

FOR SALE
±16.2 AC

Broward Rd and I-95
Jacksonville, FL 32218

\$3,500,000

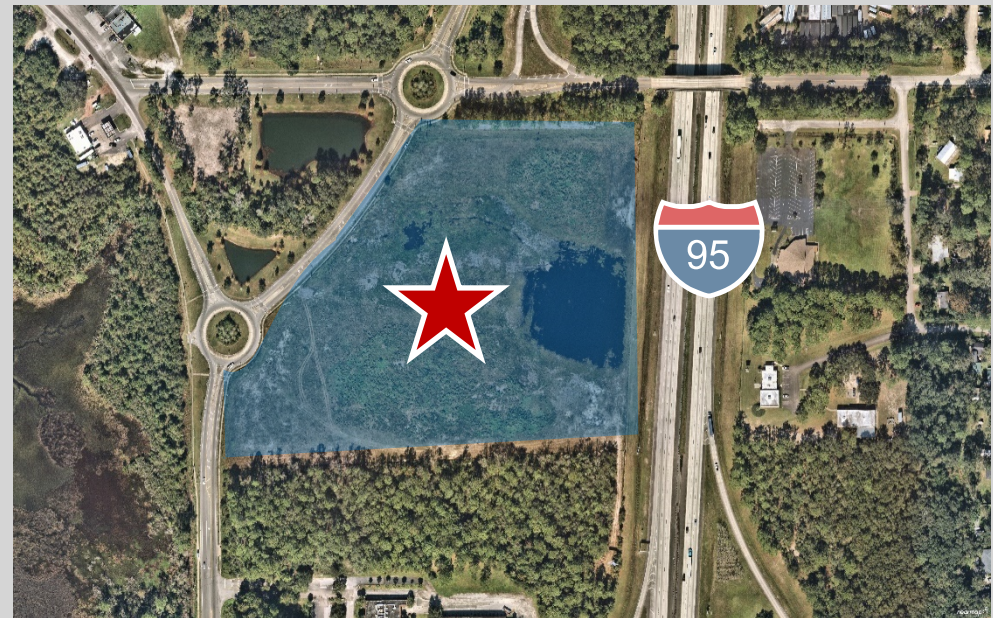


ASSET OVERVIEW

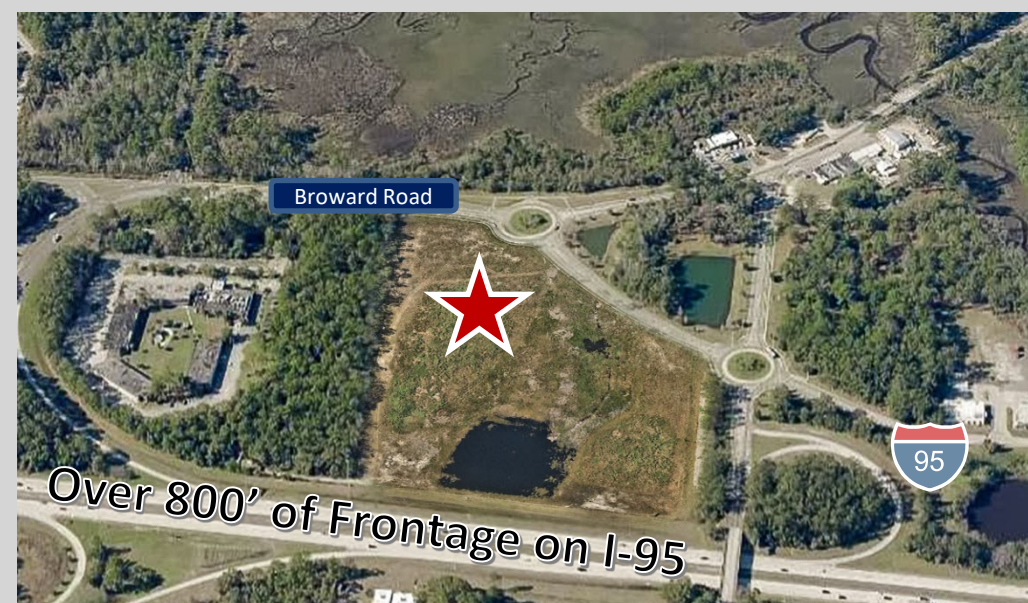
Newmark Phoenix Realty Group, Inc., is pleased to present this ±16.2 upland acre improved parcel located off Clark Road and I-95. The site features extensive engineering in place with direct frontage on Interstate 95 in Jacksonville, Florida. It is zoned CCG-1, allowing for a variety of uses and is ready for development by an investor or end user. The parcel has over ±800 feet of frontage on I-95.

The Owner conducted extensive due diligence and engineering with the property being conveyed with a new full boundary survey, Topo and Army Corp of Engineer Permits in place. The Owner purchased full wetlands mitigation credits, allowing the next user to utilize a fully developable 16.2 acre parcel with excellent access and visibility on I-95, Broward and Clark Road. It has been cleared of all trees, avoiding costly tree mitigation fees. The current zoning allows for a variety of uses to include hotels, banks, professional offices, schools, storage facilities and certain residential components, with a PUD modification zoning change a possibility. Additional due diligence can be provided upon request.

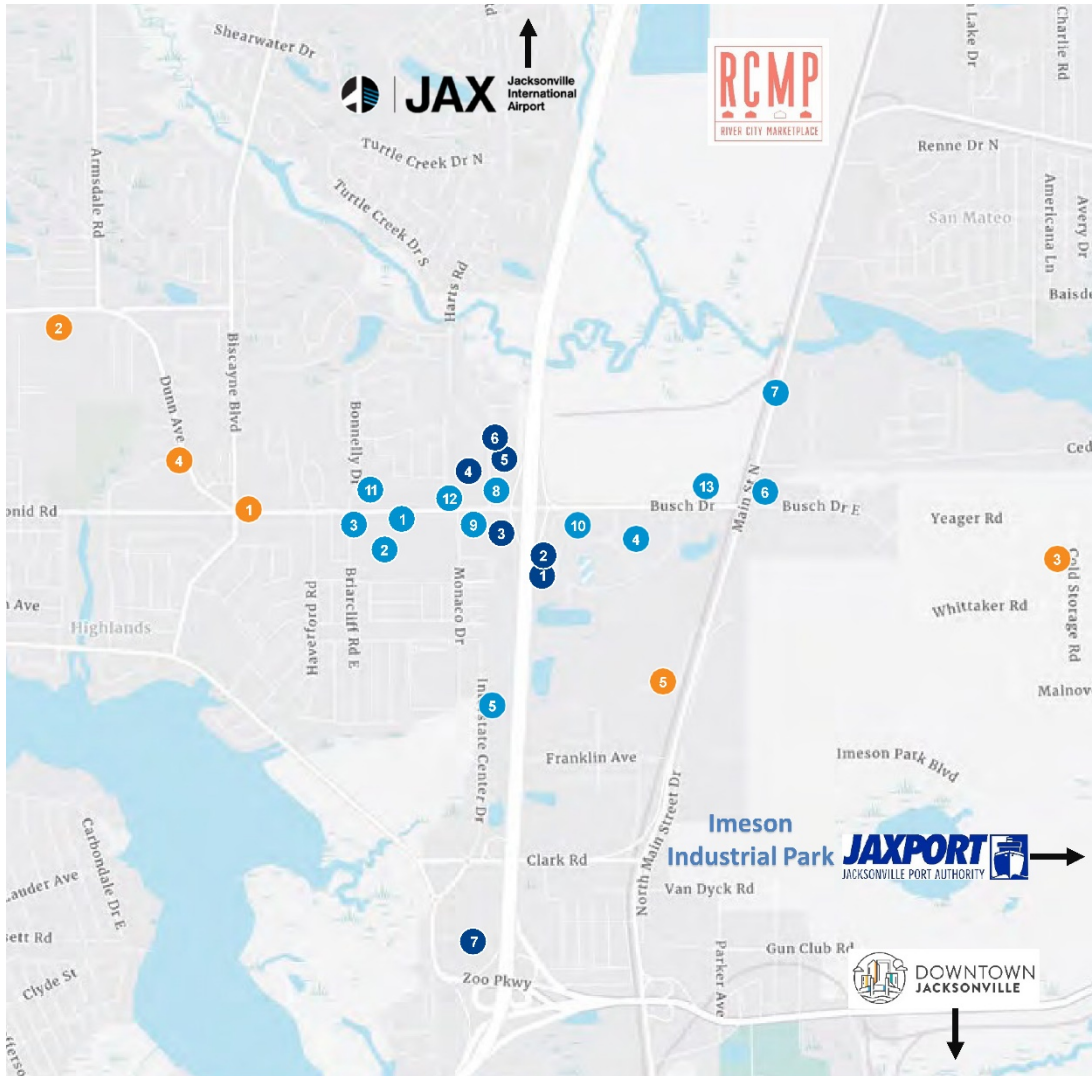
Location	Broward Rd & I-95
Parcel Number	022105-0010
Property Type	Improved Commercial Land
Current Condition	Cleared of Trees
Land Size (AC)	±16.2 Acres
Zoning	CCG-1
Historical Improvement(s)	New Survey, Topo, Phase I, Mitigation Credits, ACOE Permits in place, Geotech
Submarket	North West Jacksonville
County	Duval
Utilities	City water and sewer



AERIAL PHOTOS



SURROUNDING AREAS



Retail/Restaurants

1. Starbucks
2. Publix
3. CVS
4. Sam's Club
5. Camping World
6. 6NAPA Auto Part
7. Tire Outlet - Northside
8. Dollar Tree
9. Dunkin'
10. Gate
11. Pep Boys
12. McDonald's
13. Anheuser-Busch

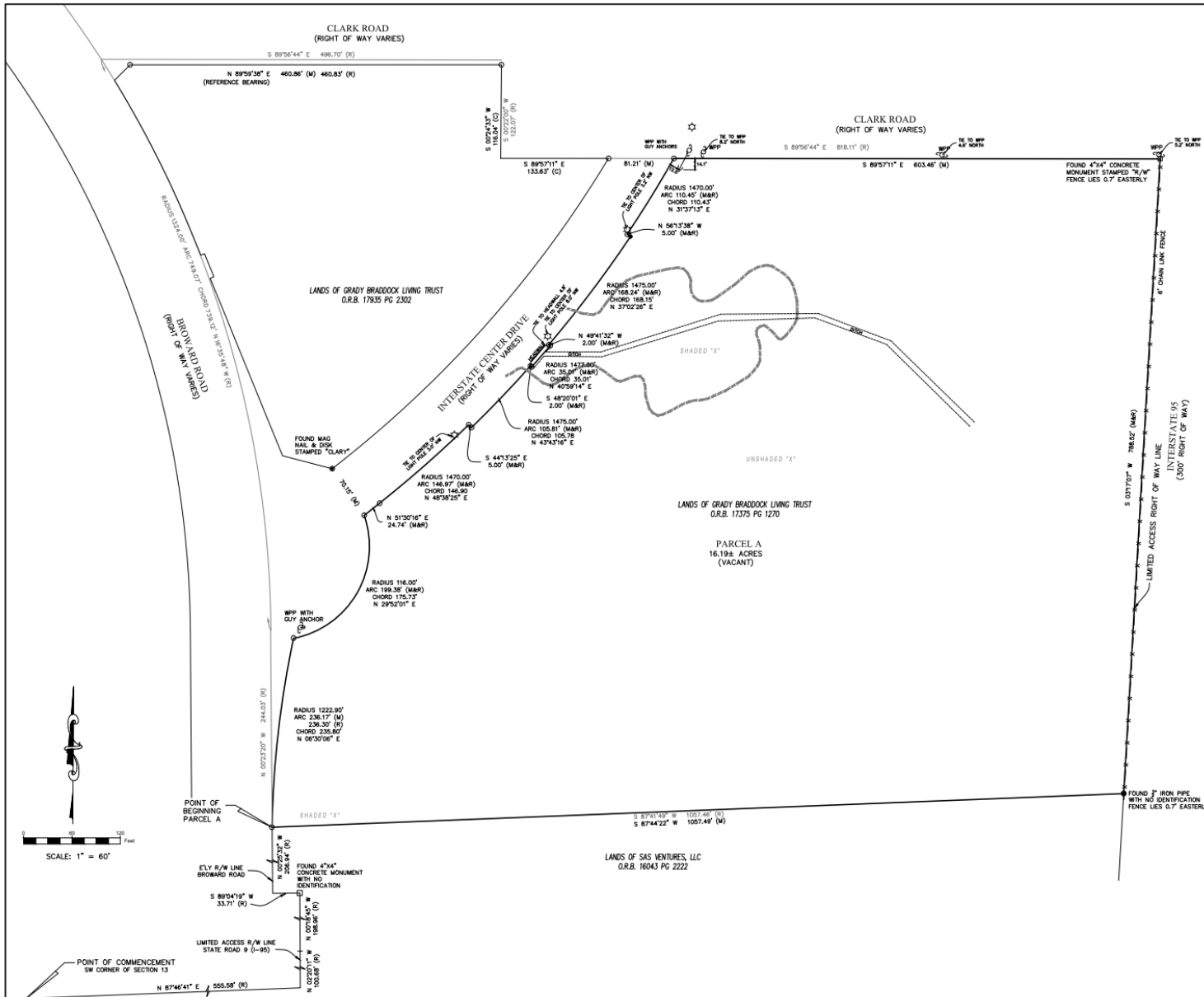
Hotels

1. Hotel Jacksonville
2. WoodSpring Suites
3. Stayable Suites Jacksonville
4. River City Inn Jacksonville
5. Gold Rush
6. Red Roof Inn
7. Best USA Inn

Storage

1. Storage Zone
2. Dunn Avenue Storage
3. MakeSpace
4. Atlantic Self Storage
5. Copart

SURVEY



BOUNDARY SURVEY OF:

PARCEL A

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, THENCE NORTH 87 DEGREES 44 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, 555.58 FEET TO THE LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95, A RIGHT OF WAY OF VARYING WIDTH, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72050, F.P. NO. 420784), AS RECORDED IN ROAD PLAT BOOK G, PAGE 104 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: COURSE NO. 1) NORTH 02 DEGREES 20 MINUTES 11 SECONDS WEST, 105.08 FEET; COURSE NO. 2) THENCE NORTH 00 DEGREES 18 MINUTES 45 SECONDS WEST, 188.96 FEET; COURSE NO. 3) SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, 33.71 FEET TO THE EASTERN RIGHT OF WAY LINE OF BROWARD ROAD (A RIGHT OF WAY OF VARYING WIDTH AS NOW ESTABLISHED); THENCE NORTH 00 DEGREES 25 MINUTES 32 SECONDS WEST, ALONG SAID EASTERN RIGHT OF WAY LINE, 608.16 FEET TO THE POINT OF BEGINNING, SAID POINT LING ON A CURVE CONCAVE EAST, HAVING A RADIUS OF 1222.90 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE OF BROWARD ROAD AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 236.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08 DEGREES 30 MINUTES 06 SECONDS EAST AND A CHORD DISTANCE OF 235.80 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE CENTER DRIVE, (A RIGHT OF WAY OF VARYING WIDTH AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72050, SAID POINT LING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 116.00 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE CENTER DRIVE, THE FOLLOWING ELEVEN (11) COURSES: COURSE NO. 1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 198.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 28 DEGREES 50 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 175.73 FEET TO A POINT ON SAID CURVE; COURSE NO. 2) THENCE NORTH 51 DEGREES 30 MINUTES 16 SECONDS EAST, 24.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1470.00 FEET; COURSE NO. 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 146.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 48 DEGREES 38 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 148.90 FEET TO A POINT ON SAID CURVE; COURSE NO. 4) THENCE SOUTH 44 DEGREES 13 MINUTES 25 SECONDS EAST, 5.00 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1470.00 FEET; COURSE NO. 5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 105.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES 43 MINUTES 18 SECONDS EAST AND A CHORD DISTANCE OF 105.78 FEET TO A POINT ON SAID CURVE; COURSE NO. 6) THENCE SOUTH 48 DEGREES 30 MINUTES 01 SECONDS EAST, 2.00 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1470.00 FEET; COURSE NO. 7) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 35.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40 DEGREES 58 MINUTES 14 SECONDS EAST, AND A CHORD DISTANCE OF 35.01 FEET TO A POINT ON SAID CURVE; COURSE NO. 8) THENCE NORTH 49 DEGREES 41 MINUTES 32 SECONDS WEST, 2.00 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1470.00 FEET; COURSE NO. 9) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 188.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37 DEGREES 02 MINUTES 28 SECONDS EAST, AND A CHORD DISTANCE OF 188.15 FEET TO A POINT ON SAID CURVE; COURSE NO. 10) THENCE NORTH 54 DEGREES 13 MINUTES 38 SECONDS WEST, 5.00 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1470.00 FEET; COURSE NO. 11) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 105.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 31 DEGREES 57 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 116.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CLARK ROAD, (A RIGHT OF WAY OF VARYING WIDTH AS NOW ESTABLISHED); THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 603.48 FEET TO THE WESTERN LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95, A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 03 DEGREES 17 MINUTES 07 SECONDS WEST, ALONG SAID WESTERN LIMITED ACCESS RIGHT OF WAY LINE, 788.52 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1604, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE SOUTH 87 DEGREES 44 MINUTES 22 SECONDS WEST, ALONG SAID NORTH LINE, 1057.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.19 ACRES MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83/2011), U.S. SURVEY FEET, WITH A BEARING OF S 89°54'43" E ON THE SOUTHERLY RIGHT OF WAY LINE OF CLARK ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72050, F.P. NO. 420784, AS RECORDED IN ROAD PLAT BOOK G, PAGE 104 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
2. RIGHT OF WAY LINES FOR BROWARD, CLARK ROAD AND INTERSTATE CENTER DRIVE WERE DETERMINED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72050, F.P. NO. 420784, AS RECORDED IN ROAD PLAT BOOK G, PAGE 104 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
3. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
4. THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND SHADED X, AN AREA OF 0.2% ANNUAL CHANCE FLOOD, ACCORDING TO COMMUNITY PANEL NUMBER 120077-091-J OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED NOVEMBER 2, 2018.
5. UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
6. ALL DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- ☆ GUY ANCHOR
- 0.8"x0.8" CONCRETE LIGHT POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WOOD POLE
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA
- O.R.B. OFFICIAL RECORDS BOOK
- FOUND 1" IRON PIPE WITH CAP STAMPED "CLARY ASSOC"

SURVEY DATE: DECEMBER 12, 2018	DRAWING DATE: DECEMBER 13, 2018
FIELD BOOK: 431	PAGE(S): 25-28
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	
COMPUTER FILE: 2018160 BRADDOCK CLARK RD.DWG	
JOB FILE NO. 2018160	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
SURVEYORS, INC.

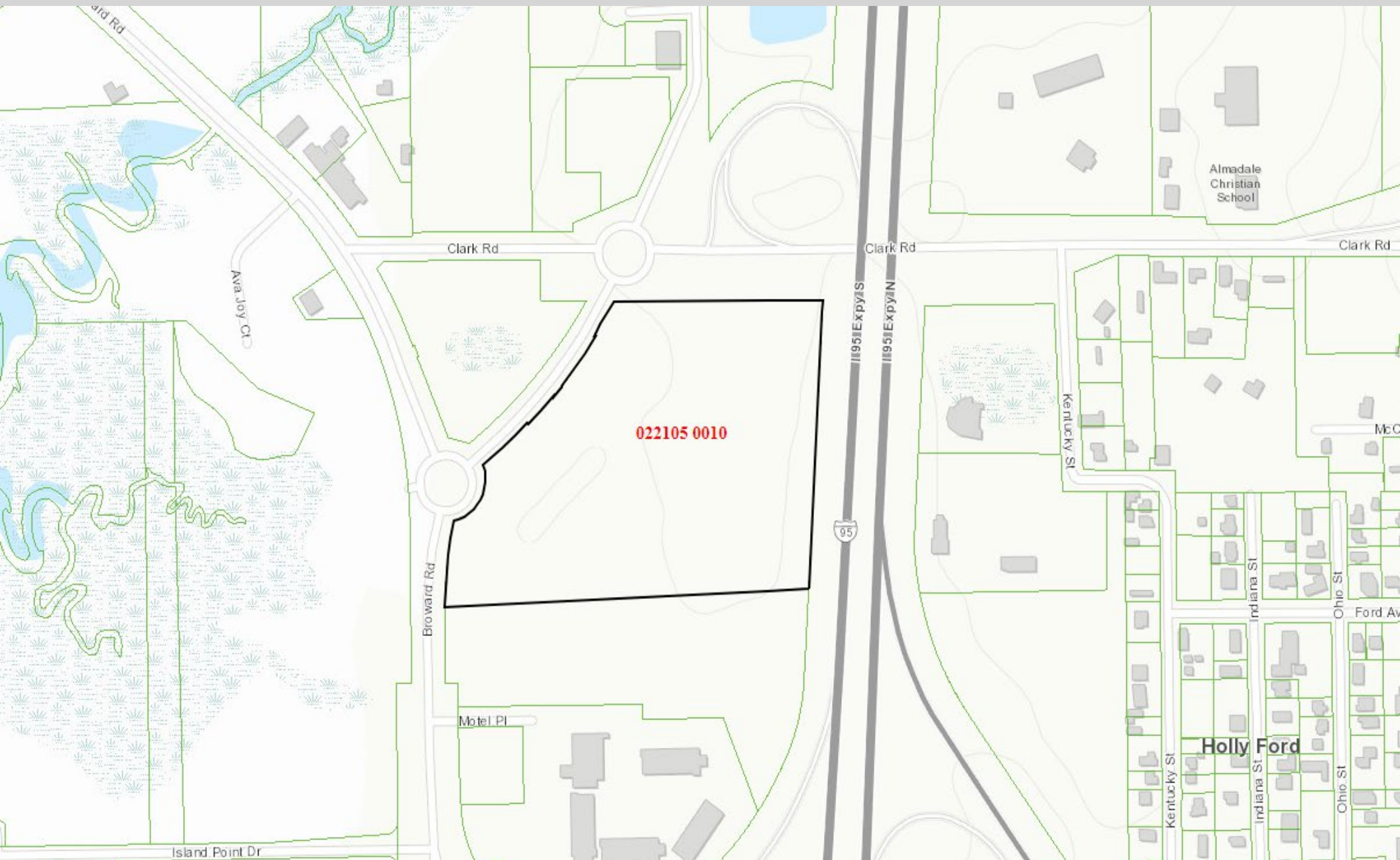
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5447
NOTICE:
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:

GRADY BRADDOCK

PLAT MAP



WHY JAX?

837,000 +

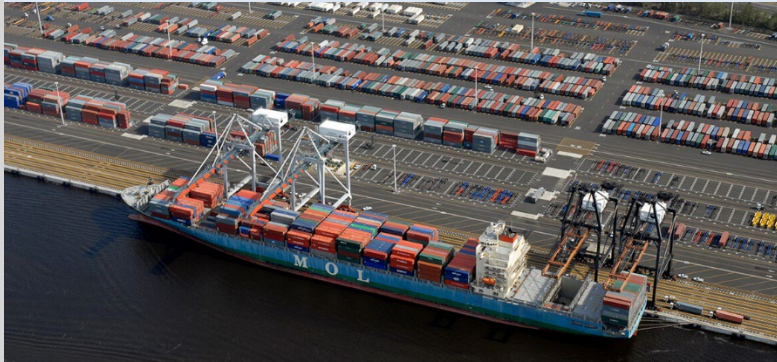
Working Adults

220 Days

OF SUNSHINE

38

Median Age



Unlimited Opportunities, Fueled By Possibilities

Home to Fortune 500 headquarters, thriving businesses and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #7 Best City for Job Seekers by *Money*. Our authentic attitude of possibility and opportunity inspires residents to innovate and makes Jacksonville a place where ideas can become reality.

Maybe it will be the vibrant venue for arts and entertainment, the celebration of diversity or the opportunity to express your ideas. For some, it will be the educational excellence that infuses people of all ages with the curiosity and confidence to seek new answers and better ways. Others will be attracted by the area's diverse landscape, thriving economy and growing hub of distinct industries.

With a [cost of living](#) below the national average, our region is a great place to experience a spectacular climate, excellent quality of life, wonderful outdoor recreational opportunities and abundant sports, arts and cultural amenities. In Jacksonville, the possibilities are endless.