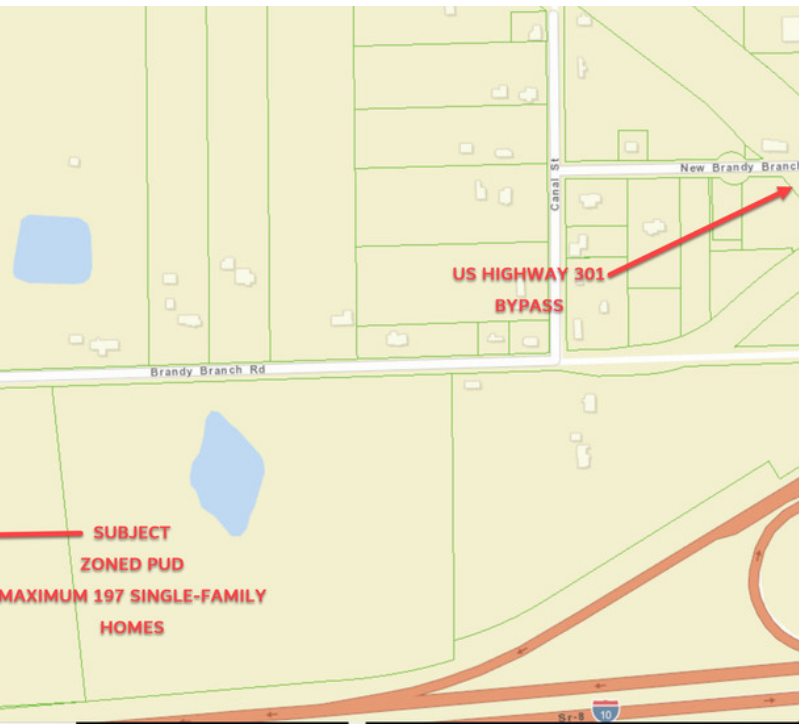


# EXECUTIVE SUMMARY

**SINGLE-FAMILY DEVELOPMENT OPPORTUNITY - 197 LOTS | 0 Brandy Branch Road, Jacksonville, FL 32234**  
*CRES ID: 16036* **PROPERTY WEBSITE**  
**LOOPNET LINK**



## OFFERING SUMMARY

Sale Price: \$4,200,000

Available SF:

Lot Size: 79.0 Acres

Zoning: PUD

Market: Jacksonville MSA

Submarket: West Jacksonville

Price / SF: \$1.22

## PROPERTY OVERVIEW

Vacant Land rezoned for Single Family Development. R -2007-361 allows for a maximum of 197 single-family lots, 60' minimum lots.  
79 Acres of Timberland in the NW Quadrant of I-10 & US Hwy 301

Duval County Property Appraiser's RE 000890-0100

## PROPERTY HIGHLIGHTS

- 79 Acres
- 3200 +/- Feet of Interstate 10 Frontage
- Annual Traffic Count in Excess of 50,000+
- New 301 Bypass Completion in Early 2019 - delivers a signalized intersec access road.
- Water and Sewer - proposed from Town of Baldwin

## SINGLE-FAMILY DEVELOPMENT LAND FOR SALE

**LINDA DANIELS**  
904.304.7222  
ldaniels@cresjax.com

**WARREN TYRE**  
904.910.4201  
watyre@cresjax.com

**CRES COMMERCIAL REAL ESTATE, INC.**  
904.398.5100 | www.cresjax.com  
514-1 Chaffee Point Blvd, Jacksonville, FL 32221

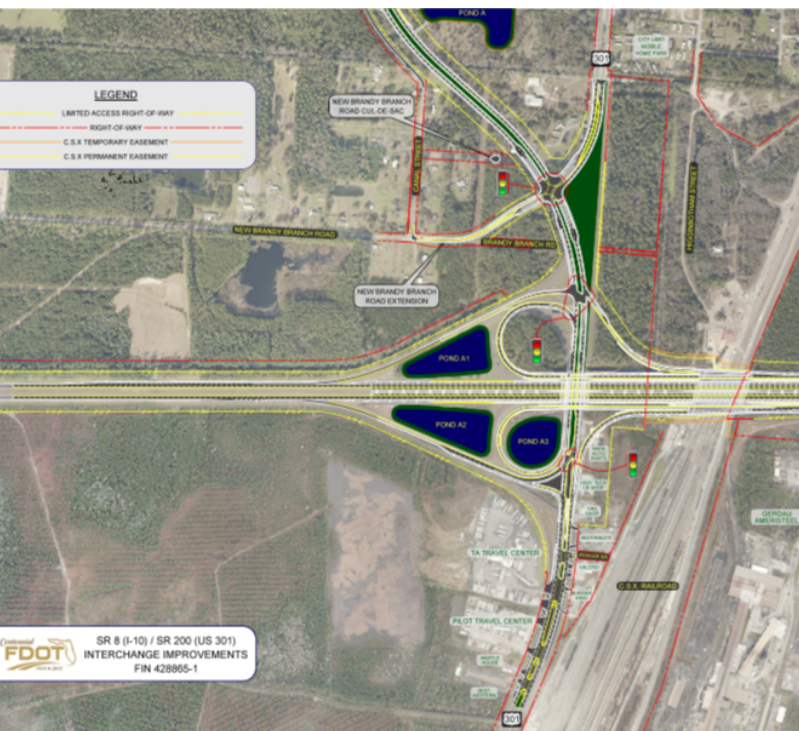
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# ADDITIONAL PHOTOS

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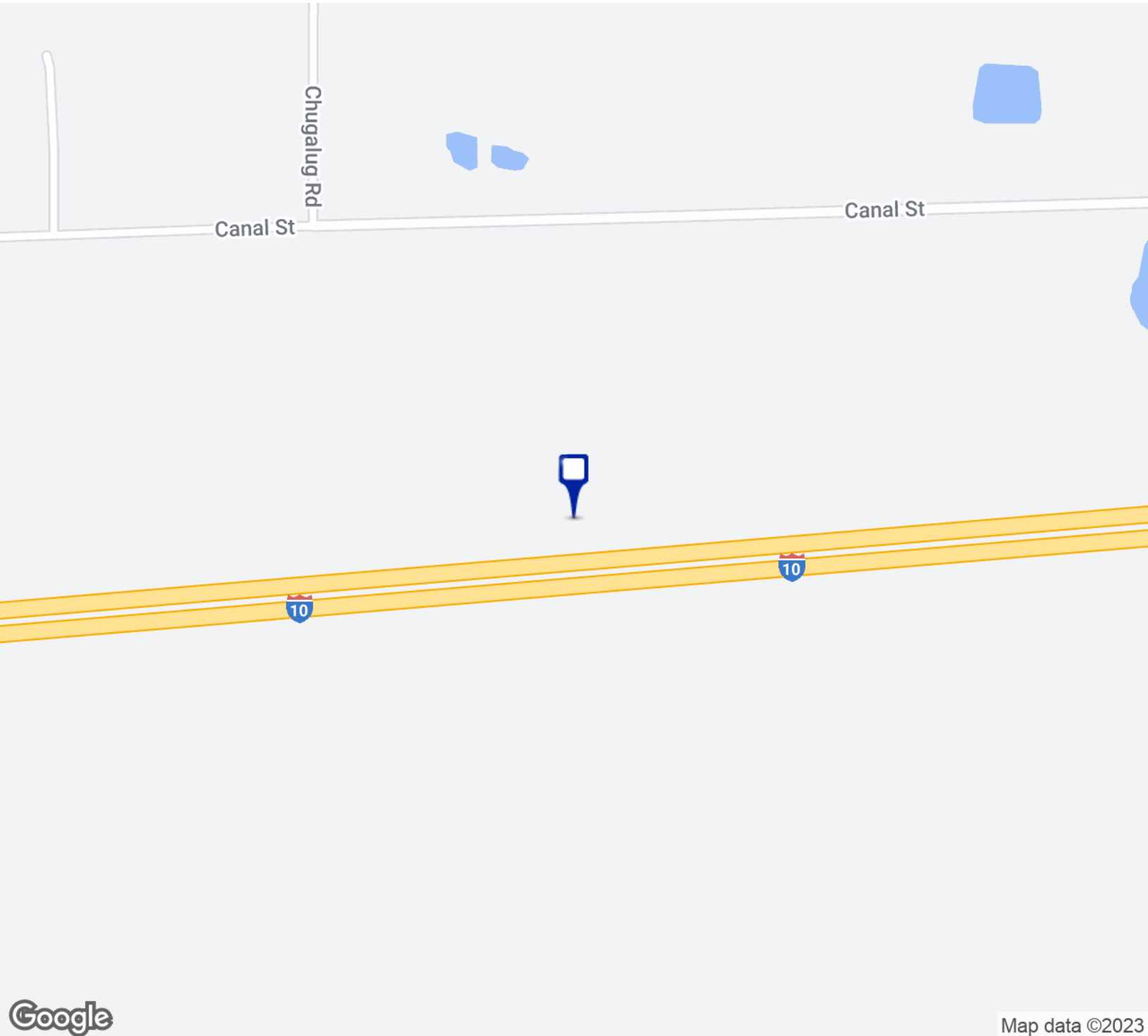
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# LOCATION MAPS



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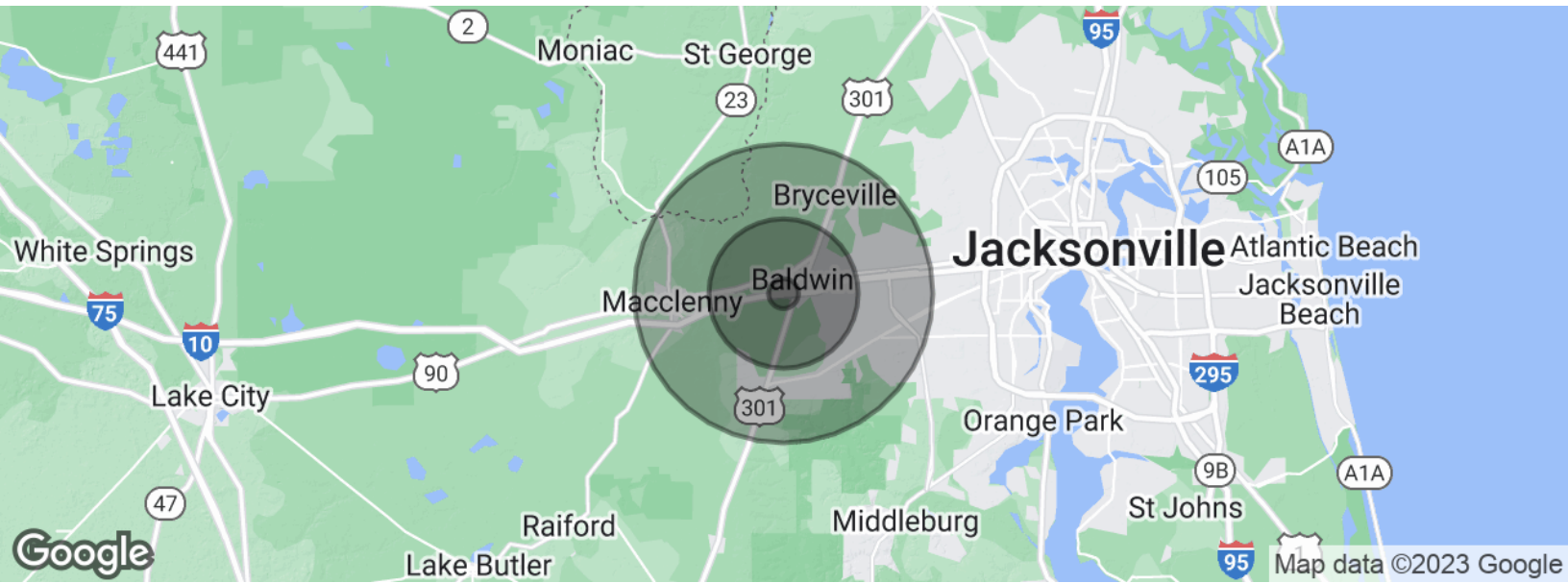
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# DEMOGRAPHICS MAP & REPORT

SINGLE-FAMILY DEVELOPMENT OPPORTUNITY - 197 LOTS | 0 Brandy Branch Road, Jacksonville, FL 32234

CRES ID: 16036



POPULATION	1 MILE	5 MILES	10 MILES
Total population	209	5,088	28,353
Median age	38.0	37.1	35.4
Median age (Male)	37.4	36.5	35.2
Median age (Female)	38.4	37.3	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	71	1,720	9,622
# of persons per HH	2.9	3.0	2.9
Average HH income	\$56,282	\$58,814	\$59,269
Average house value		\$193,540	\$197,661

\* Demographic data derived from 2020 ACS - US Census

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