

FOR SALE 0 DIX ELLIS TRAIL

0 DIX ELLIS TRAIL | JACKSONVILLE, FL 32256

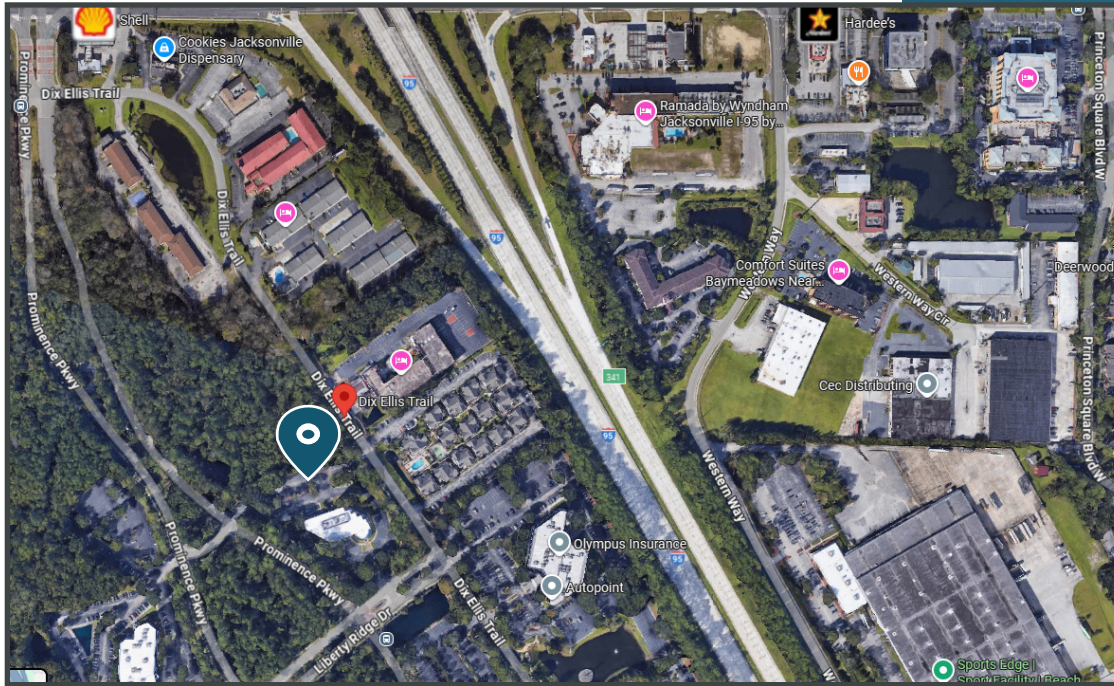


LICENSED REAL ESTATE BROKER | FranklinSt.com

JAKE AMMON, CCIM | Director
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PROPERTY SUMMARY

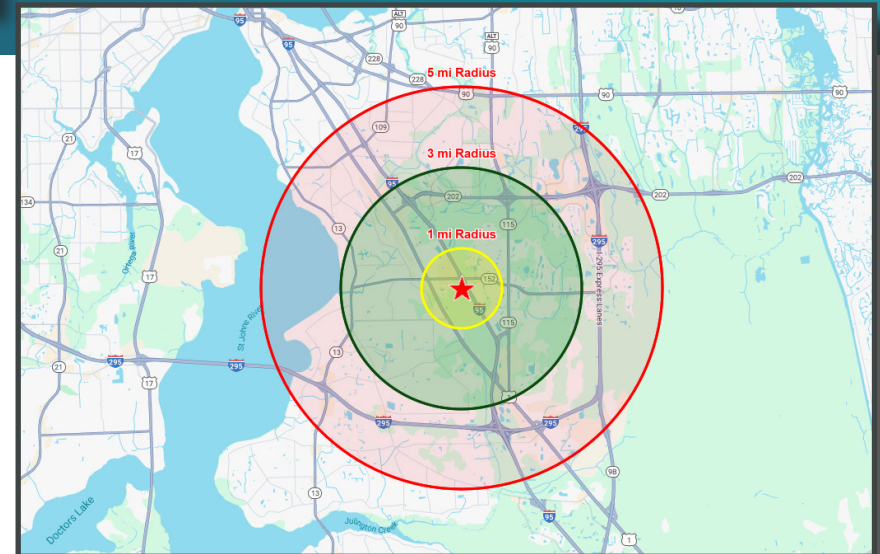


LAND FOR SALE: \$235,000

- I-95 & Baymeadows visibility.
- Adjacent to one of Jacksonville's Largest Class A Office Parks - Prominence.
- Currently zoned for commercial PUD to include office.
- Near recent developments: Wawa, Starbucks, First Watch.
- Near 3 major hotels and multifamily conversions.

AREA DEMOGRAPHICS

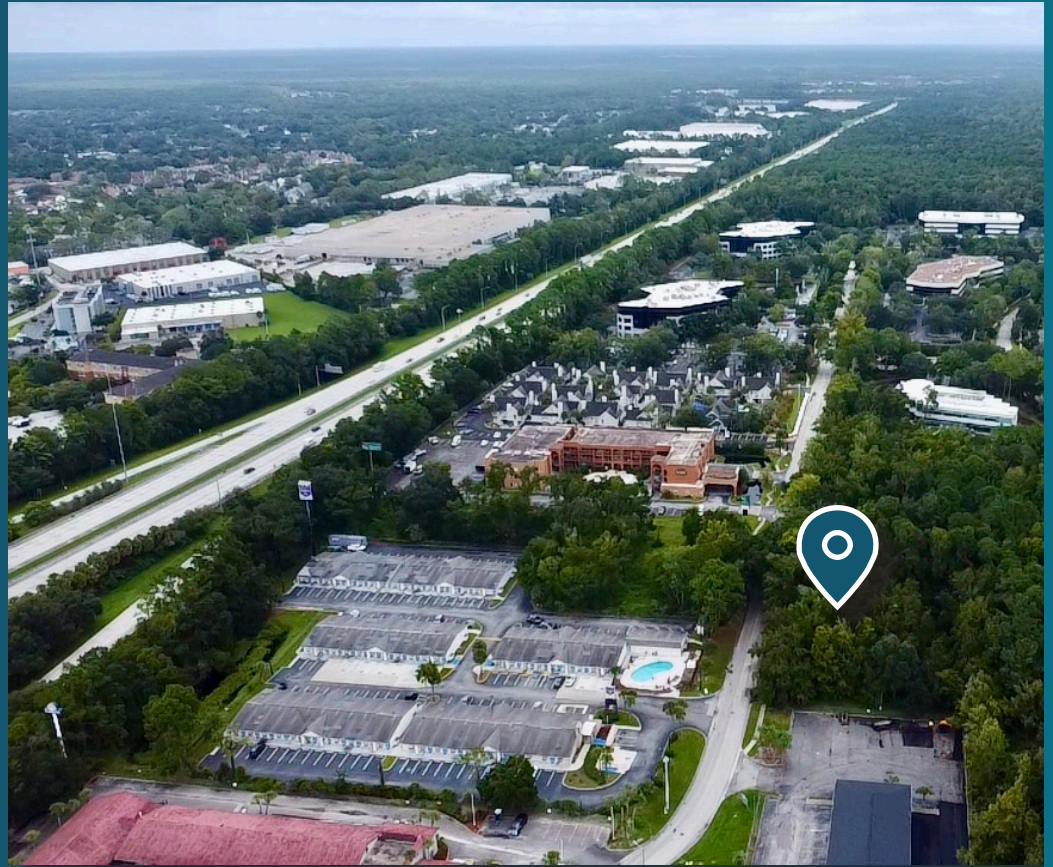
	1 MILE	3 MILE	5 MILE
Population	6,971	78,533	185,867
Total Households	3,516	35,305	81,623
Average Income	\$116,169	\$107,699	\$109,622
Median Age	31.8	36.4	37.7
2030 Projected Population	7,350	75,551	187,354



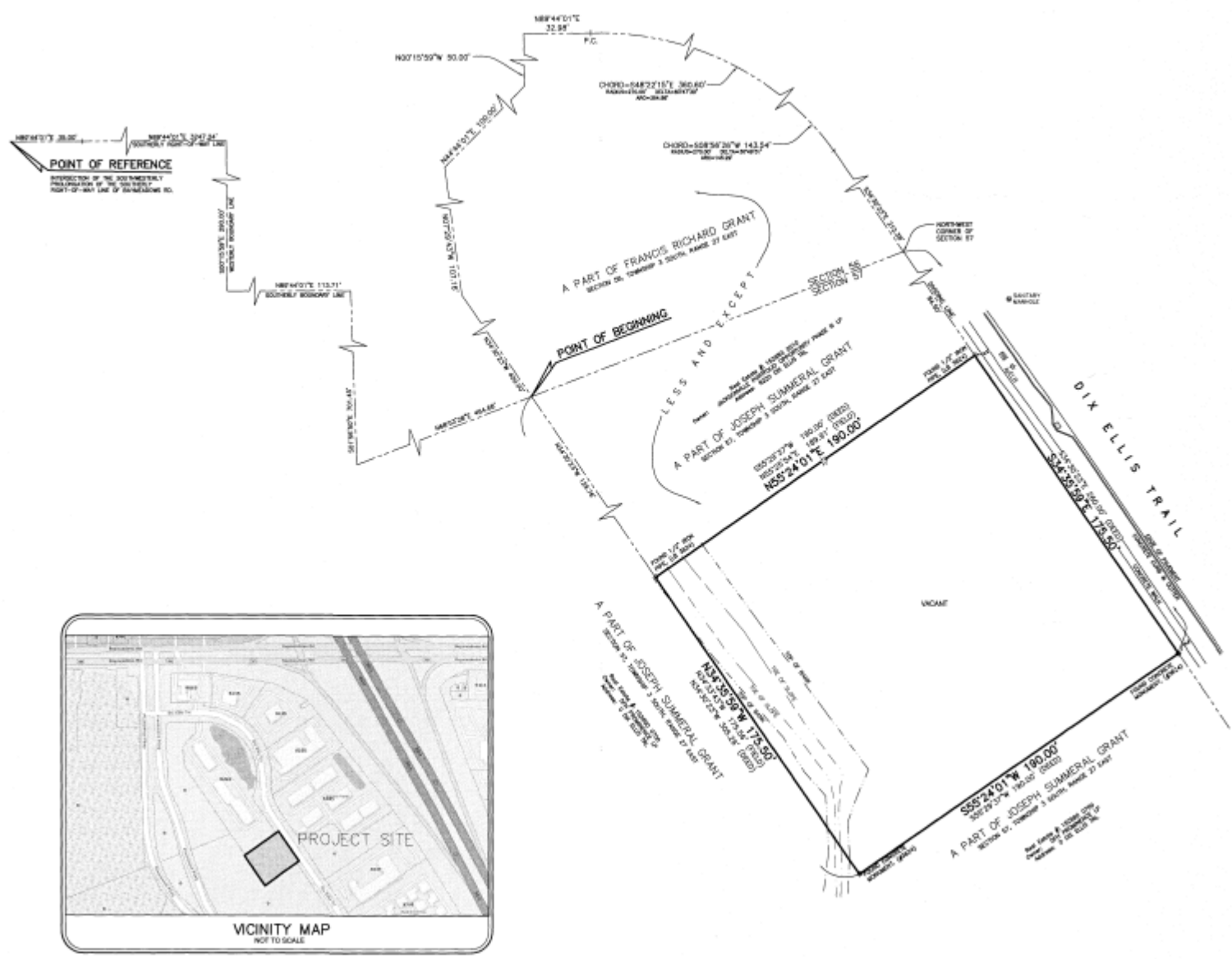
PROPERTY INFORMATION

PROPERTY SPECS

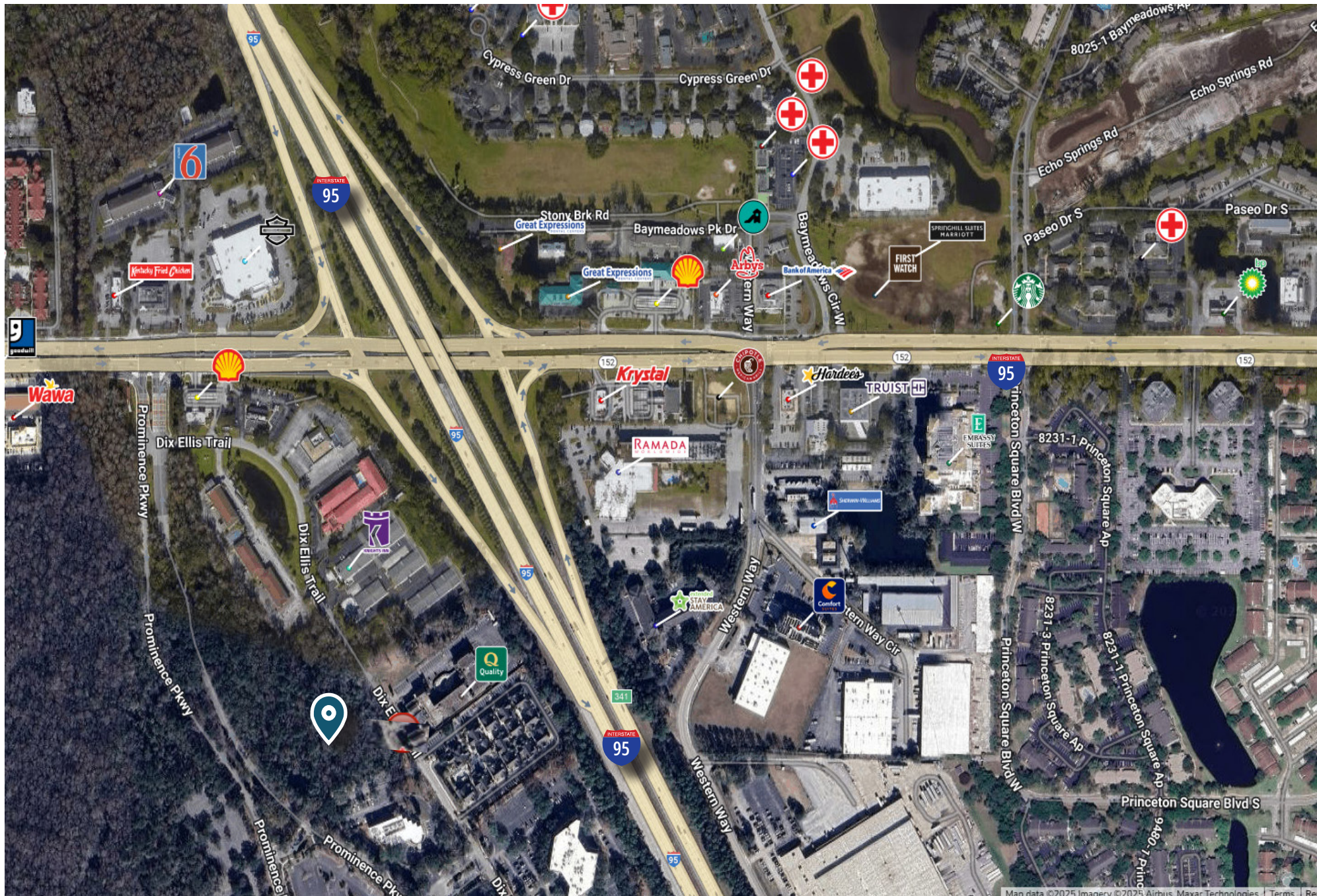
Asking Price	\$235,000
Lot Size	0.77 Acres
Zoning	PUD
Lot Depth	190 FT
Lot Width	175 FT
Current Use	Vacant Land



SURVEY



RETAIL MAP



CONTACT

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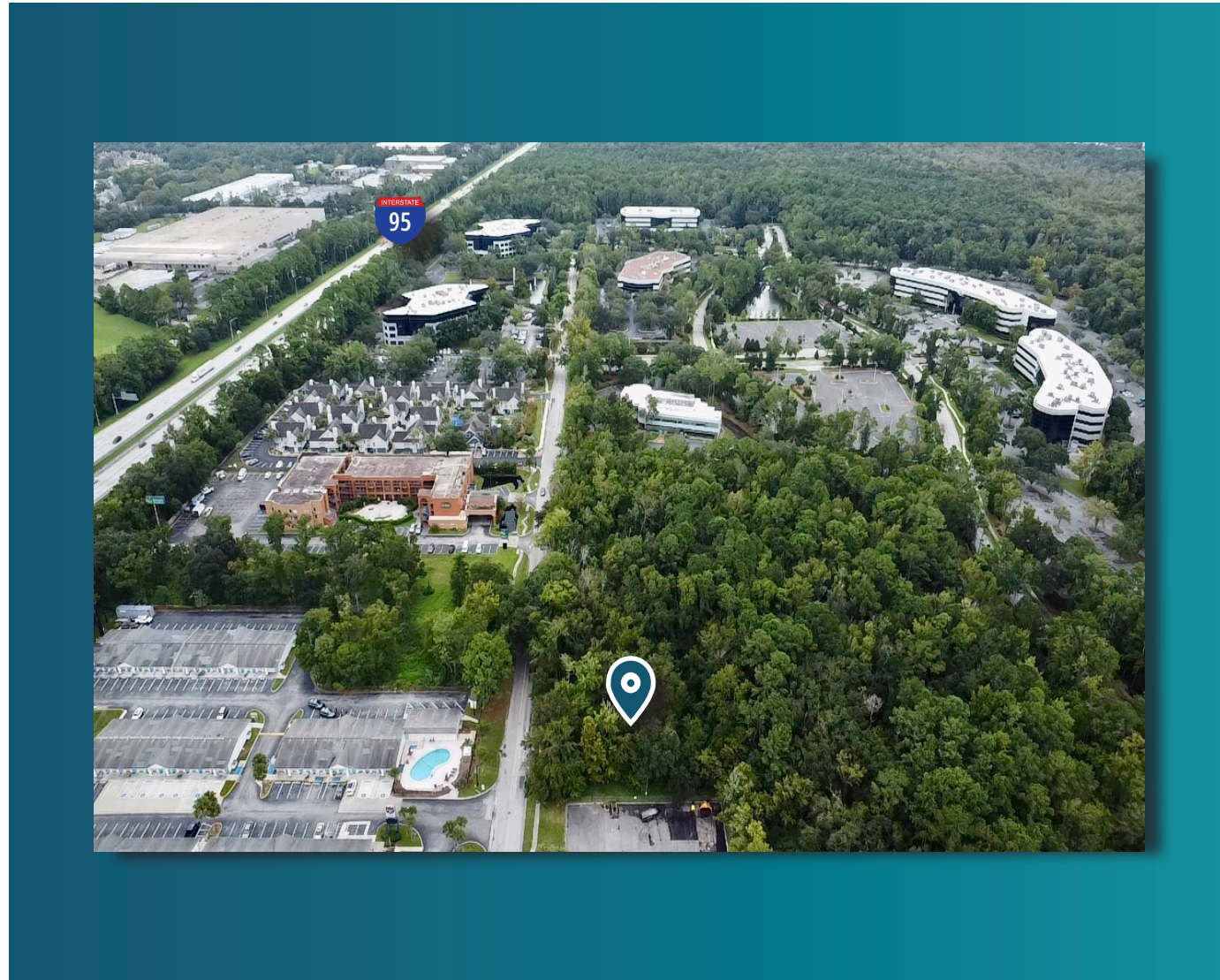


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