

LAND WITH INCOME

For ~~Sale~~ **GIVE AWAY!**

Jacksonville, FL

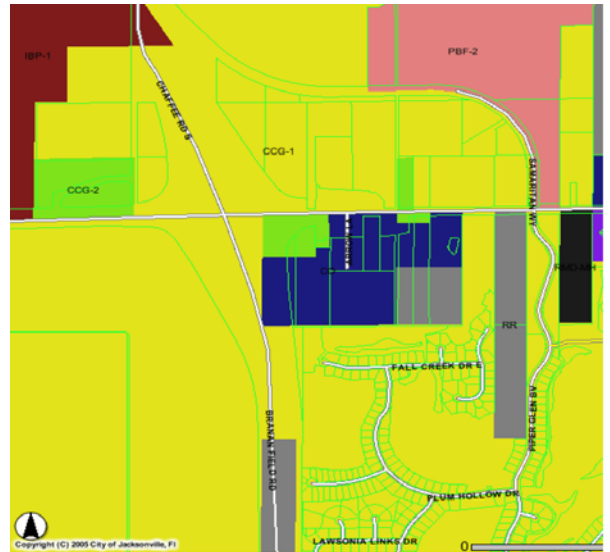
Seller Financing
Zoned CO
Rezone to CRO for:
100-150 Multi-Family
Units with Golf course
views, or
Shopping Center

SE Corner of Branden Field Chaffee Rds and 103rd Street

Backs up to Bentwood
Golf Course

Price: ~~\$1,500,000~~
~~\$750,000~~
\$425,000

Acreage: 12.57 + -
Utilities: Well & Septic.
City Water and Sewer
available at 103rd St.
adjacent to site.



ZONING MAP
(Purple = CO)



Current zoning for 12.57 acres is C0 (Commercial Office) Easy re-zoning to CRO or PUD for Retail and Multi-Family Use (20 units per acre). **Current use of the front parcel is a 9 unit mobile home park (\$24,000 NOI).** Approximately 4 to 5 acres in the rear of the south parcel is incumbered by low quality wetlands. The wetlands area may not be built on without mitigation, but it can be used for density calculations.

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