

## LAND FOR SALE

### MULTIFAMILY LAND IN ARLINGTON NEAR JACKSONVILLE UNIVERSITY

5678 George Ct., Jacksonville, FL 32277



**SALE PRICE:** \$900,000

**AVAILABLE SF:**

**LOT SIZE:** 4.41 Acres

**ZONING:** RMD-D and RMD-C

**MARKET:** Jacksonville MSA

**SUBMARKET:** Arlington

**PRICE / SF:** \$4.69

#### PROPERTY OVERVIEW

Multifamily land for development. Just a few blocks walk or bike ride to JU. Sample site plans available, survey available. Land is very level and high and dry, home on property will need to be demolished. Well and septic on property. Second parcel 128190-000 provides 3' access for utilities to Tarpon Dr, Ft. Caroline Rd, and George Rd.

#### PROPERTY HIGHLIGHTS

- Zoned RMD-D and RMD-C
- Potential Units - 75
- Water/Sewer available with 3' wide parcel included for access
- Level and High and Dry
- Located close to Jacksonville University
- Near intersection of University Blvd and Ft. Caroline Rd.
- Sample site plans and survey available

**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14  
Orange Park, FL 32065

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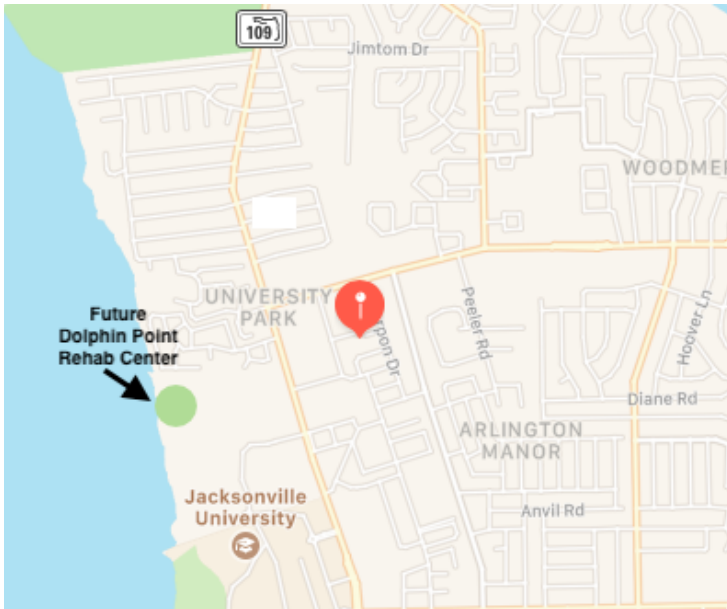
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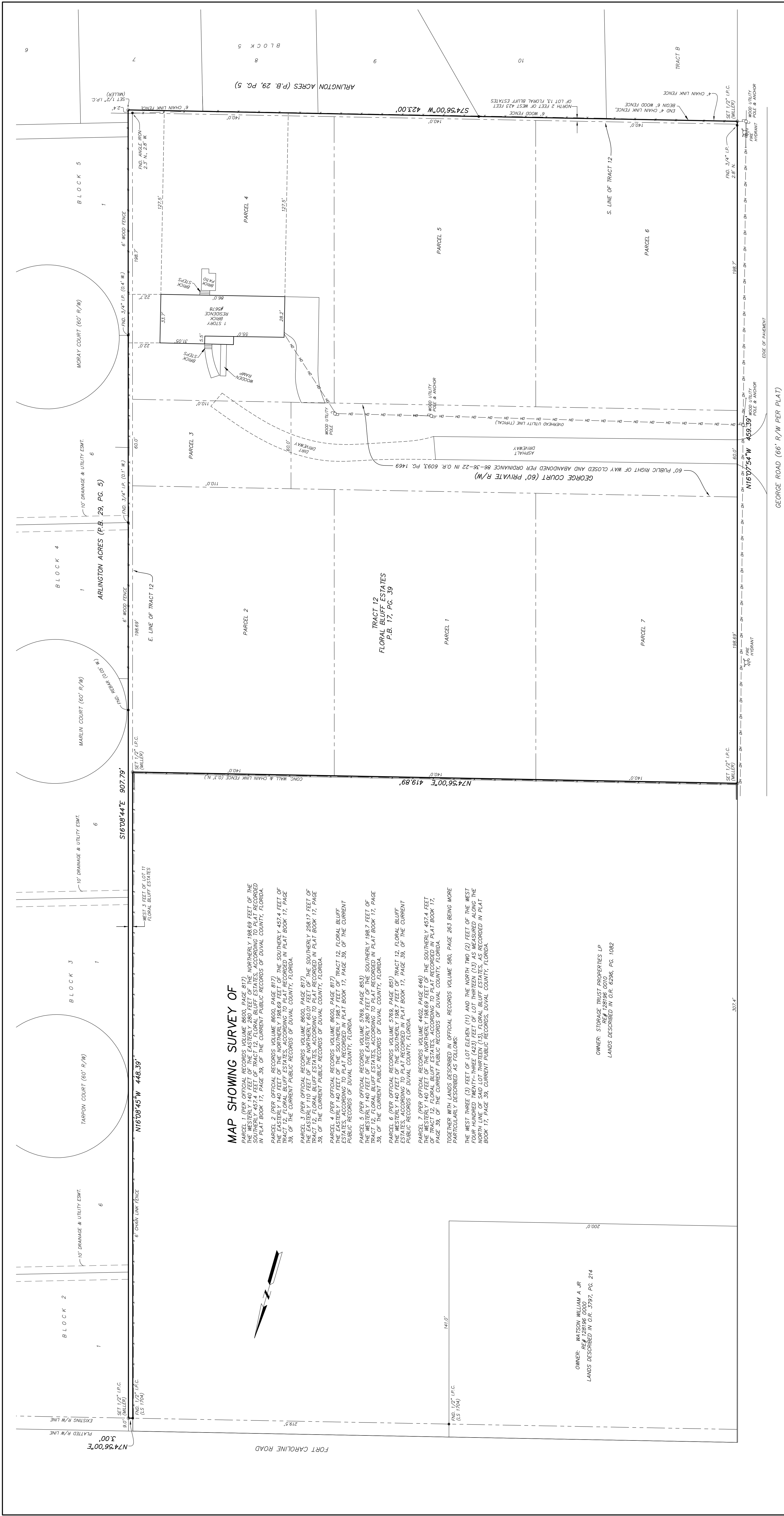
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OWNER: STORAGE TRUST PROPERTIES LP  
RE# 128196 0010  
LANDS DESCRIBED IN O.R. 6296, PG. 10822

OWNER: WATSON WILLIAM A JR  
RE# 128196 0000  
LANDS DESCRIBED IN O.R. 3797, PG. 214

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

**NOTES**

1. Shavings are based on N. LINE OF TRACT 12, FLORAL BLUFF ESTATES AS W7426302E.
2. This is a BOUNDARY SURVEY.
3. The bearings and distances (B&D) refer to North American Vertical Datum of 1988. (NAD 83).
4. Unless otherwise noted, any portion of the parcel that may be deemed as Wellhead shall remain undisturbed and shall be determined and maintained at the owner's expense. No liability or responsibility is assumed by the undersigned hereon is not the responsibility of the undersigned.
5. By GRC's plotting only, the property shown herein lies within Zones "x".
6. The boundary survey was conducted by the Florida Emergency Management Agency (FEMA). National Flood Insurance Program (NFIP) map number 17001C0017A shows FEMA Zone X-1. NFIP map number 17001C0017B shows FEMA Zone X-2.

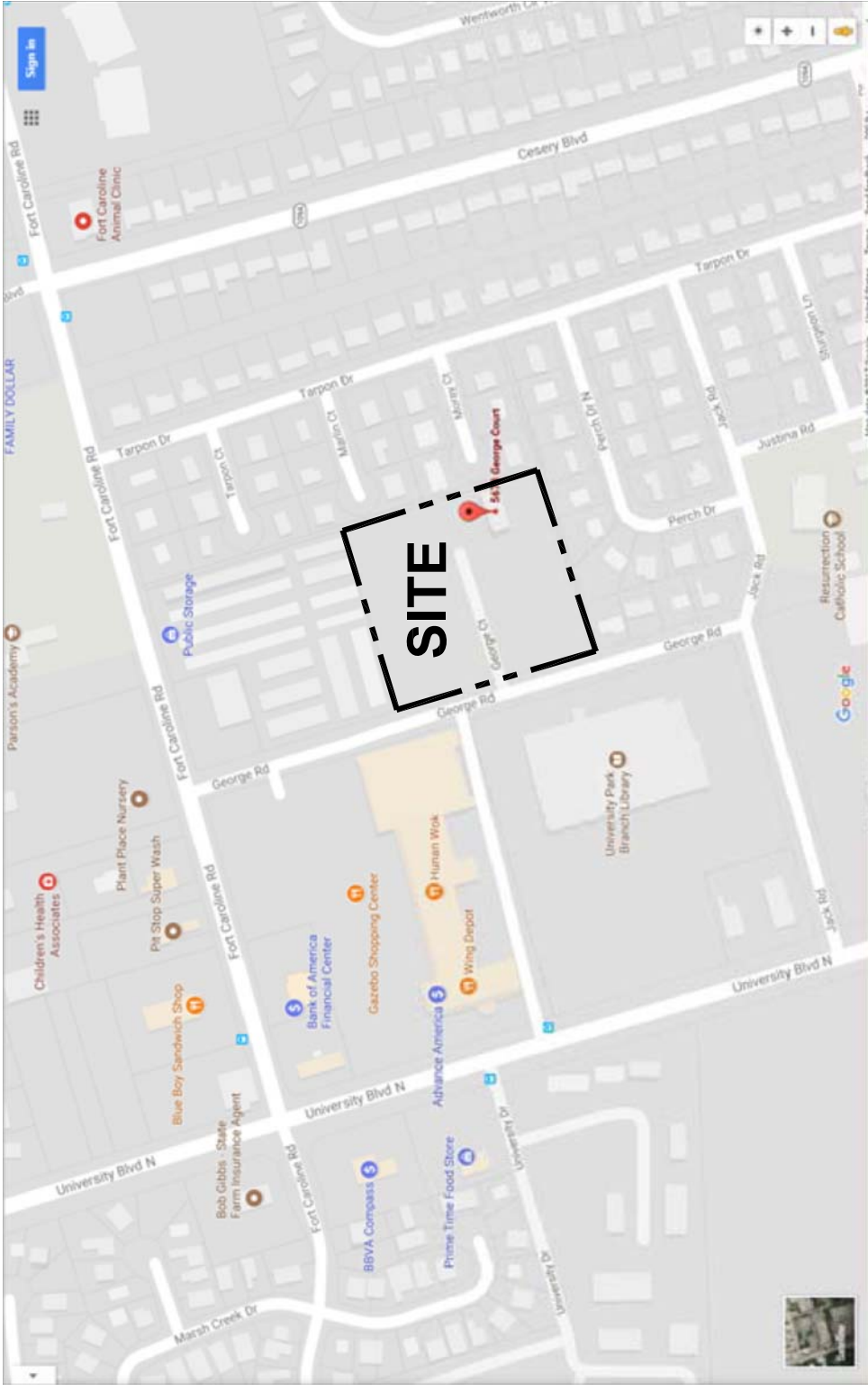
Map Revised date : 08/03/2013

[illegible]

D.B. \_\_\_\_\_  
 Page \_\_\_\_\_  
 Q.M.L. \_\_\_\_\_  
 Legend Book \_\_\_\_\_  
 Building Restriction Line \_\_\_\_\_  
 $L =$  \_\_\_\_\_  
 $Ch =$  \_\_\_\_\_  
 $\Delta =$  \_\_\_\_\_  
 Arc Length equals \_\_\_\_\_  
 Chord Bearing & Distance equals \_\_\_\_\_  
 Delta or Central Angle equals \_\_\_\_\_  
 BY: \_\_\_\_\_  
 WILLIAM J. MELROSE, STATE C

FILE NO. LG-2147





## Vicinity Plan

NTS

Site Area = 4.415 Acres (192, 309 SF)  
Current Land Use - MDR

Property Zoning =

RMD-C @ 2.131 A (15 U/A) = 32 Units Max (32 Proposed)  
RMD-D @ 2.284 A (20 U/A) = 46 Units Max (40 Proposed)

Leasing Office / Clubhouse = 1,935 sf

(4) Resident Buildings (10,927 sf Footprint ea.) = 43,708 sf coverage  
Building Coverage to Lot Area = 243% (1.05 acres of coverage / 4.415 site area)  
Active recreation area = 1,744 sf (Play Structure & Shuffle Board)

Unit Matrix

(6) 1br @ 750 sf min  
(36) 2br @ 900 sf min  
(30) 3br @ 1100 sf min  
Total 72 units

Maximum Building Height = 45'

Parking Count

175 spaces per 1 BR (x6) = 11  
2 spaces per 2 BR (x36) = 72  
225 spaces per 3 BR (x30) = 68  
151 spaces min (- 2%) for Bicycle Spaces

149 Parking Spaces & 3 Bike Min Required  
158 Parking Spaces (incl 1 HC) & 3 Bike Min Proposed

Standard space is 9x18  
HC is 12x18 w/ 5ft aisle (7 total proposed)  
All Two Way Drives are 24' Wide  
All Turning radius min at 30"

Owner: Estate of Christopher B. Chaffe, 5678 George Ct., Jacksonville, FL 32217  
Developer: Southport Development, Inc., 5403 West Gray Street, Tampa, FL 33609

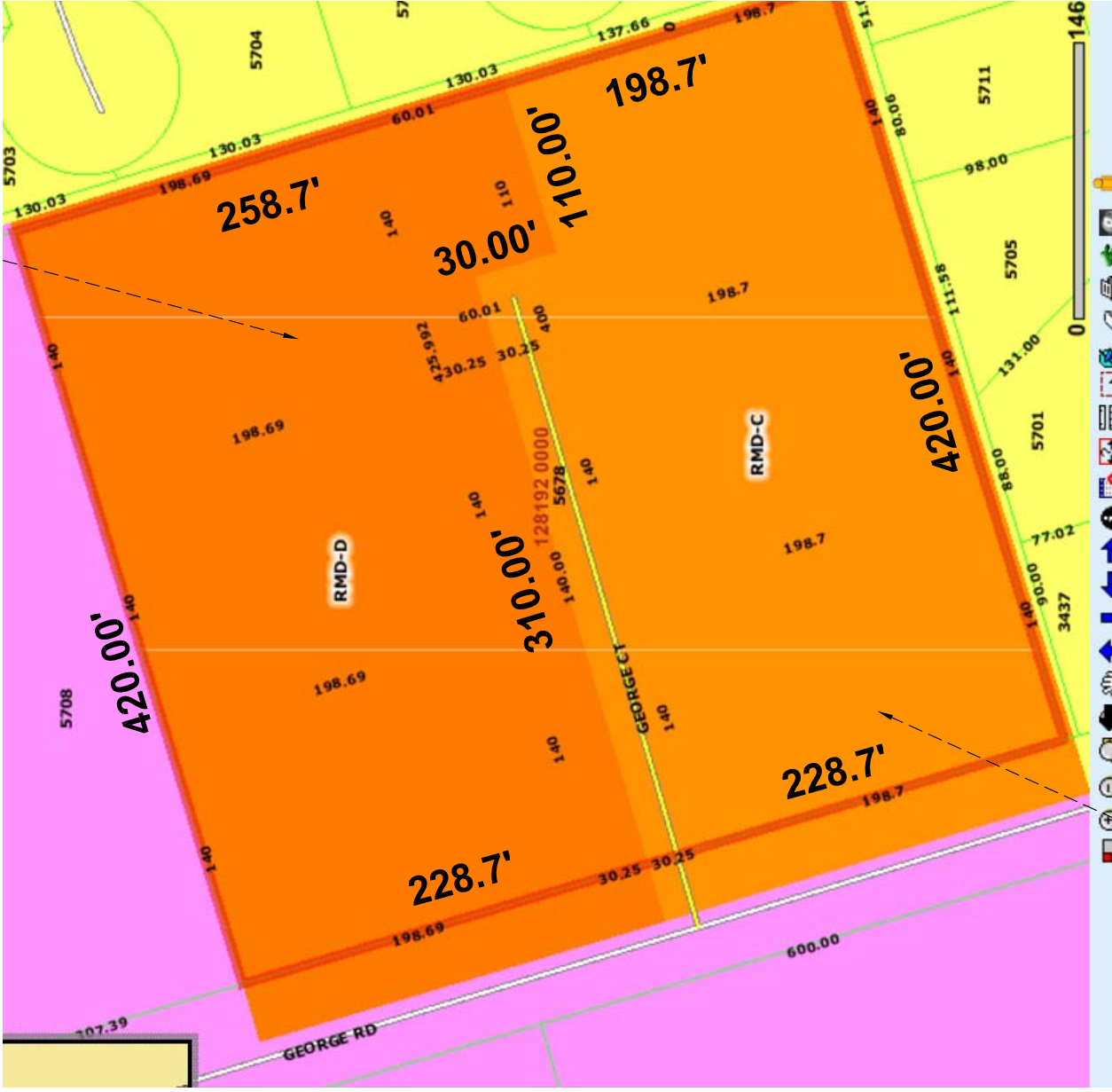
SK-1

Project No. 2017-195C  
Date: August 22, 2017  
Prepared for: Southport Financial Services

RMD-D

99,482 sf (2.284 A)

46 U Max / 40 U Proposed



RMD-C

92,827 sf (2.131 A)  
32 U Max / 32 U Proposed

## Zoning Plan

NTS

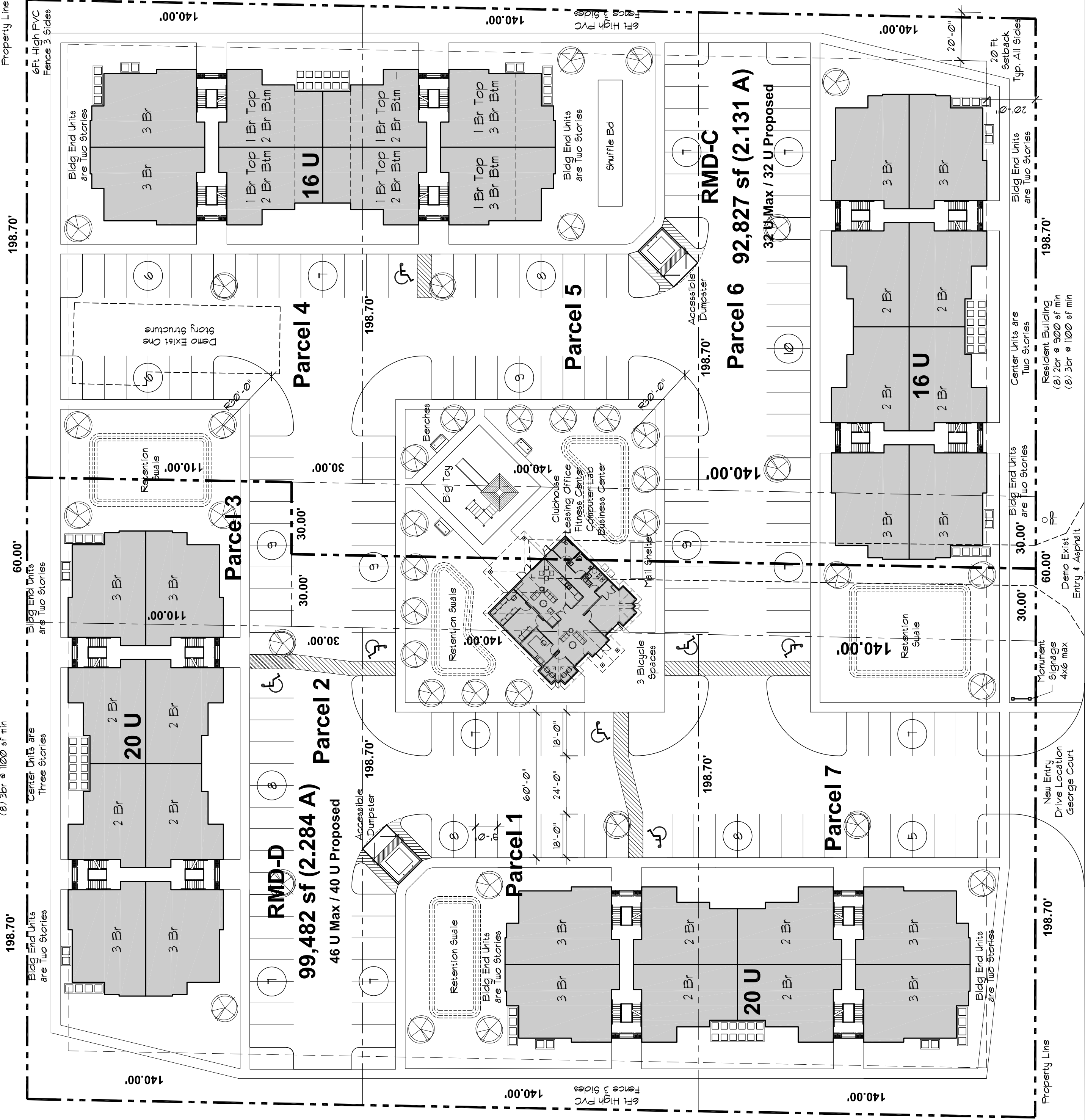
CCG-1  
Storage Trust

Center Units are  
Three Stories  
Resident Building  
(17) 2br @ 900 sf min  
(8) 3br @ 1100 sf min

RLD-60

Arlington Acres (P.B. 29, Page 5)

Resident Building  
(17) 2br @ 900 sf min  
(8) 3br @ 1100 sf min



## Site Plan

1" = 30'-0"



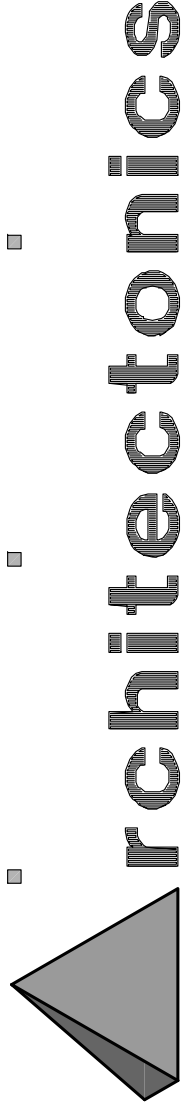
George Road

Parcel ID # 128192 0000

REFER TO OWNER PROVIDED SURVEY FOR  
ALL OTHER EXISTING STREETS, STRUCTURES  
& LOT/PARCEL DESIGNATIONS.

# Georgian Estates Apartments Proposed Affordable Housing

5678 George Ct  
Jacksonville, FL 32277



LIC. # AA-0003347  
218 5th Ave. N St. Petersburg, FL 33701  
Tel 727-323-5676  
Info @ architectonicsstudio.com www.architectonicsstudio.com



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