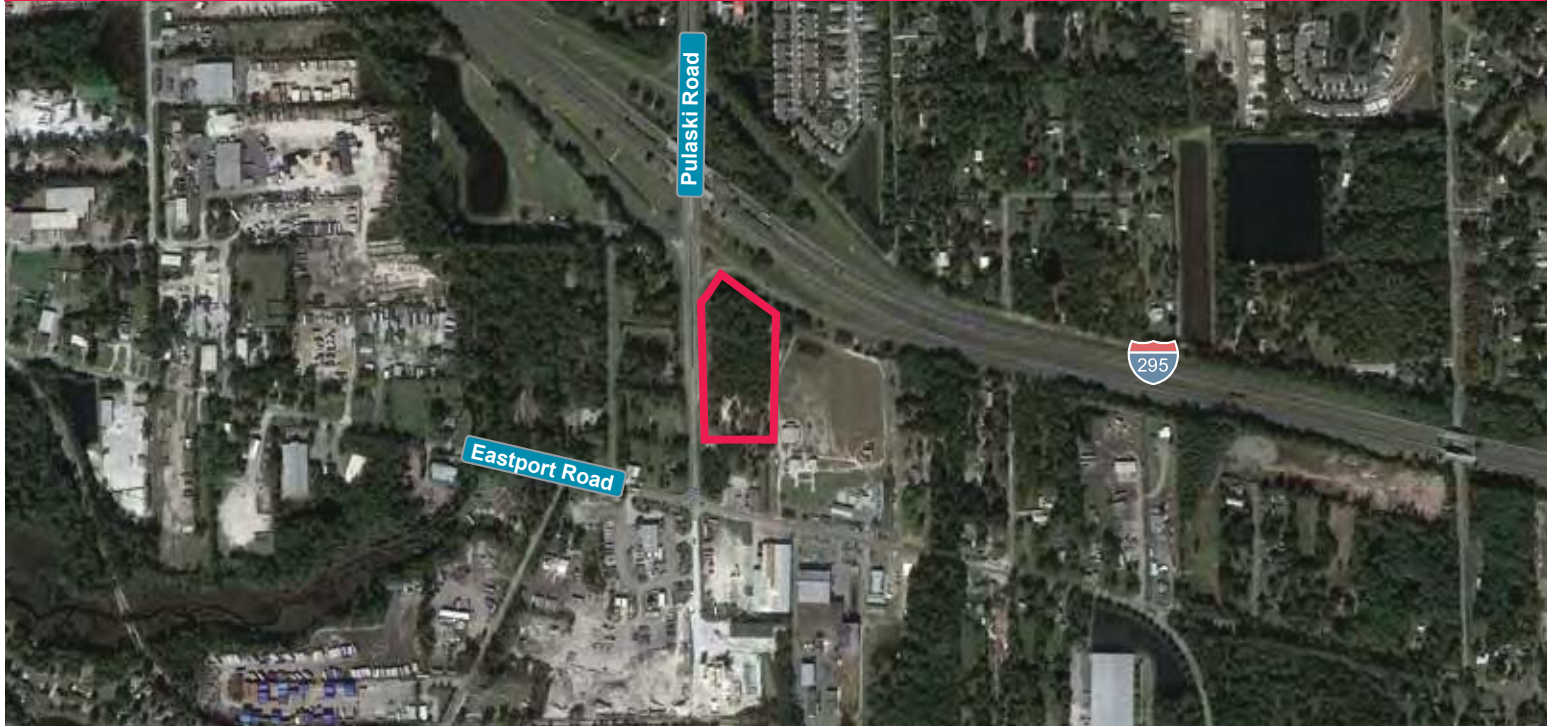


Land Development Opportunity Commercial Parcel Available

Pulaski Road and I-295 | Jacksonville, FL



±4.56 AC - Land For Sale or Development

As exclusive agents, we are pleased to offer the following property for Sale or Development:

PROPERTY FEATURES

- ◆ Direct frontage on I-295 and Pulaski Road
- ◆ Zoned CCG-2
- ◆ Ideal for retail, truck stop, convenient store, self storage or industrial development
- ◆ Convenient access to I-295, I-95, and I-10
- ◆ Ideally located near Blount Island Port
- ◆ **SALE PRICE: \$650,000**

For further information, please contact our exclusive agents:

Bryan Bartlett, SIOR Senior Vice President/Principal bbartlett@phoenixrealty.net

Newmark Grubb Phoenix Realty Group, Inc.
10739 Deerwood Park Boulevard
Suite 310
Jacksonville, FL 32256
904.399.5222

Newmark Grubb
Phoenix Realty Group



www.phoenixrealty.net

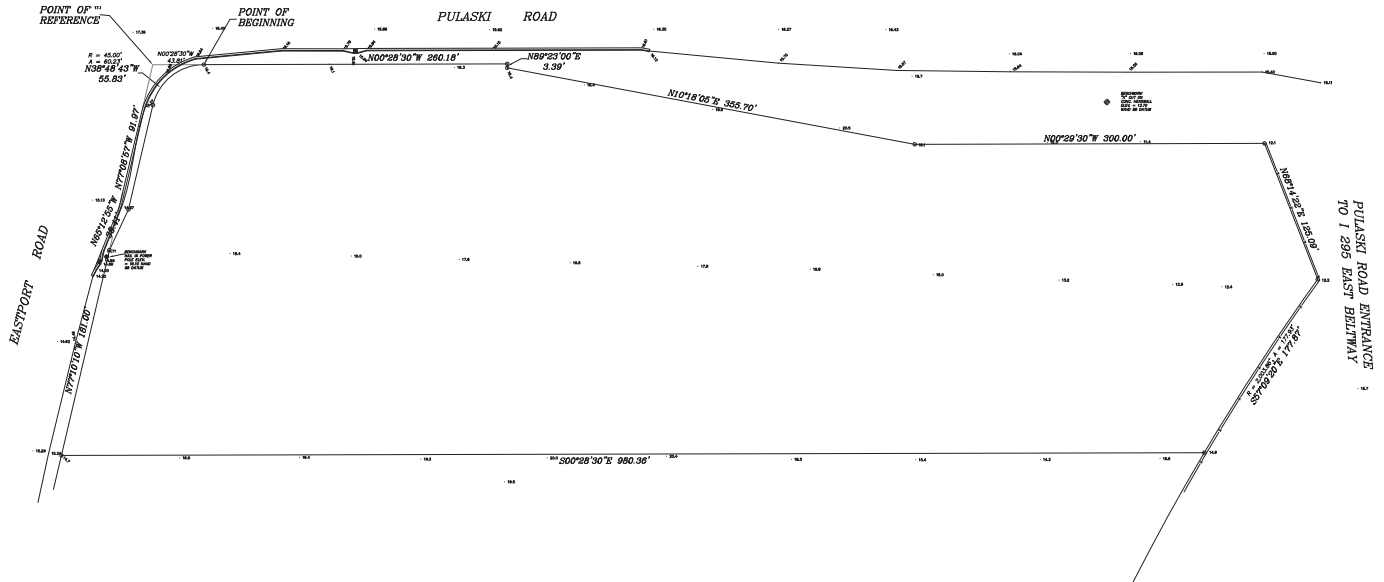
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Survey / Plat Map

Pulaski Road and I-295 | Jacksonville, FL



LANDS THIS DESCRIBED CONTAIN 6.87 ACRES, MORE OR LESS.
OFFICED BY: ALAN J. JENSEN, L.S.



NOTES:
1.) ELEVATIONS SHOWN HEREIN BASED ON NAVD 88 DATUM. TO
CONVERT TO NAD 83, OF 1983 DATUM ADD 1.07' TO EACH
ELEVATION.
2.) THIS SURVEY WAS CONDUCTED USING A TOTAL STATION (TRIMBLE 5700) WITH
GPS ADJUSTMENT.

PLAT OF LAND SURVEYED BY

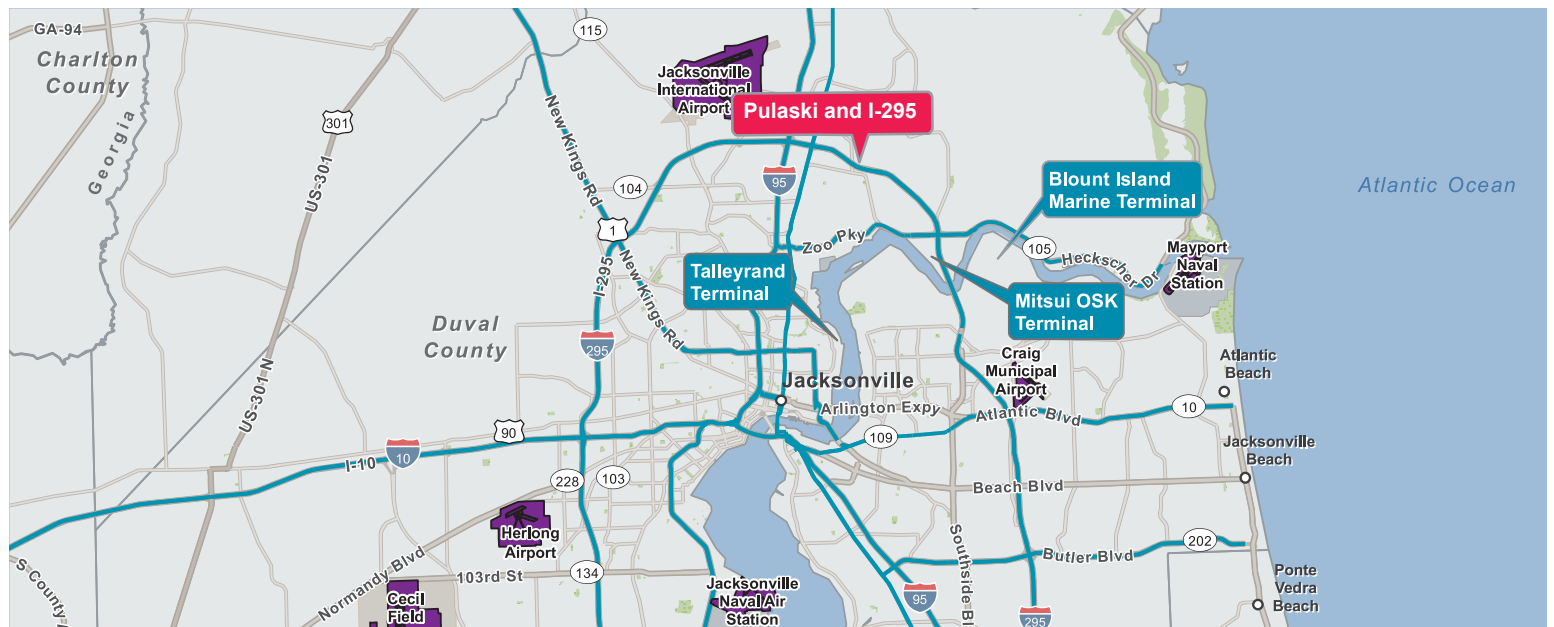
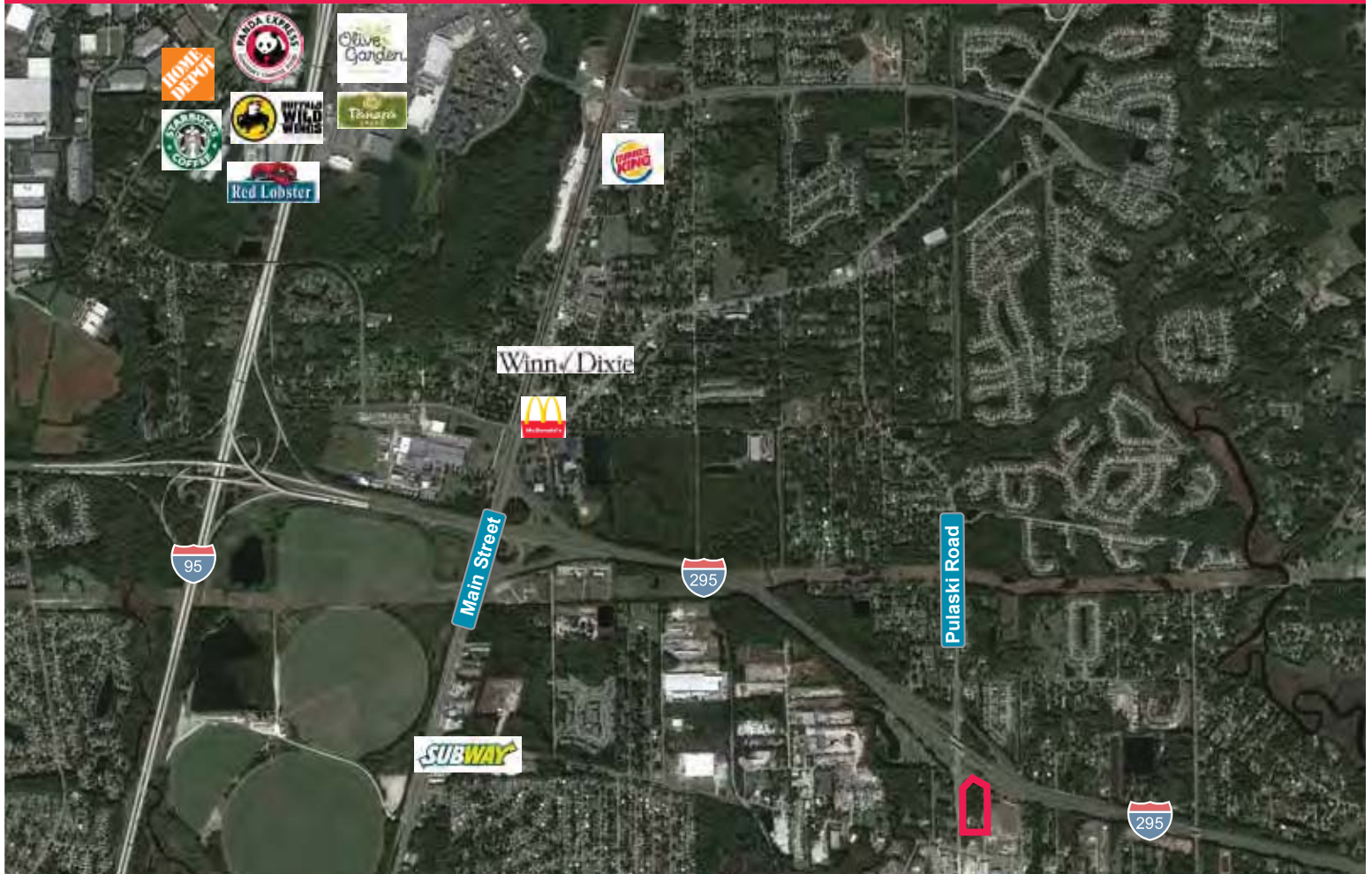


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Area Maps

Pulaski Road and I-295 | Jacksonville, FL

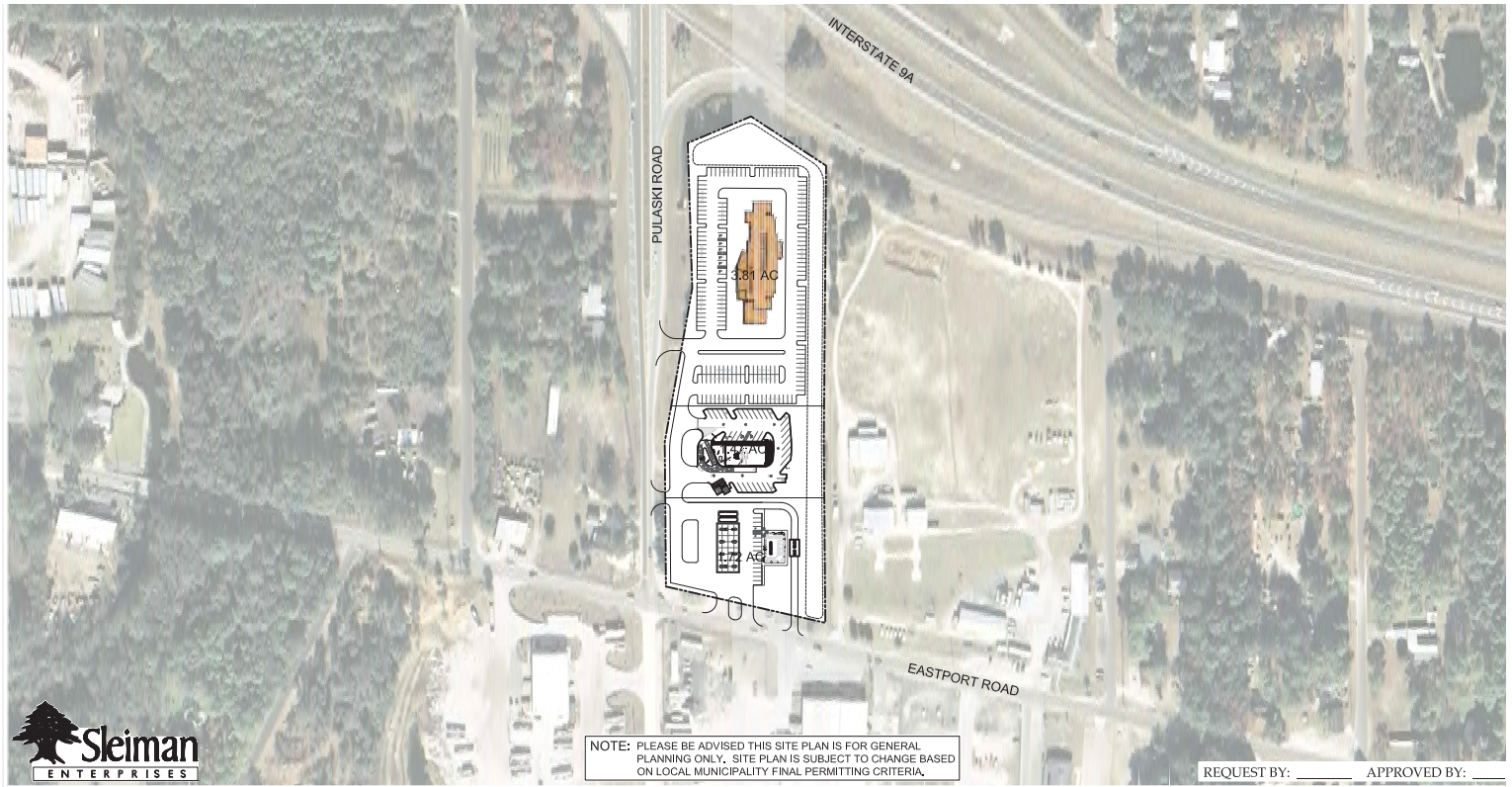


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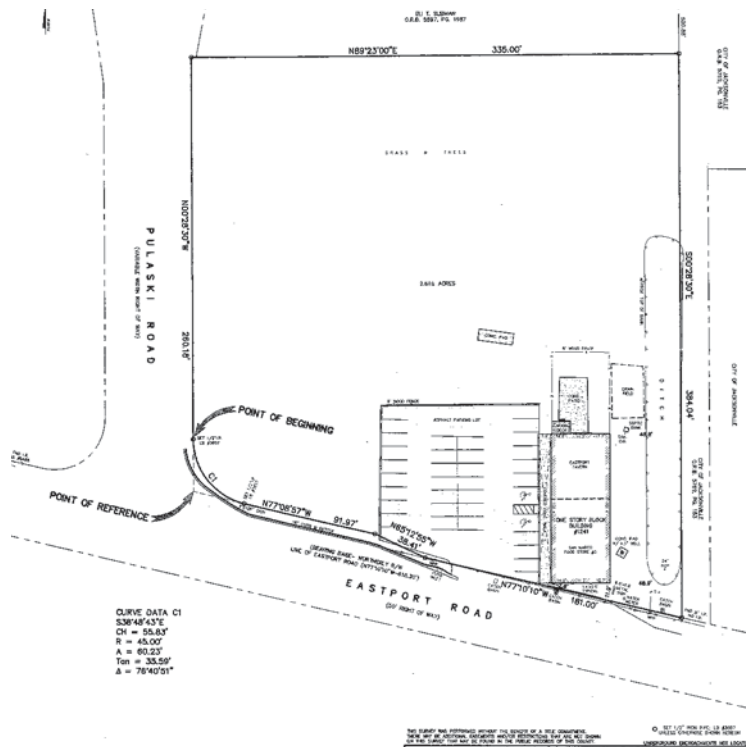
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Conceptual Site Plan

Pulaski Road and I-295 | Jacksonville, FL



REQUEST BY: _____ APPROVED BY: _____



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