



AVAILABLE FOR SALE

7.84+/- ACRES VACANT LAND

2865 MAYPORT ROAD, JACKSONVILLE, DUVAL COUNTY, FL



LAND SIZE: 7.84 +/- ACRES
ZONING: CCG-1, CCG-2, RMD-MH & RLD-60
FUTURE LAND USE: CGC, MDR
DESCRIPTION: VACANT WITH A MIX OF COMMERCIAL & RESIDENTIAL ZONING AND LAND USES

DEMOGRAPHIC PROFILE			
	1 MILE	3 MILE	5 MILE
POPULATION	XX,XXX	XX,XXX	XX,XXX
HOUSEHOLDS	XX,XXX	XX,XXX	XX,XXX
AVE HH INCOME	\$XX,XXX	\$XX,XXX	\$XX,XXX
MEDIAN AGE	XX	XX	XX

For More Information, please contact:

SOUTHEAST ASSET SPECIALISTS, LLC

Licensed Real Estate Broker

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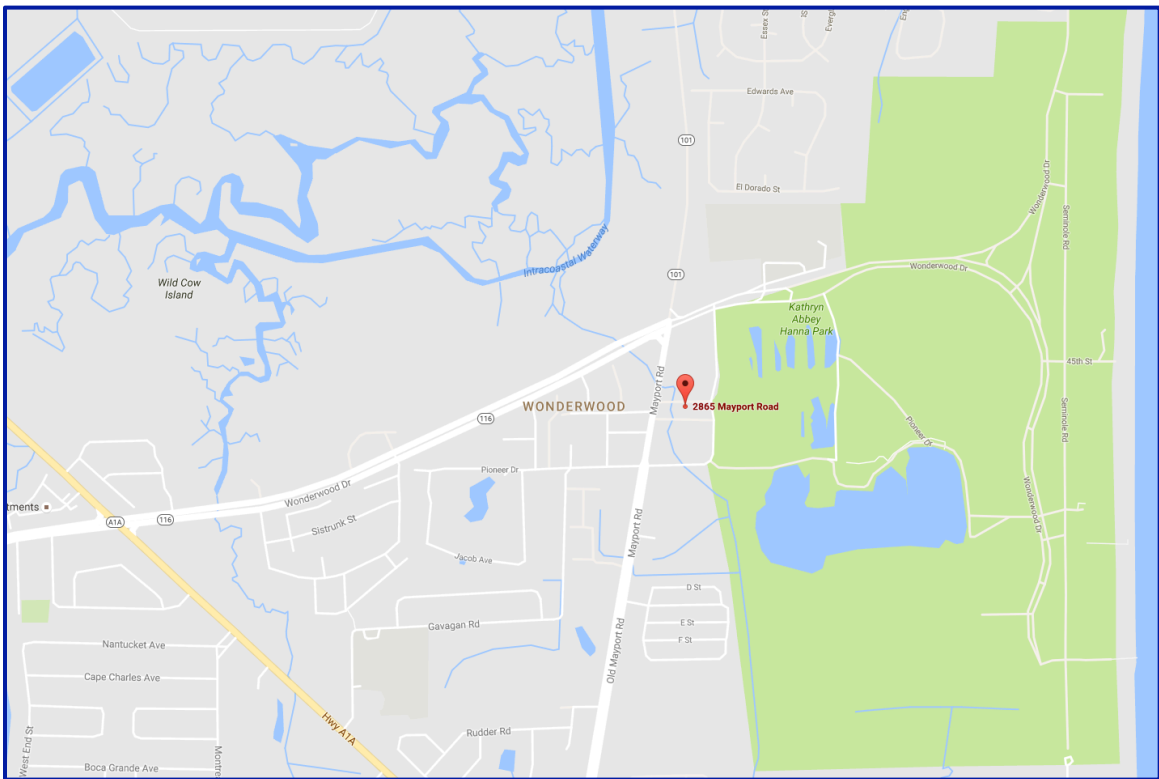
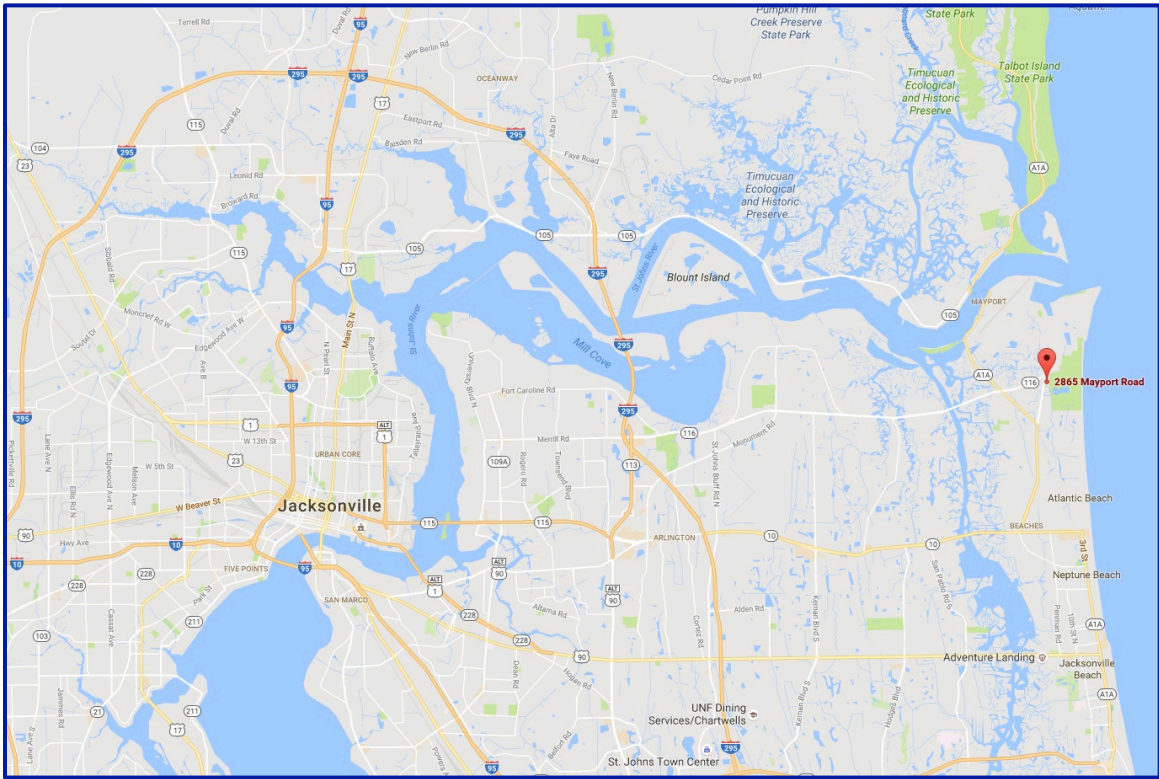
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LOCATION MAPS

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PHOTOGRAPHS

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Southwest Corner – Pioneer Drive
& Mayport Road



View of Frontage along Mayport
Road – Looking North



View of Frontage along Mayport
Road – Looking South

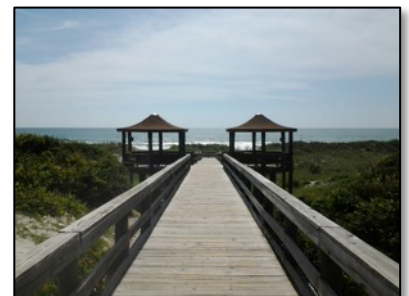
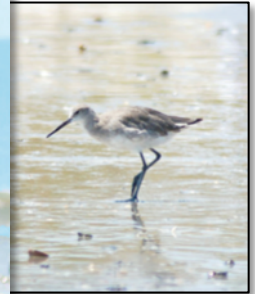


NEARBY AMENITIES

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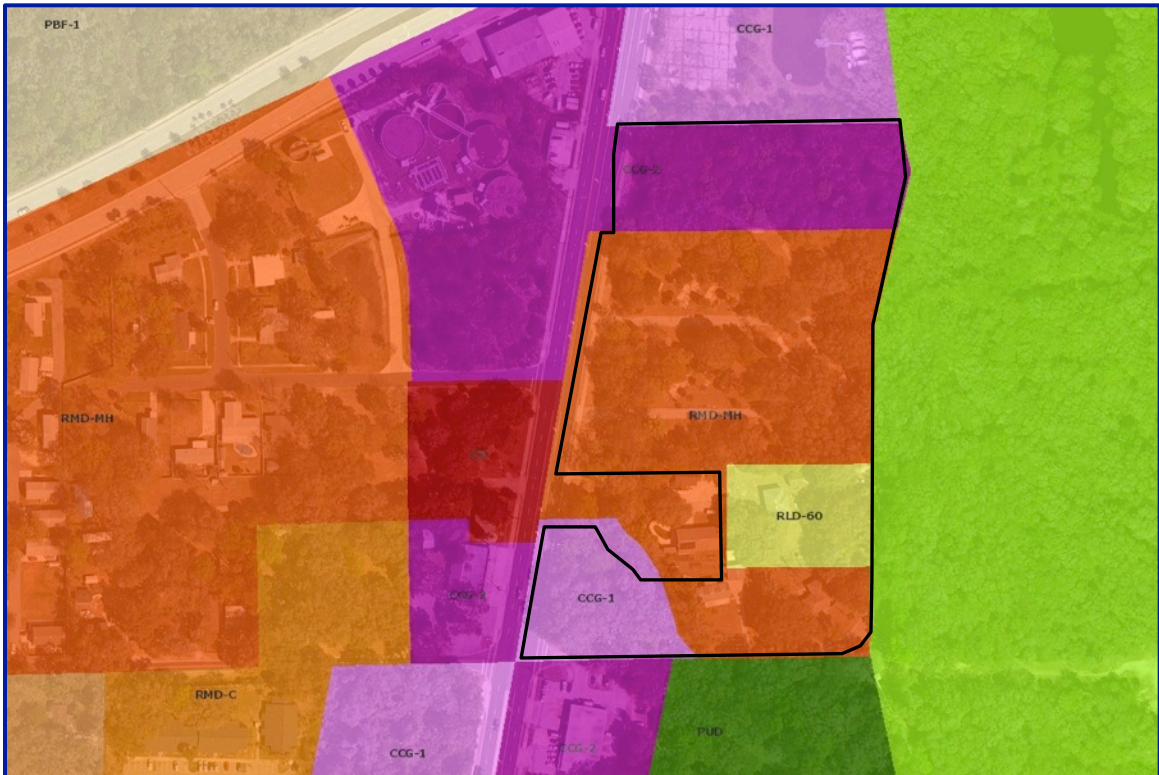
The site is located within walking distance to Kathryn Abbey Hanna Park, a 450-acre park featuring nearly 1.5 miles of sandy beaches, a 60-acre freshwater lake perfect for fishing, kayaking, paddle boats and canoes, as well as wooded campsites. The park also offers picnic tables and grills, scenic hiking trails around the lake and winding through the forest, a ¼-acre water playground, plus numerous other activities and amenities.

For more information about the park, please visit www.jaxparks.com.





ZONING MAP



FUTURE LAND USE MAP

