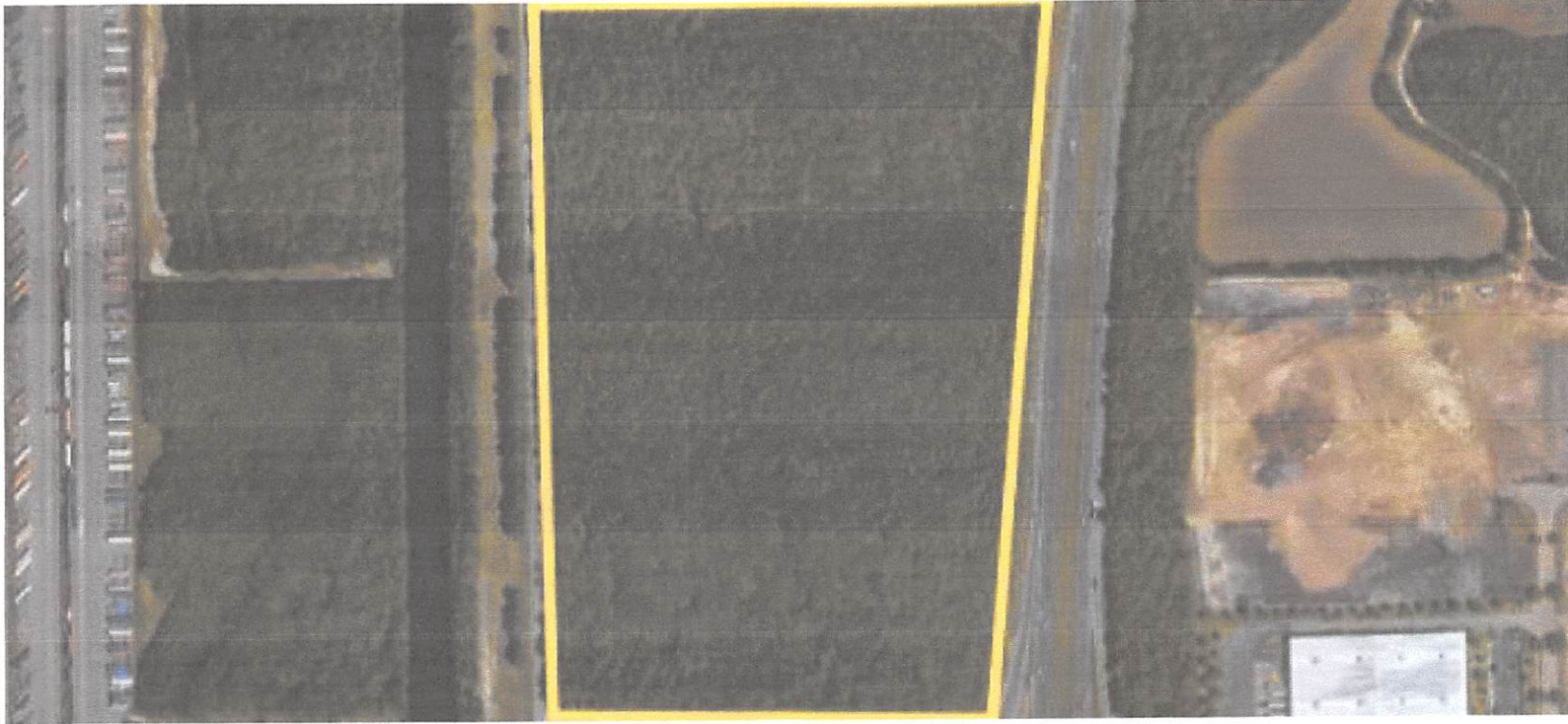


23-257



Sportsman Club Rd, Jacksonville, FL 32219

\$12,500,000

Jacksonville Industrial Truck Yard

Land | 39.85 acres



Guillermo de Nicolas
FL3440959
321.301.3947

Listing Added: 06/16/2023

Listing Updated: 06/16/2023

Get Started

7

Details

Asking Price	\$12,500,000	Property Type	Land
Subtype	Industrial	Permitted Zoning	IH - Heavy Industrial
Lot Size (acres)	39.85	APN	003430-0100

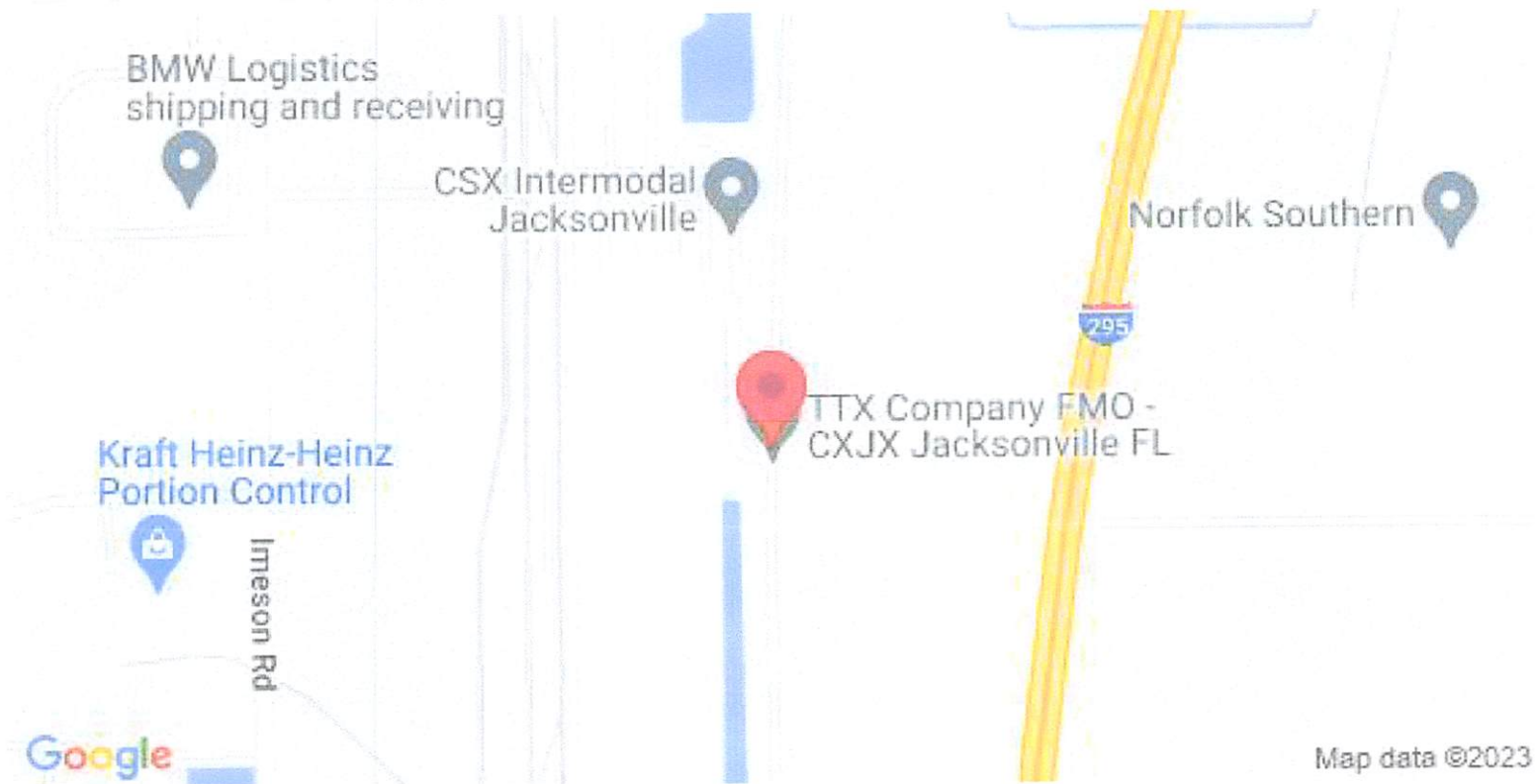
Marketing Description

Industrial Truck Yard, Sportsman Club Rd, Jacksonville, FL 32219 is an exceptional investment opportunity! With a massive lot size of 39.85 acres, this heavy industrial zoned property is ideal for outdoor storage, warehousing, distribution, and more. Currently cleared and graded, approximately 34 acres will be delivered fully stabilized with gravel by Q4 2023. The icing on the cake is the option for a 5-10K SF BTS warehouse. Located close to major transportation networks such as I-295, I-10, and I-95, this property offers easy access to highways and is situated just a mile away from CSX Jacksonville Intermodal. It is a strategically positioned asset for companies looking to set up an industrial and commercial hub or expand their existing operations. Don't miss the chance to make this industrial truck yard your prime location for business growth! Contact CEO Guillermo De Nicolas or CFO Hector Delgado today to learn more about this incredible property.

Investment Highlights

- + Zoning:
 - IH (Heavy Industrial), Duval County
 - Allows for outdoor storage, truck parking, truck terminals, warehousing/ distributions, and more
- + Lot Size:
 - 39.85 AC Total
- + Features:
 - Currently cleared and graded
 - Approximately 34 acres to be delivered fully stabilized with gravel, est. completion Q4 2023
 - BTS option available: 5-10K SF warehouse, pricing available upon request

Location (1 Location)





Jones Branch Blvd, Jacksonville, FL 32219

Unpriced

Pritchard Road/Jones Branch Truck Terminal

Industrial



Joseph Turri
FI
904.861.1159



Michael Cassidy
SL3419483
904.861.1120

Listing Added: 06/05/2023
Listing Updated: 06/05/2023



Details

Property Type

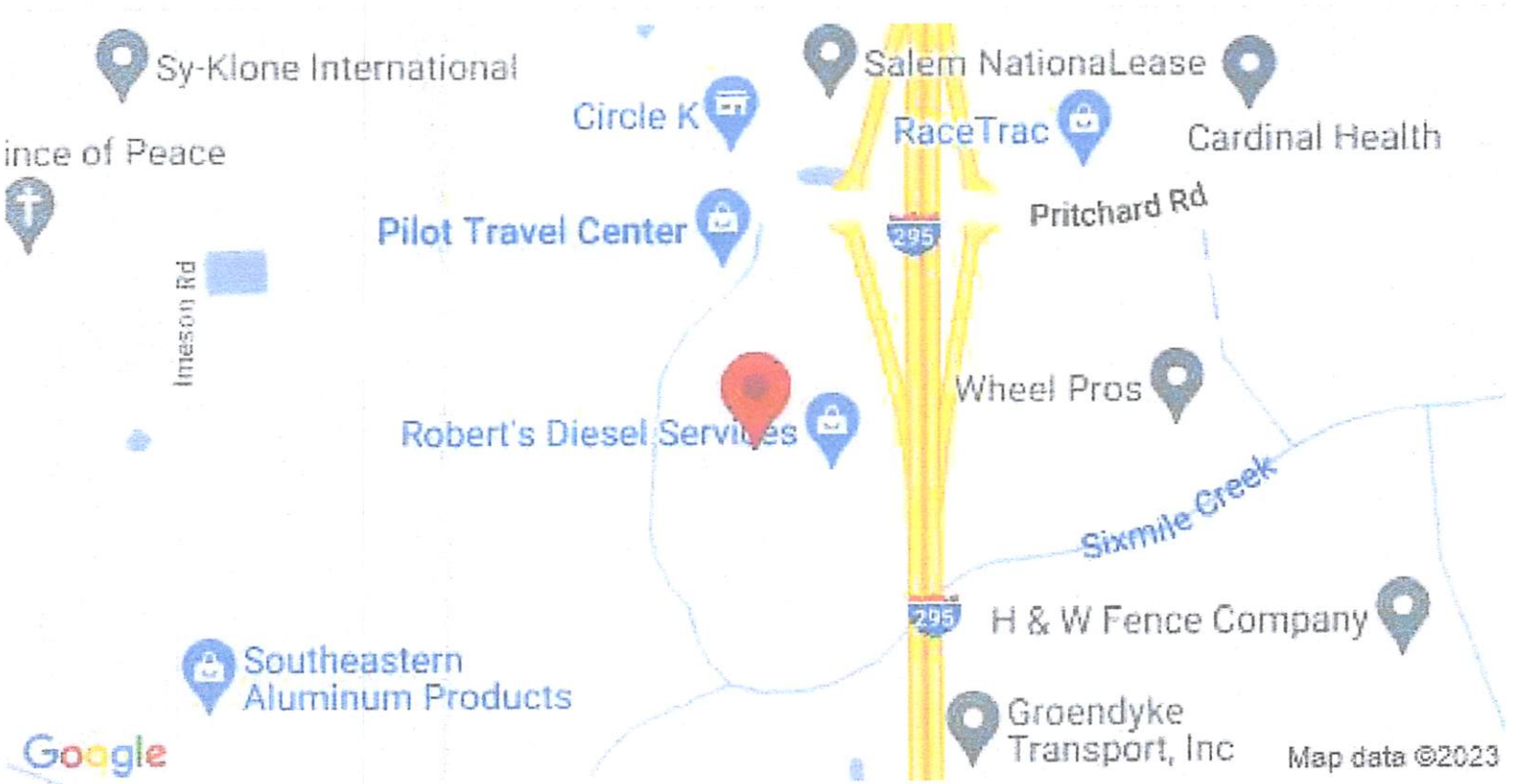
Industrial Subtype

Flex

Marketing Description

Colliers International is pleased to offer The Pritchard Road/Jones Branch Truck Terminal, located at the prime intersection of I-295 and Pritchard Road in the Westside submarket of Jacksonville, FL. Strategically located next to the new Pilot Travel Center for a drop yard or BTS truck terminal, seconds from north/south access onto and off I-295. The site offers superior access to all ports, Jacksonville International Airport, and connections to CSX, Norfolk Southern and Florida East Coast Rail. The 11-acre +/- property will be delivered with fully stamped plans in approximately 4Q, 2023. The property will be fully fenced with retention pond in place and an electric gate. Pole lights around the property will keep the property well lit. Easy ingress and egress off 2 interior roads within the property and off Pritchard Road Crush rock base and/or asphalt millings, landing gear pads and trailer hook ups. and additional improvements could be made available for qualified tenants.

Location (1 Location)



Property Photos (1 photos)



Demographic Insights

23-257

Prepared by AMY C BOETTE on Thursday, August 31, 2023 12:31 PM. Property information is not guaranteed. © 2023 MLS and FBS. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and if applicable, to participants of reciprocating MLS's as set forth in Association/MLS reciprocal agreements.

Address: 0 HIGHWAY 301 , BRYCEVILLE, FLORIDA, 32009 County: NASSAU Country: USA

Region: 40-NASSAU COUNTY **Legal Name of Subdiv:** METES & BOUNDS
Area: 492-NASSAU COUNTY-W OF I-95/N TO STATE LINE **Subdivision:** METES & BOUNDS



List #: 1145311 **Status:** Active
Property Type: Vacant Land **List Price:** \$535,000
Parcel #: 051S2400000090000,041S2400000050000
Assoc Fee Y/N: No
CDD Y/N: N
Appx. Lot Dimensions: 50.62 Acres **Total Acreage:** 50.62
Waterfront Y/N: N **Nav to Ocean:** N
Current Zoning: OR

Elementary School: Bryceville **Middle School:** Callahan **Intermediate Schools:** Other **High School:** West Nassau

Directions: From Callahan drive south on Hwy 301 for about 12 miles. Property will be on the left side, right past Butterbean Lane.
Remarks: Ingle Creek consist of 50.62 acres of Timberland & is perfect for you to clear out for your homesite & build your new home! This property has a ton of seclusion with plenty of deer and turkey, so enjoy them nights on the porch watching the wildlife. This property features a concrete driveway & culvert, black wooden fence with gate and a small creek that runs through the property to add to it's charm. Property is deed restricted to site built homes only. Come see it for yourself!! See attached deed restrictions. ****ALL PARCEL BOUNDARY LINES ARE ESTIMATED****

Private Remarks: Call listing agent for more information. AGENTS, DO NOT WRITE AN OFFER, LA WILL PREPARE AN LOI (SEE LOI IN DOCUMENTS, FOR VIEWING ONLY). PLEASE CALL LA TO DISCUSS

Call Seller Directly: NO- CALL LISTING AGENT **Negotiate Direct With Seller:** N

Property Type: c Acreage
Presently Zoned: Single Family; Agricultural; Recreational
Waterfront Description: Creek
Lot Description: Irregular Lot; Wooded; Mostly Pines
Lot Location: Rural

Dev Stat/Restrict: Deed Restriction
Fencing: Fenced Partial; Wood Fencing; Driveway Gate
Buildings: No Buildings
Restrict/Rqurmnts: Deed Restriction; Mobile Hme Not Allwd

Approx Parcel Size: 50.1 to 100 Acres
Road Frontage: U.S.Highway
Road Surface: Asphalt Road
Possible Financing: Cash; Conventional; FHA; VA
Property Owner: Seller Owned
Documents on File: Survey on File; Photos on File
Title Status: N/A
Occupancy: At Closing
Showing Instructions: Gated; Vacant; Call Listing Agent; See ShowingAssist

Listing Date: 12/13/2021 **Withdrawal Date:**
Under Contract Date: **Comp Trans Broker:** 4% **Comp Single Agent:** 4%
Comp to Non-Rep: 4% **Agency Disclosure:** Transaction Broker **Dual Variable Comm:** N
Listing Type: Exclusive Right of Sale **Original List Price:** \$635,500 **DOM:** 623
Cumulative DOM: 623

LO: PRISTINE PROPERTIES OF FLORIDA LLC (Office:) 904-759-1487 (Email): Ralph@pristinepropertiesland.com
LA: RALPH BENNETT (Mobile:) 904-759-1487 (Office:) 904-759-1487 (Email): Ralph@pristinepropertiesland.com



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INDUSTRIAL

Industrial uses are generally considered to be the most likely to create unacceptable impacts on residential areas. Noise, odors, toxic chemicals and wastes, and transportation conflicts are all associated with traditional industrial uses.

Industrial uses are crucial to the long-term economic well-being of the City. Existing strategically located industrial lands are identified on the Industrial Preservation Map as "Industrial Sanctuary" or "Areas of Situational Compatibility".

The plan includes four industrial land use categories: Business Park (BP), Light Industrial (LI), Heavy Industrial (HI), and Water Dependent-Water Related (WD-WR). Although some industries produce adverse impacts, and should therefore be isolated away from residential and other low intensity use areas, many industrial uses can exist in harmony with non-industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. Business parks, for example, may include such light industrial uses as research and product development, communications facilities, light assembly and manufacturing, and even some types of warehousing.

HEAVY INDUSTRIAL (HI)

HI - GENERAL INTENT

Generally, heavy industrial uses involve creating or utilizing materials or products predominantly from extracted or raw materials, or perform activities that potentially involve hazardous or commonly recognized offensive conditions. Heavy industrial uses are the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts. For this reason, heavy industrial land uses should be buffered by other less intense transitional land uses, such as office, light industrial or open space, etc., to protect residential and other sensitive land uses; i.e., schools, health care facilities, etc.

Heavy industrial uses shall be located with convenient access to the transportation network that includes major highways, railroads, airports and port facilities. Site access to roads classified as arterial or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA's jurisdictional boundaries. Sites with railroad access and frontage on two highways are preferred locations for heavy industrial development.

HI - GENERAL USES

The uses provided herein shall be applicable to all HI sites in all Development Areas.

Principal Uses

Research and development activities; Transmission and relay towers; Mining; Heavy manufacturing; Repair; Fabrication; Assembly; Packaging; Processing; Distribution; Transportation operations; Railroad switching yards; Solid waste

management facilities including composting and recycling operations; and Utility plants. Uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. Uses engaged in the operation, parking, and maintenance of vehicles, cleaning of equipment or work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments, truck terminals, public works yards, and container storage.

This may include manufacturing, processing, storage or transportation of paper and pulp, scrap metal, explosives, paint, oil, turpentine, shellac, lacquer or varnish and similar other hazardous and toxic materials as well as petroleum refining including the various components and raw materials thereof.

Secondary Uses

All public facilities and non-residential uses permitted in residential and commercial land use categories may also be permitted as secondary uses, with the exception that public schools are not permitted in the Heavy Industrial Category.

Source: City of Jacksonville Planning and Development Department, June 22, 2023