



Yellow Bluff - 2.02 Acres (Croft)

12606 Yellow Bluff Rd, Jacksonville, FL 32226



Thomas Hammond

Coldwell Banker Vanguard Realty
240 Ponte Vedra Park Dr, Suite 201, Ponte Vedra Beach, FL 32082
thammond@cbvfl.com
(904) 806-1218



Yellow Bluff - 2.02 Acres (Croft)

\$1,079,000

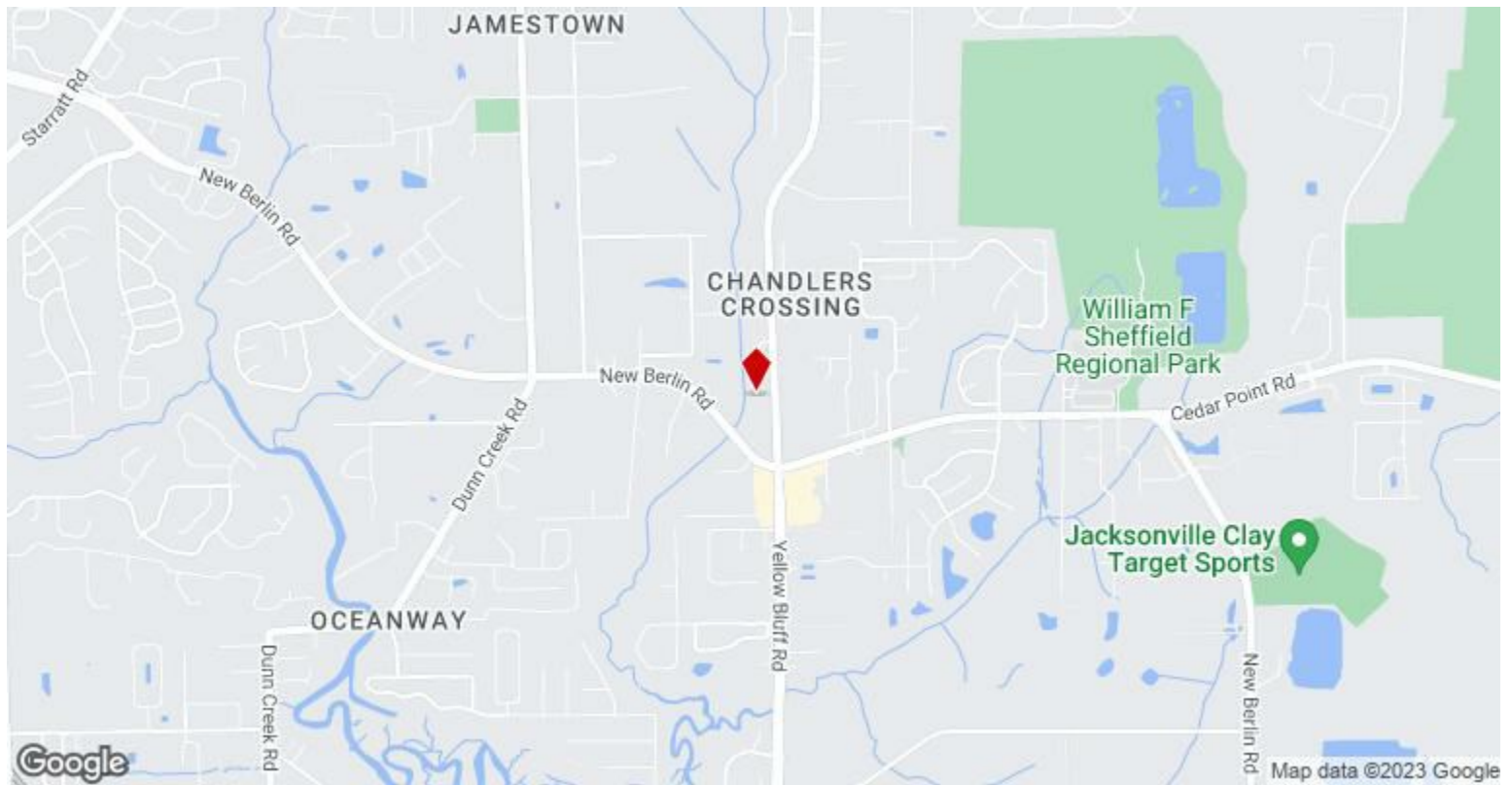
Over 1.1 acres high and dry. Lots of commercial growth in area including Publix Shopping Center, McDonalds, Gate Station, Gate Carwash, Dental Offices, Walgreens, and much more. Property is level and well-drained. Perfect for fast food, self-storage, offices, multi-family, convenience store, restaurant, day care, pet spa, vet clinic -- you name it! Property backs on Tidal Creek that is navigable to ocean. From 295N...

Tremendous opportunity for commercial retail or office development or possible multi-family. 2.02 acres of land in high growth area. New Publix shopping center, dental office, Gate Convenience Station, Walgreens, & much more new construction going on across the street & next door. Very good visibility on high traffic corridor near intersection of New Berlin Rd & Yellow Bluff Rd. Nice brick home on the property, but value is in...

- Heavy Commercial New Construction in Area
- High Traffic Counts, Great Visibility
- Easy Access, Multi-Use Site



Price:	\$1,079,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	2.02 AC
No. Lots:	1
Zoning Description:	RR-ACRE
APN / Parcel ID:	106922-0000



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Property Photos



12606 Yellow Bluff (Croft) 2



12606 Yellow Bluff (Croft) Frontage

Property Photos



Property Photos



Dental Office Across St



Fountains Across St

Property Photos

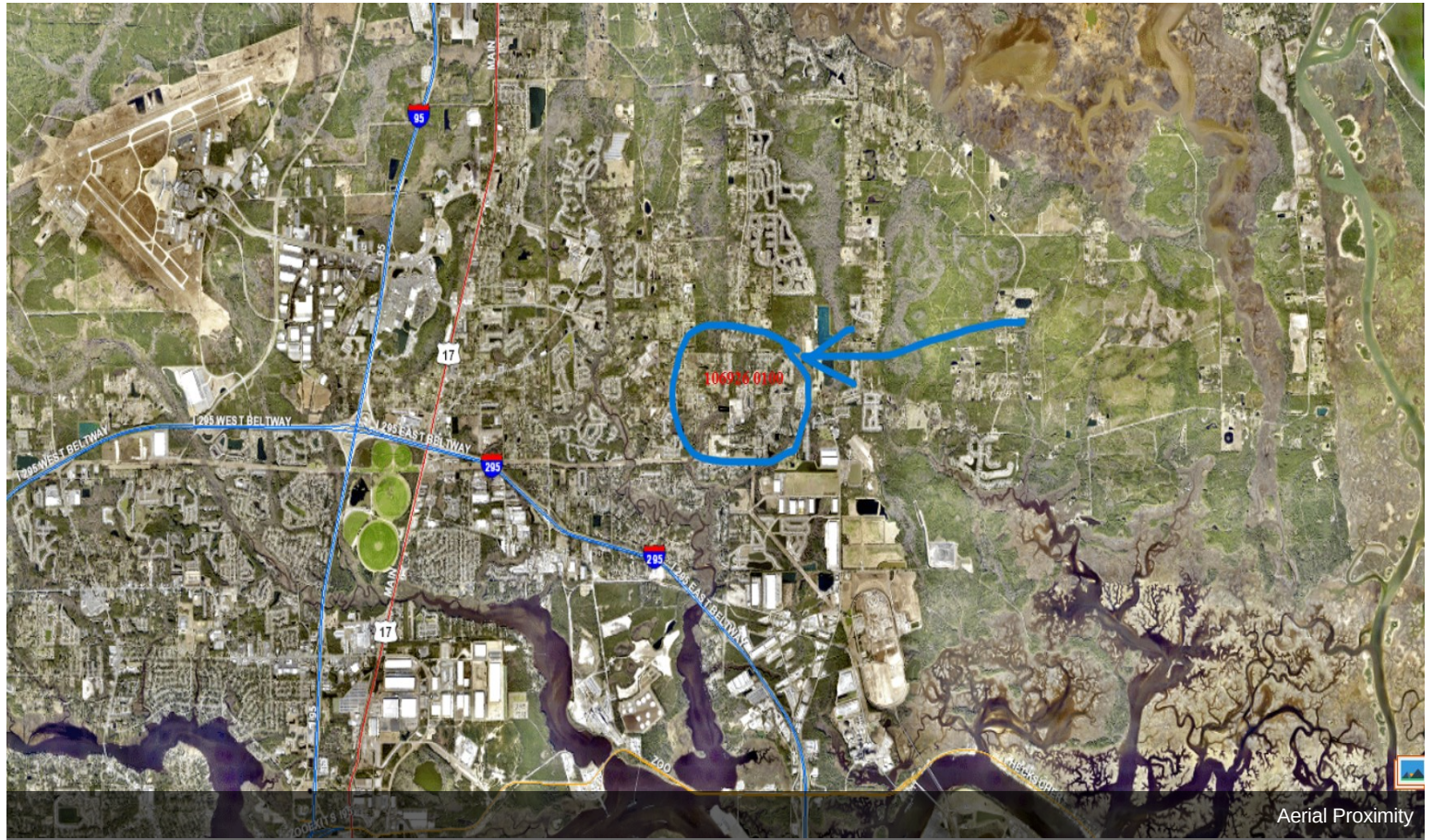


12606 Yellow Bluff (Croft)



12606 Yellow Bluff Flood Plain-Wet

Property Photos



Area Businesses Across St

Property Photos



Property Photos



12606 Yellow Bluff Rd (Croft) 1



McDonalds Under Const Across St

Property Photos



New Gate Station Across St



Office Center Under Const Across St

Property Photos



Publix Across St (2)



Publix In Shop Ctr Across St

Property Photos



Water at Site



Yellow Bluff Entry to Shopping Ctr Across St

Property Photos



Yellow Bluff Frontage Looking North



Yellow Bluff Frontage Looking NW

Property Photos



Yellow Bluff Frontage Looking S



Yellow Bluff Frontage

Property Photos



Yellow Bluff Rd Looking NW