMANDY BOULEVARD
(RIGHT-OF-WAY WIDTH VARIES)

NORMANDY VILLAGE PARKWAY

BILVINS ROAD (20.0 FOOT RIGHT-OF-WAY - NOT IN USE)

LOT 8

LOT 7

LOT 23 **LOT 22** **LOT 21** **LOT 20** **LOT 19** **LOT 18** **LOT 17** **LOT 16** **LOT 15** **LOT 14** **LOT 13**

SPRING BRANCH UNIT THREE
PLAT BOOK 52, PAGES 34, 34A, 34B, 34C AND 34D

FOR SALE > LAND

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Contact Us

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Please contact us to see this property

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