

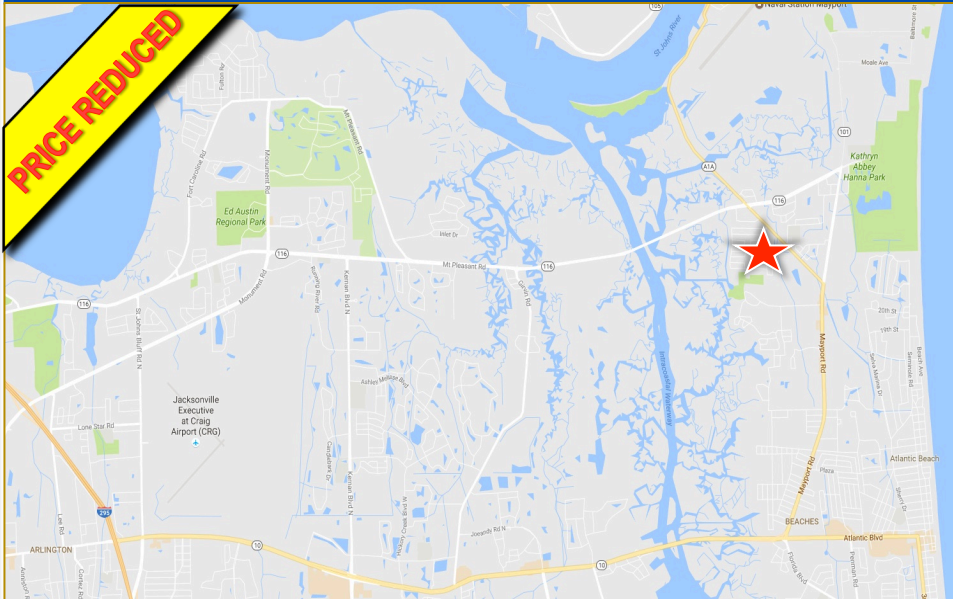
VACANT LAND FOR SALE

XXX SR-A1A, JACKSONVILLE, DUVAL COUNTY, FL

REDUCED TO \$795,000

~~\$895,000~~

PRICE REDUCED



7.12± ACRES OF VACANT LAND LOCATED ON THE SOUTHWEST SIDE OF SR-A1A DIRECTLY ACROSS FROM SHANGRI-LA DRIVE, NORTHWEST FROM MAYPORT ROAD AND SOUTH OF WONDERWOOD DRIVE, CITY OF JACKSONVILLE, DUVAL COUNTY, FL

Other pertinent information:

- There is 2.99± Acres of wetlands along with a 0.8± Acre "tidal ditch" leaving 4.74± Acres of buildable uplands.
- Zoning is PUD; FLU is MDR, Medium Density Residential
- This site was once included in the "Creekside PUD" that was approved in 2006, that allowed an overall density of 11.8 DU/Acre. However, PUD has been amended over time with the lower 14.57± Ac developed as Anthem Lakes Memory Care, and the adjacent 24.57± Ac being developed by Lennar Homes as 153 TH units known as Atlantic Beach Preserve"



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