

**JEFFREY TERWILLIGER**   **CHRISTOPHER WOODWARD**   **LENNY DEGIROLMO**

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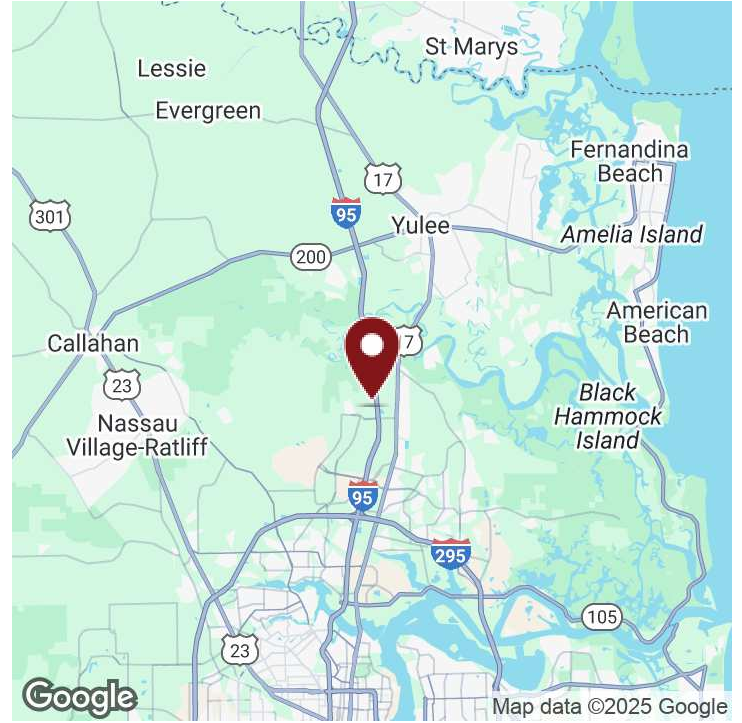
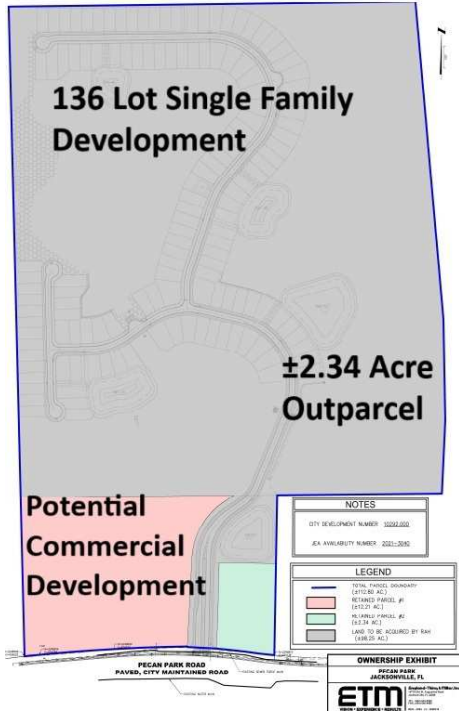
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**±14.55 AC DEVELOPMENT OPPORTUNITY - I-95 & PECAN PARK RD**  
 671 PECAN PARK RD, JACKSONVILLE, FL 32218



**OFFERING SUMMARY**

Sale Price:	Subject To Offer
Property Type:	Vacant Land
Lot Size:	14.55 Acres
Zoning:	PUD

**PROPERTY OVERVIEW**

±14.55-acre property zoned PUD with a land-use of CGC (Community/General Commercial), which allows for almost all commercial office and retail uses. The site includes a larger ±12.21-acre commercial tract and a ±2.34-acre outparcel with a feeder road leading to a 136-lot single-family development.

**LOCATION OVERVIEW**

Conveniently located off the heavily traveled highway I-95, which gives this lot highly visible frontage to locals and travelers alike. Several major employers surround this parcel including Jacksonville International Airport, Jacksonville Port Authority, Amazon, Bacardi Bottling, UF Health, River City Marketplace, and many other retailers.

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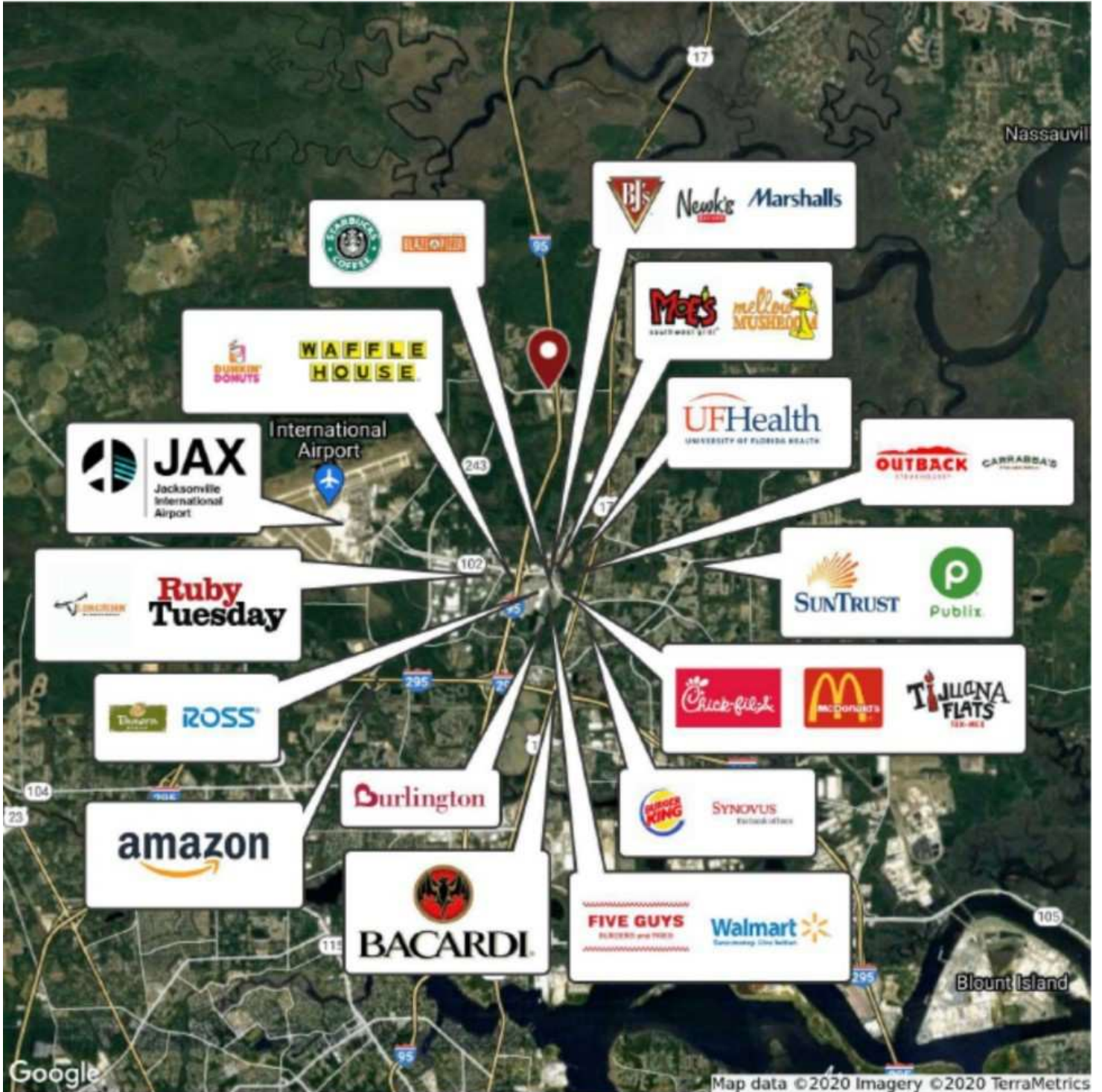
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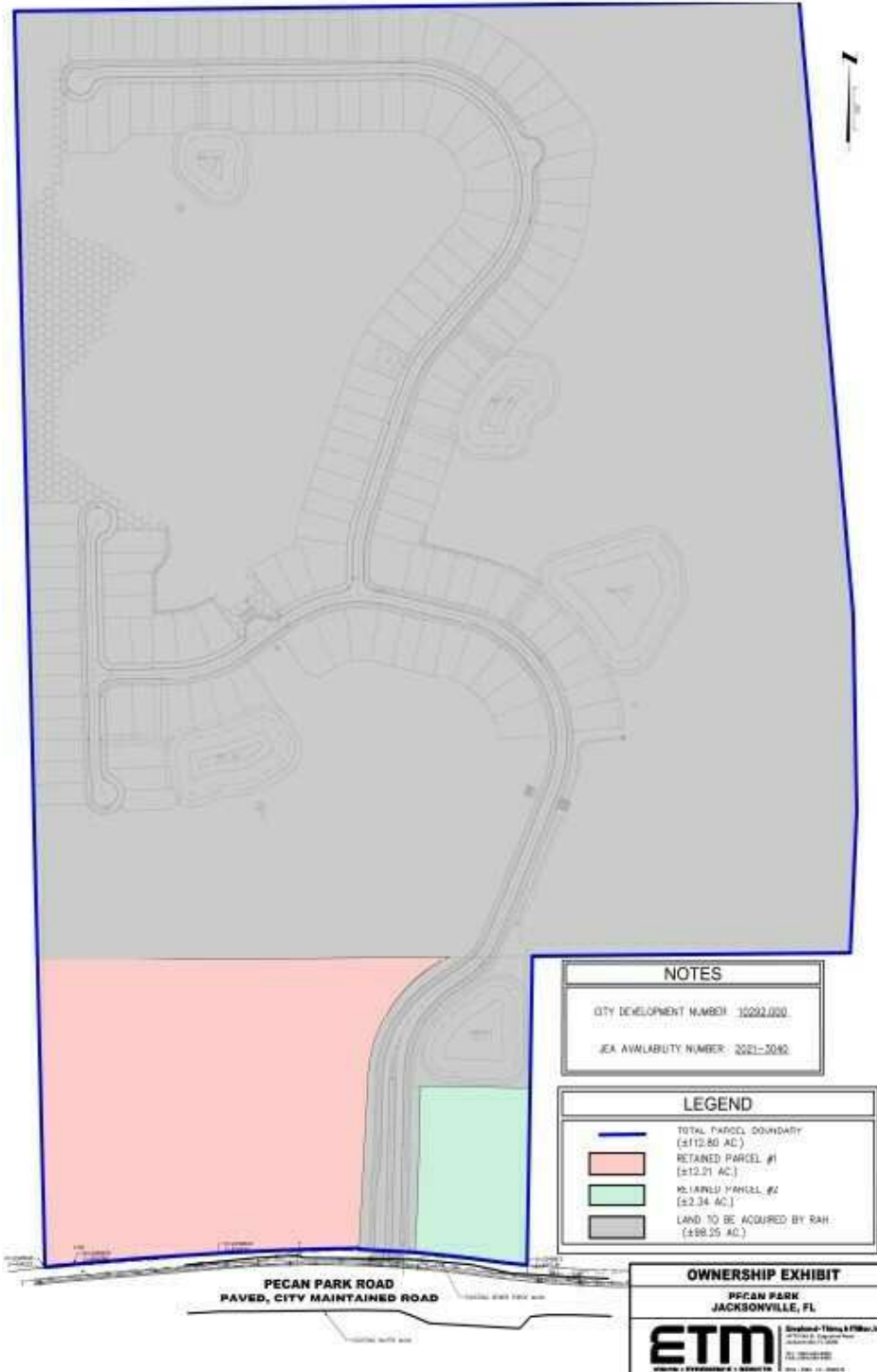
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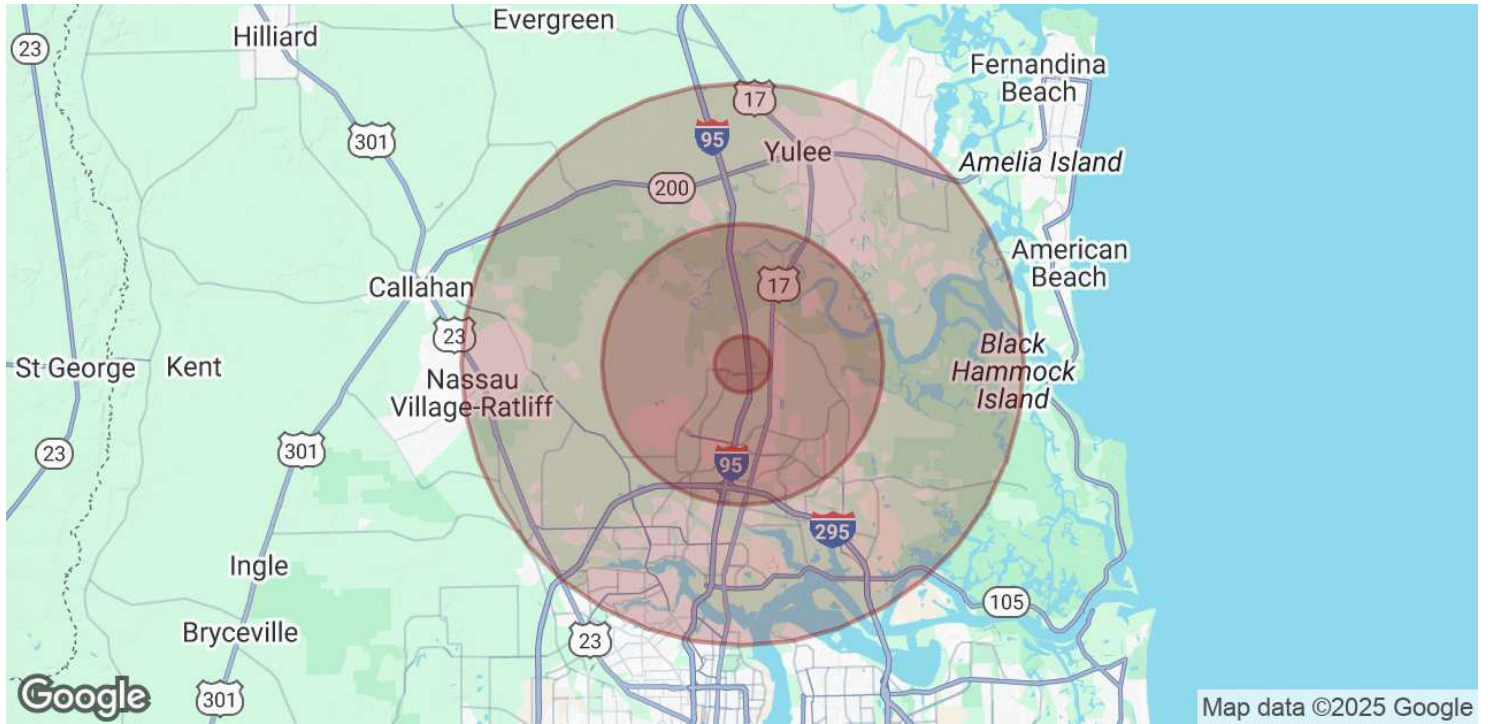
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<b>POPULATION</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
Total Population	6,973	38,271	158,505
Average Age	38.1	36.7	37.7
Population Growth '20 - '25	+2.0%	+1.5%	+1.6%
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	2,362	13,657	58,852
Median HH Income	\$83,705	\$82,765	\$71,016
Household Growth '20 - '25	+2.1%	+1.5%	+1.6%

\* Demographic data derived from 2020 US Census

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