

For Sale

CBRE

2.93-Acres of Commercial Land

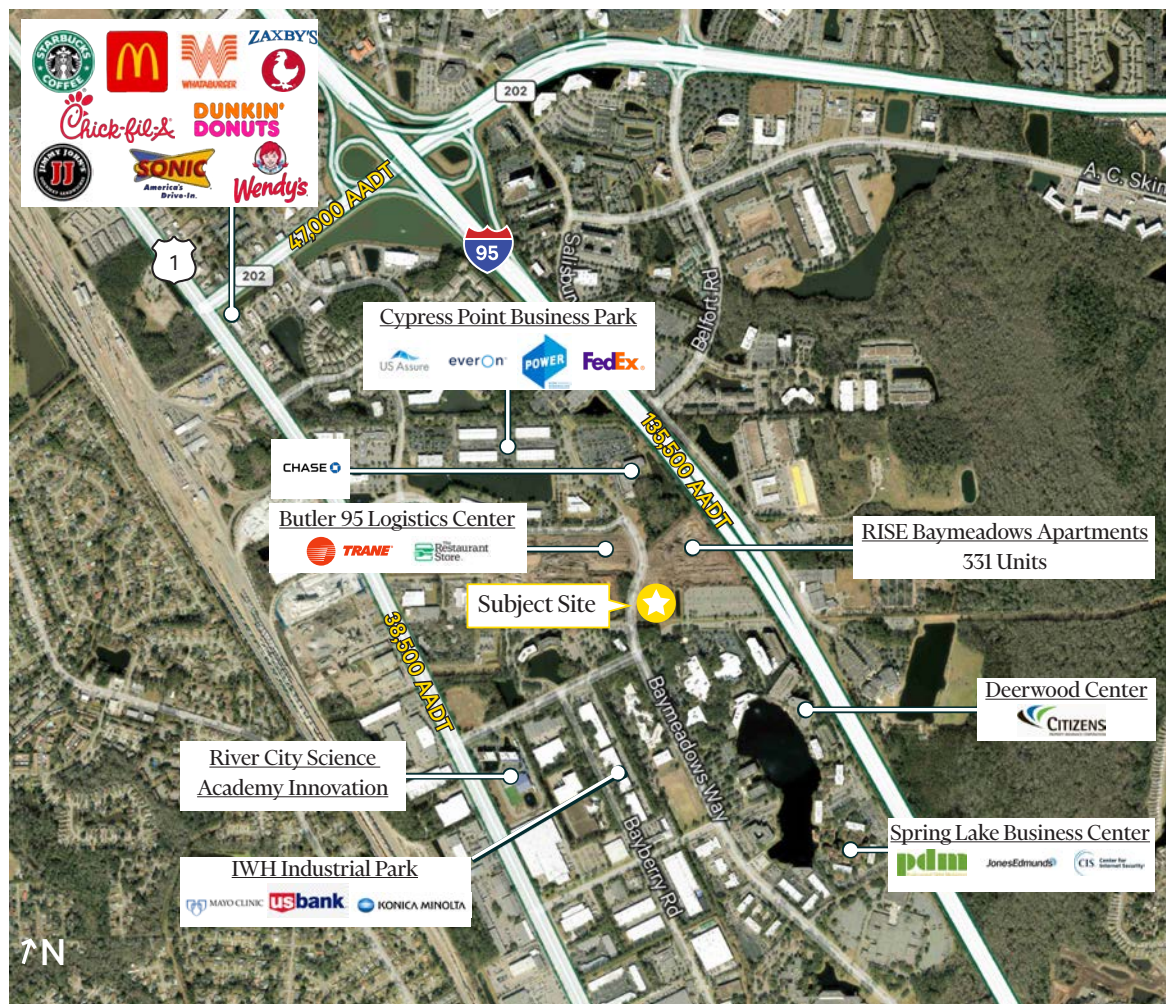
Convenient Access to Major Transportation Routes Including Interstate 95, Interstate 295, US 1 and Interstate 10



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7525 Baymeadows Way W, Jacksonville, FL 32256

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Size	2.93 acres 152578-2080
Zoning	PUD / HDR
Use Description	RES HD 20-60 UNITS PER ACRE
Flood Zone	Flood Zone X
Utilites	Water, sewer, electric available

Proximity Chart (<2 miles)		
Name	Type	Distance
JTA Bus Route 27 Stop	Transit	0.01 miles
JTA Bus Route 27 Stop (2x)	Transit	0.1 miles
Duval County Charter School (K-12)	School	0.3 miles
River City Science Academy (K-8)	School	0.5 miles
Chappell Schools Deerwood (Pre-School)	School	0.7 miles
Amar European Grocery Store	Grocery	0.9 miles
BJ Wholesale Club	Grocery	1.1 miles
Southeastern Pharmacy	Pharmacy	1.2 miles
CVS Pharmacy	Pharmacy	1.3 miles
JTA Park-n-Ride (BRT Station)	Transit	1.5 miles
Guidepost Montessori at Baymeadows (Pre-School)	School	1.5 miles
Winn-Dixie	Grocery	1.7 miles
Winn-Dixie Pharmacy	Pharmacy	1.7 miles

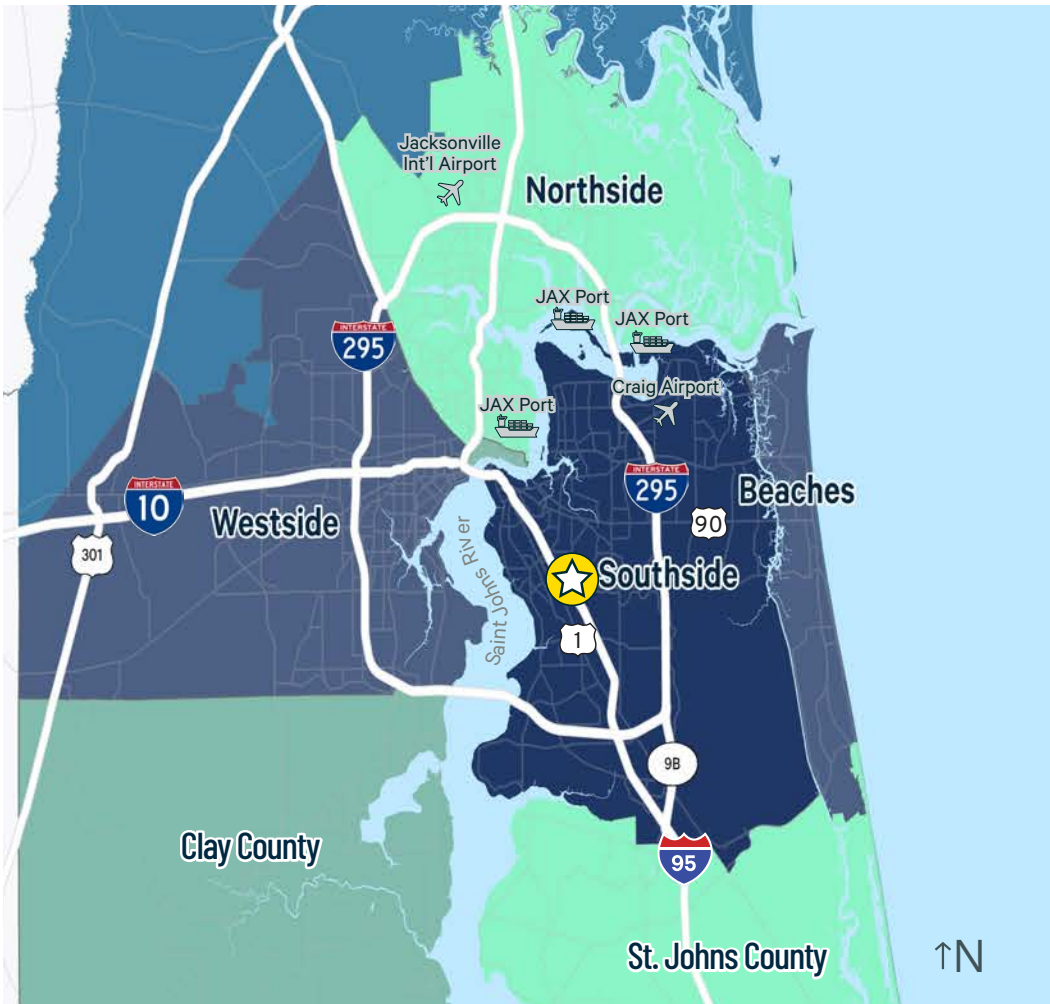
Summary

This 2.93-acre site is entitled for up to 160 multifamily units by right under PUD Ordinance 2024-661-E, with flexibility for alternative uses, including hospitality, through a PUD modification. Positioned in Jacksonville's Baymeadows corridor with dual frontage and direct access to I-95, I-295, US-1, and I-10, it sits directly adjacent to the 331-unit RISE Baymeadows apartments.

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For More Information, Please Contact:

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Key Metrics	10 mins	20 mins	30 mins
Population	92,155	533,873	1,198,983
Daytime Population	148,017	694,752	1,278,379
Businesses	8,187	353,190	530,495
Bachelor's Degree or Higher	28,547	155,358	330,273
Avg HH Income	\$94,191	\$104,128	\$111,239
Labor Force (Transportation, Production, Material Moving)	6,753	36,581	78,673

Points of Interest	
US-1 (Philips Hwy)	0.5 miles
I-95	2 miles
I-295	2 miles
FEC Intermodal	2.7 miles
I-10	3 miles
Jaxport Talleyrand	12.7 miles
Jaxport Dames Point	19.7 miles
Jaxport Blount Island	20.5 miles
CSX Intermodal	20.5 miles
Norfolk Southern Intermodal	21 miles
Jacksonville International Airport	24 miles
Port of Savannah	151 miles
Port of Tampa	216 miles
Port of Charleston	249 miles

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