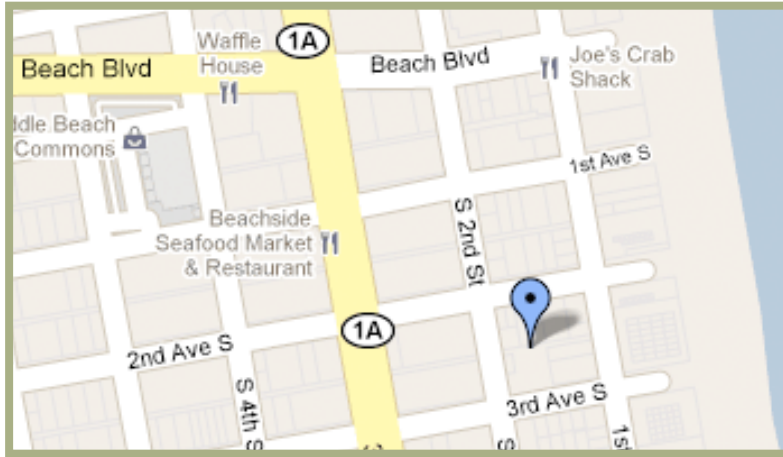


Allen Land Group, Inc.

Land Development | Commercial Brokerage | Wetland Mitigation

Prime Jacksonville Beach Residential Land

2nd Street, St. Johns County, Florida



Location

Address: 116 2nd Avenue South, 126 2nd Avenue South, 130 2nd Avenue South, 215 2nd Street South

Sales Information

Sales Price: Call for details, (904)296-8006, ext. 206

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/jaxbeachresidential>

Overview

Desirable multi - family land (4 parcels) in Jacksonville Beach, Florida. Only one and a half blocks from the Atlantic Ocean. This site was previously approved for a 60 bed assisted living facility. Commercial services are also within walking distance from property.

Physical Features / Adjacent Uses

Size: 0.6 acres

Frontage: 187.5 feet on 2nd Avenue South, 62.5 feet on 2nd Street South

Depth: Up to 225 feet

Topography: Flat

Drainage Outfall: On site

Zoning Information

Zoning District: Residential, multiple family, RM-2

Permitted Uses: Elderly - oriented group homes, group homes for the developmentally or physically disabled, or foster homes with less than six (6) residents, multiple family dwellings, townhouses, zero lot line detached single dwellings, public parks, playgrounds, recreational facilities, Type 1 home occupation

Maximum Intensity: Dependent on development plan

Adjacent Users: Residential

Roadway Information

Access: 2nd Street South and 2nd Avenue South

Major Intersection: A1A and 2nd Avenue South

Roadway Maintenance: City of Jacksonville Beach

Permits & Entitlements

Civil: To be obtained by user

Access: Driveway permits to be obtained by user

Utilities: To be obtained by user

SJRWMD: To be obtained by user

ACOE: To be obtained by user

Schools

Elementary: Jacksonville Beaches Elementary School

Middle: Duncan U. Fletcher Middle School

High: Duncan U. Fletcher High School

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.