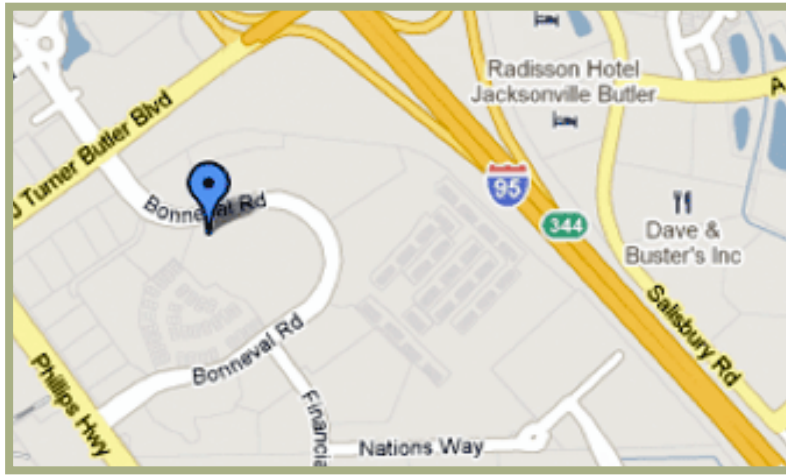


Allen Land Group, Inc.

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.

