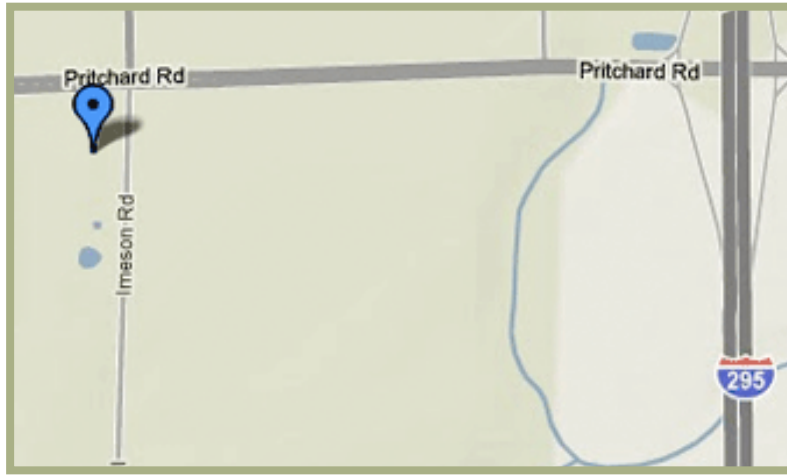


Allen Land Group, Inc.

Land Development | Commercial Brokerage | Wetland Mitigation

Commercial Corner at High Traffic Signalized Intersection

Pritchard Road, Jacksonville, Florida



Location

Southwest corner of Pritchard Road and Imeson Road one mile from I-295.

Sales Information

Sales Price: \$650,000

Terms: Cash at closing

Learn More About Property

Please call Heather Allen at (904) 296-8006

Or view more details about this property online at:

<http://tinyurl.com/commercialcornerpritchard>

Overview

Signalized high traffic intersection, serving thousands of employees of United Parcel Service, Southeast Toyota, and Westside Industrial Park. Commercial land that can be used for restaurants, convenience stores, banks and office space, and other commercial or business uses.

Physical Features / Adjacent Uses

Size: 2.69 acres

Frontage: Approximately 585 feet along Pritchard Road, 200 feet along Imeson Road

Depth: Approximately 200 feet

Topography: Generally flat

Drainage Outfall: Various options available

Zoning Information

Land Use Category: Community / General Commercial

Zoning District: CCG - 1

Permitted Uses: Restaurants, convenience store, banks, retail and service establishments, business and professional offices, and other commercial or business uses

Maximum Intensity: Dependent on development plan

Adjacent Users: Commercial, industrial, and residential

Roadway Information

Access: Pritchard Road and Imeson Road

Average Daily Traffic Count: 28,455
(2007 Metropolitan Planning Organization)

Major Intersection: Pritchard Road and I-295

Roadway Maintenance: City of Jacksonville

Entitlements

Civil: To be obtained by user

Concurrency: To be obtained by user

Access: Driveway permits to be obtained by user

Utilities: Utility permits to be obtained by user

SJRWMD: No wetlands onsite

ACOE: No wetlands on site

Utilities

Water: JEA

Sewer: JEA

Electric: JEA

Telephone: Southern Bell

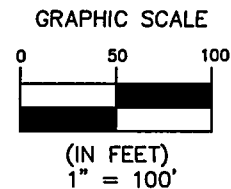
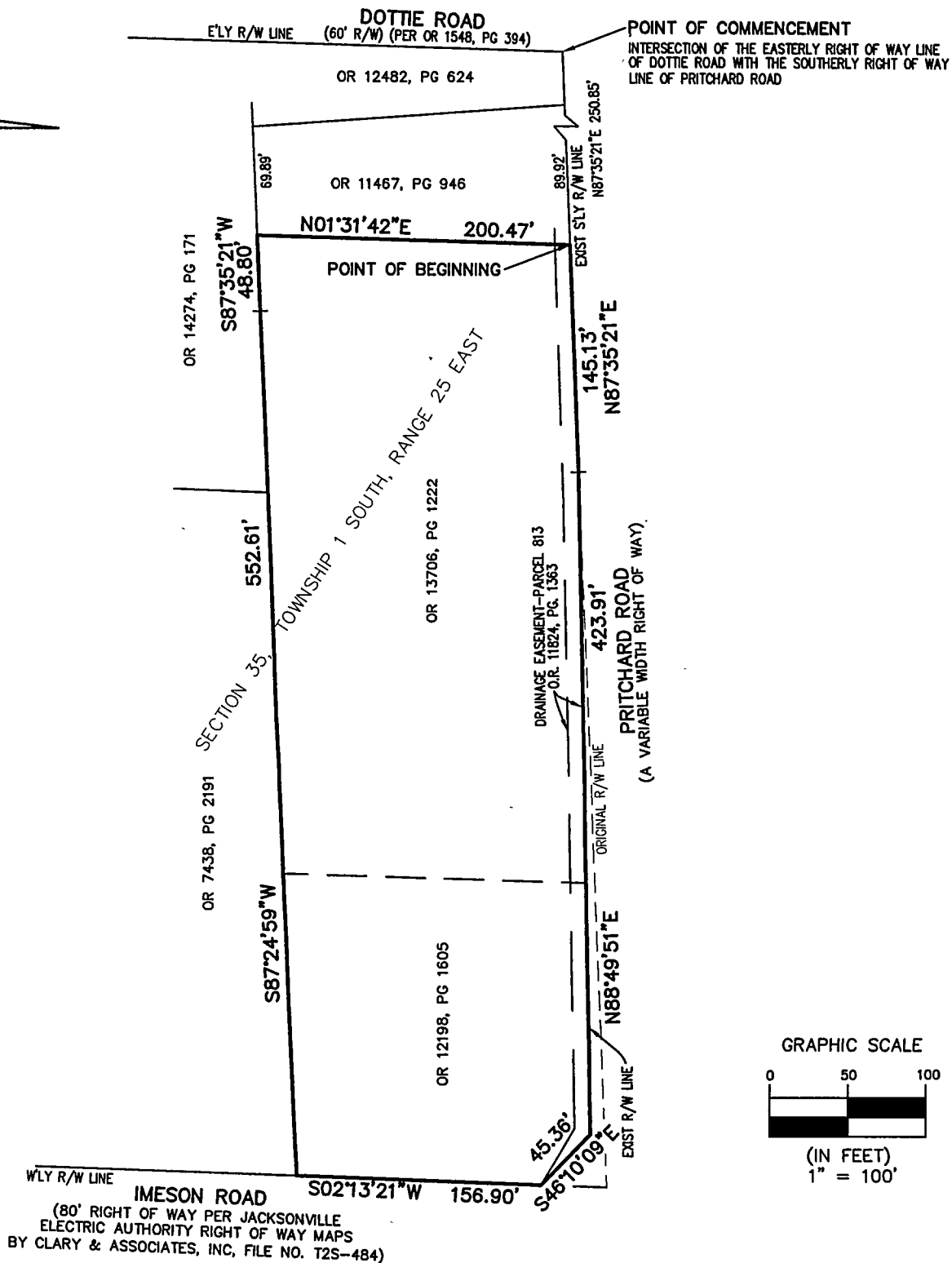
Natural Gas: TECO - Available

Details contained herein have been obtained from individuals and sources that are believed to be correct. However, anyone interested in this property should perform their own due diligence to determine the suitability of the property for their intended use. Neither Broker nor its representatives make any representations or warranties regarding the condition or potential use of this property.

Allen Land Group, Inc. | 7220 Financial Way, Suite 400 | Jacksonville, Florida 32256

Phone (904) 296-8006 | Fax (904) 296-8164 | AllenLandGroup.com

MAP SHOWING



SHEET 1 OF 2 SHEETS

JOB NO. 2009-211
 DRAFTER MMS
 DATE 6-2-09
 SCALE 1"=100'
 CHECKED BY [Signature]

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF DOTTIE ROAD, A 60 FOOT RIGHT OF WAY PER OFFICIAL RECORDS 1548, PAGE 394 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA WITH THE SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, SAID INTERSECTION ALSO BEING THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12482, PAGE 624 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 87°35'21" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, 250.85 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11467, PAGE 946, SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°35'21" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 145.13 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE NORTH 88°49'51" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 423.91 FEET TO A TRANSITION BETWEEN SAID SOUTHERLY RIGHT OF WAY LINE AND THE WESTERLY RIGHT OF WAY LINE OF IMESON ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 46°10'09" EAST, ALONG SAID TRANSITION LINE, 45.36 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF IMESON ROAD; THENCE SOUTH 02°13'21" WEST, ALONG LAST SAID LINE, 156.90 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7438, PAGE 2191 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 87°24'59" WEST, ALONG LAST SAID LINE, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 14274, PAGE 171 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 552.61 FEET; THENCE SOUTH 87°35'21" WEST, CONTINUING ALONG SAID NORTHERLY LINE OF OFFICIAL RECORDS 14274, PAGE 171, A DISTANCE OF 48.80 FEET TO THE AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11467, PAGE 946; THENCE NORTH 01°31'42" EAST, ALONG LAST SAID LINE, 200.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.69 ACRES, MORE OR LESS.

FOR: ALLEN LAND GROUP

LEGEND

PG. = PAGE
OR = OFFICIAL RECORD
R/W = RIGHT OF WAY

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983 1990 NGS ADJUSTMENTS.) AND ARE REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY OF PRITCHARD ROAD AS NORTH 88°49'51" EAST.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
5. X-REFERENCE MAPS BY CLARY & ASSOC., FILE NO. T1S-236, T1S-211.

SHEET 2 OF 2 SHEETS

JOB NO. 2009-211
DRAFTER MMS
DATE 6-2-09
SCALE 1"=100'
CHECKED BY JPS

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GREGORY B. CLARY, P.S.M. CERT. NO. 3377

