

# Allen Land Group, Inc.

Land Development | Commercial Brokerage | Wetland Mitigation

## Westside Industrial Land

Pritchard Road and Imeson Road, Jacksonville, Florida



## Location

East side of Imeson Road, south of Pritchard Road

## Sales Information

**Sales Price:** \$50,000 per acre

**Terms:** Cash at closing

## Learn More About Property

**Please call Jack Allen**

**(904) 296-8006, ext. 206**

Or view more details about this property online at:

<http://tinyurl.com/westsideindustrial>

## Overview

Sales price now \$50,000 per acre.

## Physical Features / Adjacent Uses

**Size:** Approximately 50.2 acres, 27.3 usable acres

**Frontage:** Approximately 1,180 feet along Imeson Road

**Depth:** Up to 1,278 feet

**Topography:** Generally flat

**Drainage Outfall:** To adjacent Six Mile Creek

## Zoning Information

**Land Use Category:** Light Industrial

**Zoning District:** PUD, Industrial Light

**Permitted Uses:** Warehouse, distribution, manufacturing, and other light industrial uses

**Maximum Intensity:** Dependent on development plan

**Adjacent Users:** Light industrial land to the north, CSX railroad and commercial to the east, Six Mile Creek to the south and industrial land to the west

## Roadway Information

**Access:** Directly from Imeson Road

**Major Intersection:** Pritchard Road and I-295; Commonwealth and I-295

**Roadway Maintenance:** City of Jacksonville

## Entitlements

**Civil:** Purchaser will need to modify the existing approvals to build their industrial project

**Concurrency:** No Fair Share required

**SJRWMD:** Permit approved

**ACOE:** Permit approved

## Utilities

**Water:** JEA

**Sewer:** JEA

**Electric:** JEA

**Telephone:** Southern Bell

**Natural Gas:** TECO Gas

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.

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