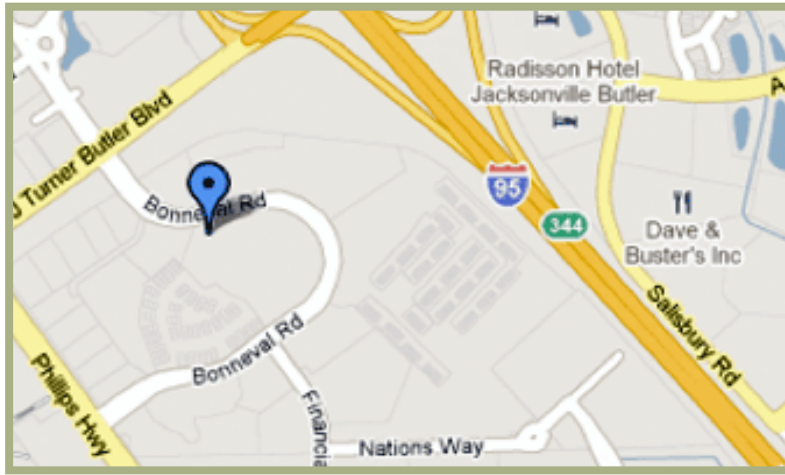


# Allen Land Group, Inc.

Land Development | Commercial Brokerage | Wetland Mitigation

Commercial Corner in J. Turner Butler / I-95 Quadrant  
Bonneval Road, Jacksonville, Florida



## Location

Southwest corner of Bonneval Road and Butler Point Road less than one mile from I-95.

## Sales Information

**Sales Price:** \$1,195,000

**Terms:** Cash at closing

## Learn More About Property

Please call Jack Allen at (904) 296-8006, ext. 206

Or view more details about this property online at:  
<http://tinyurl.com/commercialcorner>

## Overview

Desirable commercial corner within established mixed use project. Commercial land is located at high traffic intersection serving thousands of area residents and employees. Site is permitted and has existing development rights with no fair share requirement.

## Physical Features / Adjacent Uses

**Size:** 1.97 acres

**Frontage:** Approximately 350 feet along Bonneval Road, 300 feet along Butler Point Road

**Depth:** Approximately 300 feet

**Topography:** Generally flat

**Drainage Outfall:** Existing stormwater facility

## Zoning Information

**Land Use Category:** DRI / RC

**Zoning District:** PUD

**Permitted Uses:** Hotels, banks, financial institutions, restaurants, and retail accessory uses. Alcoholic beverage sales and drive through windows are permitted.

**Maximum Intensity:** Dependent on development plan

**Adjacent Uses:** Commercial, office, and residential

## Roadway Information

**Access:** Bonneval Road and Butler Point Road

**Average Daily Traffic Count:** I-95 143,000, J. Turner Butler 41,500, Phillips Highway 43,000  
(2008 Metropolitan Planning Organization)

**Major Intersection:** J. Turner Butler and Phillips Highway

**Roadway Maintenance:** City of Jacksonville

## Entitlements

**Civil:** To be obtained by user

**Concurrency:** 41,000 SF of development with no fair share required

**Access:** Driveway permits to be obtained by user

**Utilities:** Utility permits to be obtained by user

**SJRWMD:** Permit obtained

**ACOE:** Permit obtained

## Utilities

**Water:** JEA

**Sewer:** JEA

**Electric:** JEA

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.

