

DEVELOPMENT OPPORTUNITY

0 Chaffee Rd Jacksonville, FL 32220 | \$560,000



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PROPERTY OVERVIEW

0 Chaffee Rd Jacksonville, FL 32220

- Purchase price: \$560,000
- Lot Size: 13.37 acres
- Pond: 4.45 acres
- AADT: 8,600
- Zoning: RR-ACRE/AGR
- Utilities: Public Water across the street
- Parcel ID: 001474-0110



RR-ACRE (Rural-Residential Acre) zoning district is intended for low-density rural residential development with large lot sizes and a limited development intensity. This zoning classification supports uses such as estate-style single-family homes, rural residential communities, agricultural activities, and accessory rural uses, making it well suited for redevelopment opportunities seeking a spacious setting with flexibility for residential or agricultural-oriented projects.

AGR (Agricultural) zoning district is intended to preserve agricultural and rural land uses while allowing for limited low-density residential development. This classification supports a variety of agricultural operations, farming activities, single-family residences, and related rural uses, making it well suited for agricultural investment, rural estates, or long-term land redevelopment opportunities with significant open space and flexibility.

PROPERTY DESCRIPTION

0 Chaffee Rd Jacksonville, FL 32220



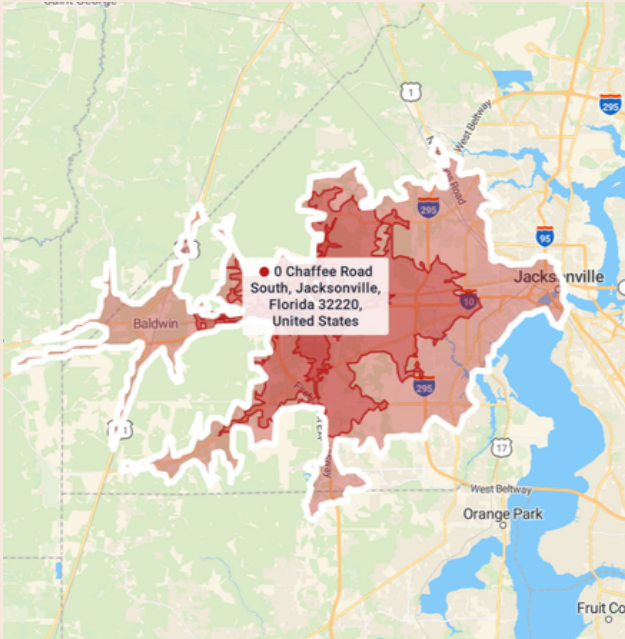
Discover a rare investment opportunity in the heart of Jacksonville's rapidly expanding Westside. Spanning 13.37 acres with prime frontage on Chaffee Road, this strategically located parcel sits just moments from the I-10 interchange, offering unparalleled connectivity to the First Coast Expressway and the greater Jacksonville metro area. A standout feature of this property is the expansive 4.45-acre pond, which provides a significant head start for developers by serving as a pre-existing retention solution. With a split zoning of RR-Acre and AGR, the site offers a versatile canvas for those looking to capitalize on the region's aggressive growth and high-demand infrastructure.

The surrounding corridor is currently a hotbed for major development, underscored by the Chaffee Square retail center, the ongoing widening of Chaffee Road, and the nearby Plaza at Normandy anchored by Publix. Industrial and commercial giants like Amazon and Boeing have solidified the Westside as an economic powerhouse, while over 6,600 new housing units in the immediate submarket drive the need for further residential and service-oriented projects. Whether you are looking to develop a private estate or rezone for a high-density project, this parcel is positioned perfectly to ride the wave of West Jacksonville's transformation. Buyer to obtain all due diligence.

BENCHMARK DEMOGRAPHICS

Chaffee Rd N, Jacksonville, Florida, 32220

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

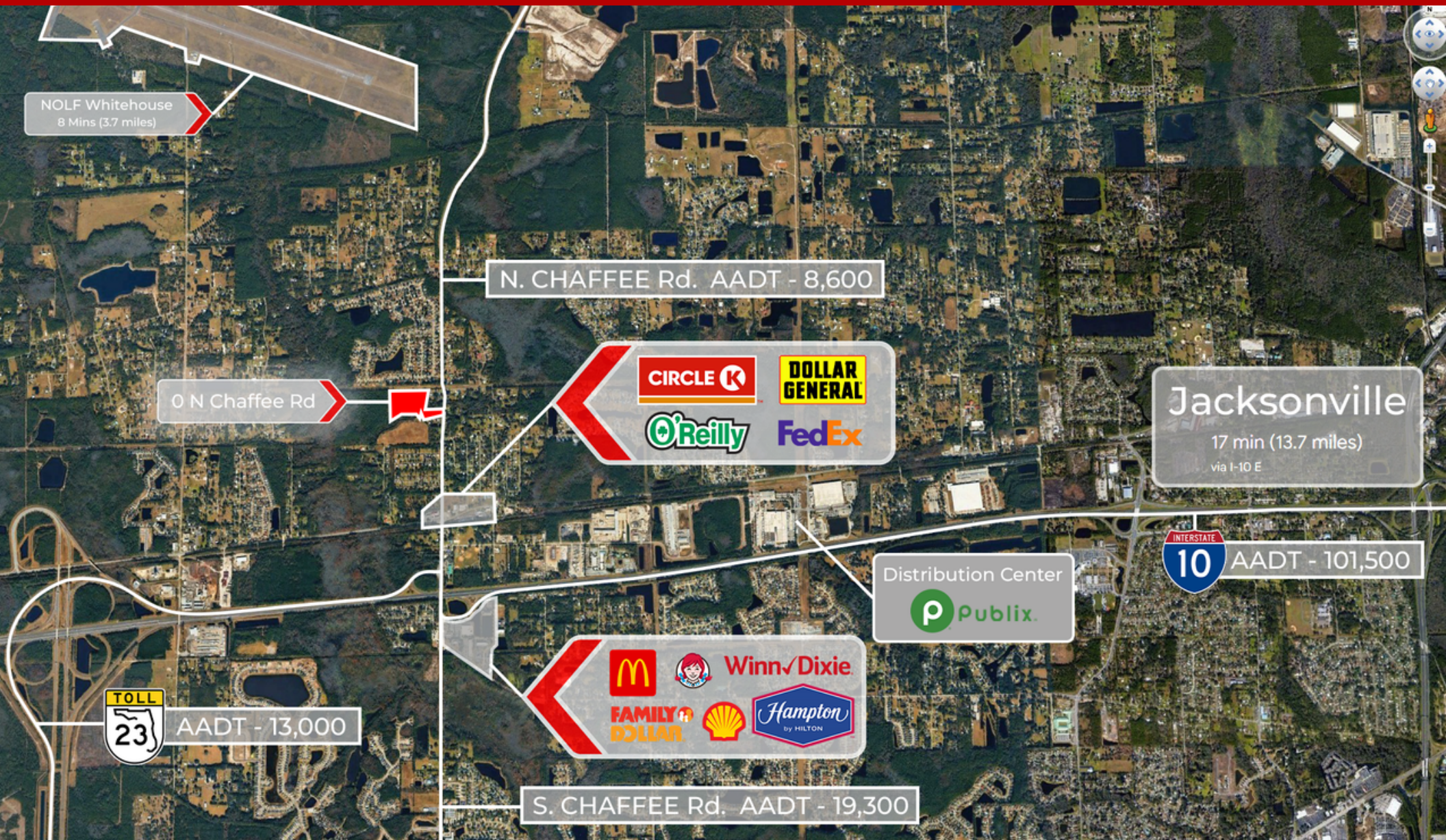
THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	4.85%	5.79%	6.23%	5.69%	5.44%	4.69%	5.39%
5 - 9	5.52%	6.32%	6.44%	5.93%	5.86%	5.03%	5.75%
10 - 14	6.64%	6.52%	6.31%	5.73%	6.04%	5.34%	5.98%
15 - 19	5.59%	6.43%	6.56%	6.05%	6.22%	5.84%	6.47%
20 - 34	16.71%	18.45%	20.01%	21.29%	19.22%	18.43%	20.33%
35 - 54	27.01%	25.68%	25.42%	25.70%	25.63%	24.41%	25.20%
55 - 74	27.35%	24.47%	22.88%	22.41%	23.50%	25.55%	22.82%
75+	6.47%	6.34%	6.13%	7.24%	8.09%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	7.3%	6.0%	10.0%	9.8%	8.1%	8.0%	8.3%
\$15,000-\$24,999	5.6%	4.2%	5.4%	5.5%	5.0%	5.8%	5.9%
\$25,000-\$34,999	6.4%	5.7%	7.4%	6.4%	5.8%	6.7%	6.3%
\$35,000-\$49,999	5.5%	7.7%	12.1%	11.0%	9.8%	10.5%	9.8%
\$50,000-\$74,999	19.3%	16.9%	18.4%	17.8%	16.5%	16.9%	15.6%
\$75,000-\$99,999	21.3%	16.6%	14.1%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	21.1%	25.0%	20.1%	18.9%	19.6%	18.4%	17.8%
\$150,000-\$199,999	8.1%	10.6%	6.7%	7.5%	9.3%	8.7%	9.8%
\$200,000+	5.4%	7.4%	5.8%	10.3%	13.0%	12.1%	14.0%
KEY FACTS							
Population	3,286	32,483	98,735	1,054,465	1,764,628	23,027,836	339,887,819
Daytime Population	2,255	23,647	94,267	1,140,746	1,765,462	22,846,618	338,218,372
Employees	1,672	16,218	47,984	525,747	841,514	10,832,721	167,630,539
Households	1,227	11,859	37,196	431,039	699,626	9,263,074	132,422,916
Average HH Size	2.68	2.73	2.64	2.39	2.47	2.43	2.50
Median Age	42.8	39.9	38.2	38.7	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	353,893	355,730	312,035	355,630	395,594	416,969	370,578
Owner Occupied %	85.7%	80.0%	66.0%	58.2%	66.7%	67.2%	64.2%
Renter Occupied %	14.3%	20.0%	34.0%	41.8%	33.3%	32.8%	35.8%
Total Housing Units	1,306	12,665	40,600	468,453	767,323	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$80,285	\$87,485	\$69,965	\$74,128	\$82,649	\$78,205	\$81,624
Per Capita Income	\$35,446	\$37,459	\$33,553	\$41,767	\$45,252	\$44,891	\$45,360
Median Net Worth	\$285,249	\$292,978	\$164,715	\$153,805	\$249,654	\$253,219	\$228,144

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