

Wonderwood by The Sea

0 Wonderwood Dr, Jacksonville, FL 32233

MOMENTUM Presented By:
— REALTY — Momentum Realty



Wonderwood by The Sea

0 Wonderwood Dr, Jacksonville, FL 32233

Property Details

Acquire approximately 5± acres in one of Jacksonville's most supply-constrained coastal corridors, located near Hanna Park and Naval Station Mayport. The property consists of multiple parcels, offering a combination of access, entitlement, and location that is increasingly difficult to replicate.

The site benefits from multifamily zoning, allowing up to 15 units, providing a meaningful entitlement advantage in a corridor with limited new development opportunities. Dual access is provided via Oleander Road, with additional frontage on Wonderwood Road through a separate parcel, a configuration that enhances site planning flexibility, circulation, and long-term value.

Situated minutes from the beach, Mayport, and major employment centers, the surrounding area is characterized by established residential neighborhoods, mature tree canopy, and strong coastal demand drivers. The property is well suited for boutique multifamily or residential development, subject to buyer approvals.

The property is tenant-occupied. NO site access without authorization. All site visits must be scheduled through the listing agent and are limited to drive-by only.

Wonderwood by the Sea is positioned in a coastal submarket where developable land and comparable properties are increasingly difficult to obtain. This offering presents the opportunity to acquire as the submarket continues to grow.

Price: \$1,100,000

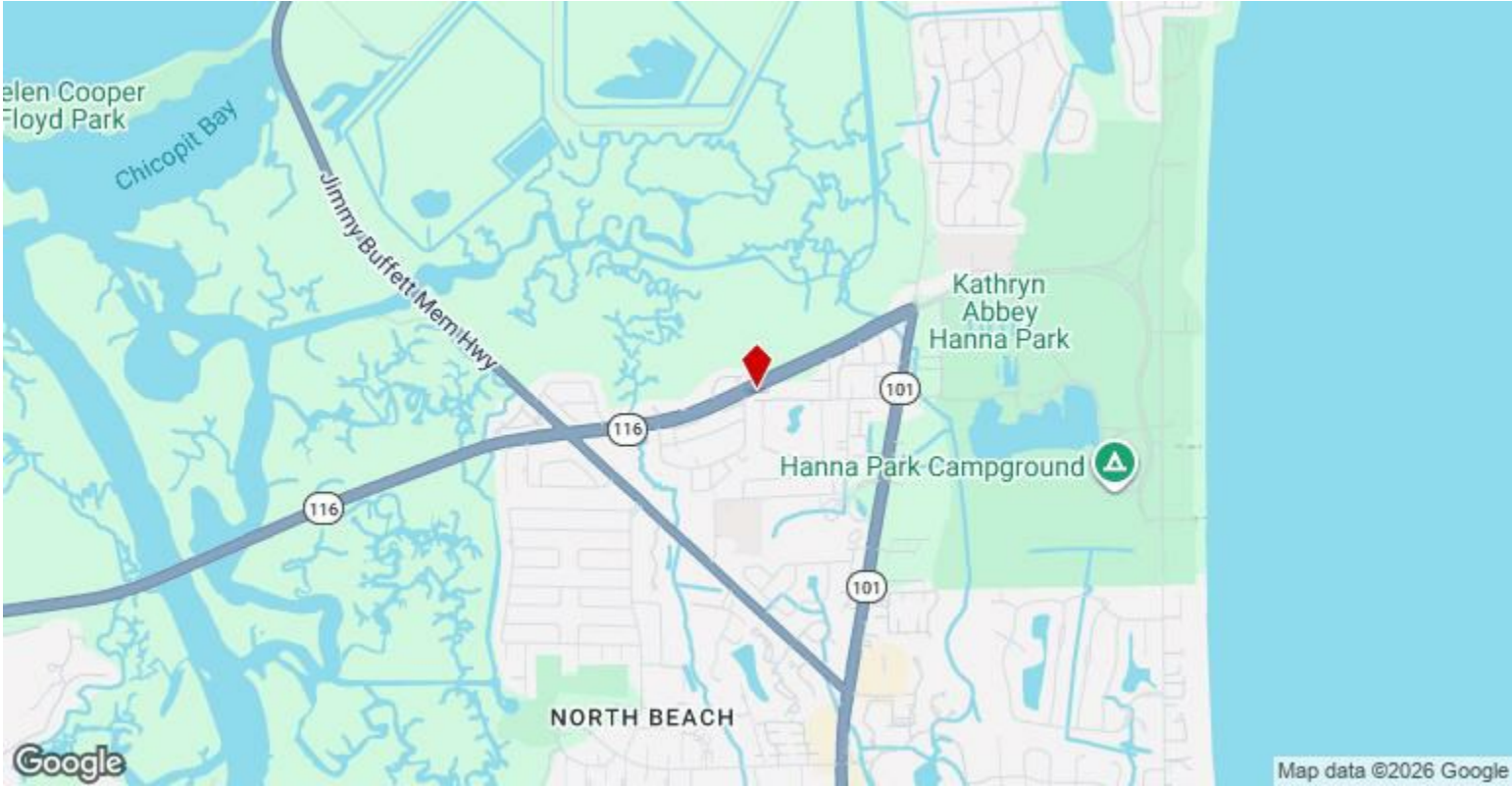
View the full listing here: <https://www.loopnet.com/Listing/0-Wonderwood-Dr-Jacksonville-FL/39354658/>

Price:	\$1,100,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Mixed Use
Sale Type:	Investment or Owner User
Total Lot Size:	5.00 AC
No. Lots:	1
Zoning Description:	RMD-A
APN / Parcel ID:	168428-0025

Wonderwood by The Sea

0 Wonderwood Dr, Jacksonville, FL 32233

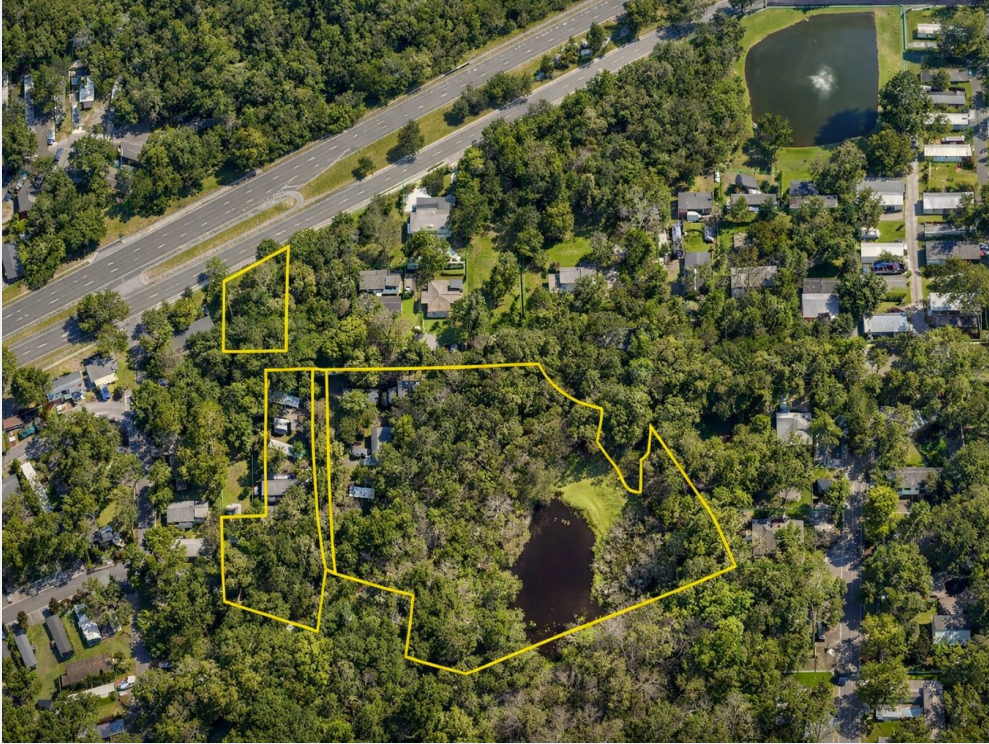
Location



Wonderwood by The Sea

0 Wonderwood Dr, Jacksonville, FL 32233

Property Photos



Aerial Photo of the property



0 Wonderwood

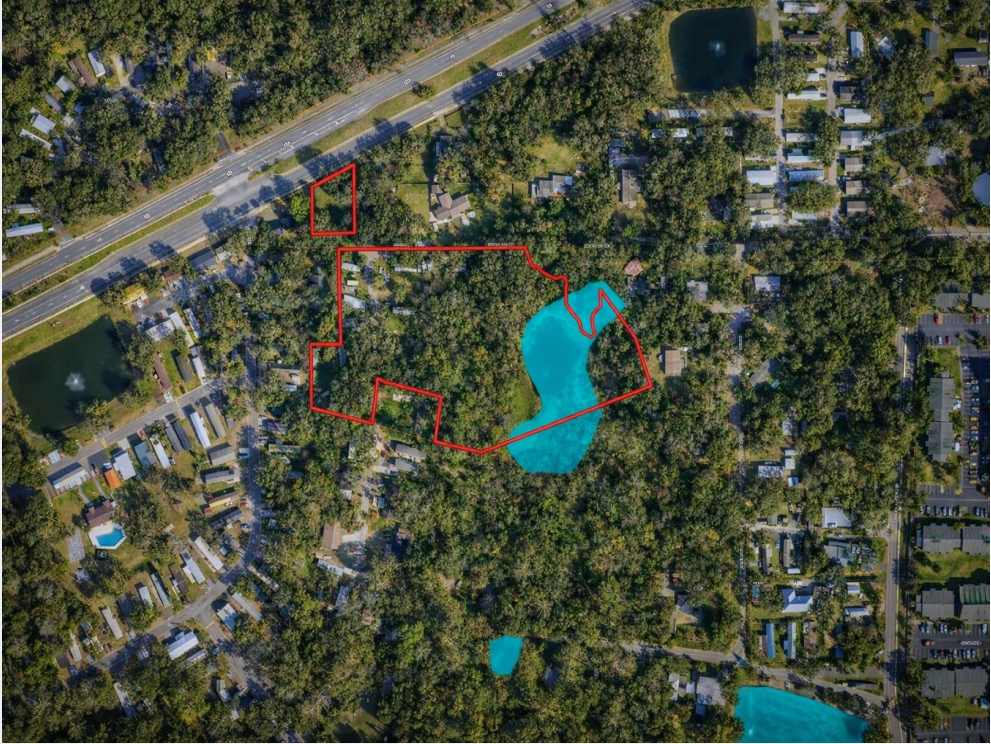
Wonderwood by The Sea

0 Wonderwood Dr, Jacksonville, FL 32233

Property Photos



Aerial Photo of the property



Aerial Photo of the property

Wonderwood by The Sea

0 Wonderwood Dr, Jacksonville, FL 32233



Carolina Salcedo

carolina@carolinasalcedojax.com

(904) 270-9596

Momentum Realty

13475 Atlantic Blvd, Suite 8,
Office S206
Jacksonville, FL 32225

