

# Prime Development Opportunity

## 0 Milwaukee Ave, Orange Park, FL

1.79 Acres • Split Zoning: CN (West) & RG-1 (East) • Utilities On-Site

### Property Highlights

- Parcel #: 41042601893700000
- Address: 0 Milwaukee Ave, Orange Park, FL 32073
- Zoning: CN (Commercial Neighborhood) & RG-1 (Residential General)
- Land Size: ~1.79 acres
- Utilities: Public water, sewer & electric available
- Proximity: Near Club Continental, St. Johns River & multiple walking trails
- Access: Minutes to US-17 & I-295; close to schools, parks & shopping

### Development Options

- Mixed-Use: Ground-floor retail/office with residential above
- Residential: 14–18 luxury townhomes with garages & green space
- Design flexibility within CN & RG-1 allowances

### Why This Site Stands Out

- Walkable setting near riverfront, parks & trails
- Established neighborhood with strong housing demand
- Ideal for boutique mixed-use or townhome community
- Flexible exit strategies: sell-out or hold for income

### General Directions

From I-295, take US-17 S toward Orange Park. Continue ~4.5 miles; turn left on Milwaukee Ave (before Kingsley Ave). Property is near Milwaukee Ave & Reed St.



**Listing Agent: Sharon Holt • Sidney Davis Realty**

Phone: 904.568.7674 • Email: [hunniehun3@aol.com](mailto:hunniehun3@aol.com)