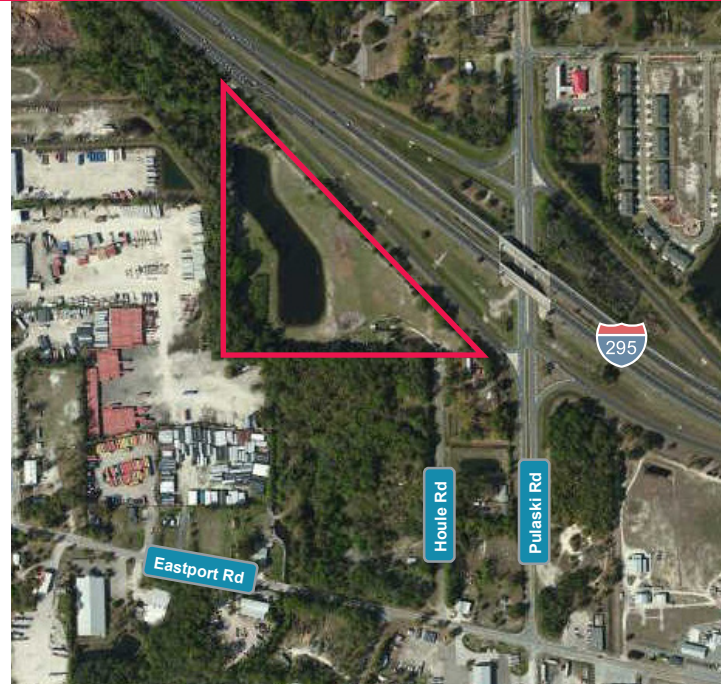


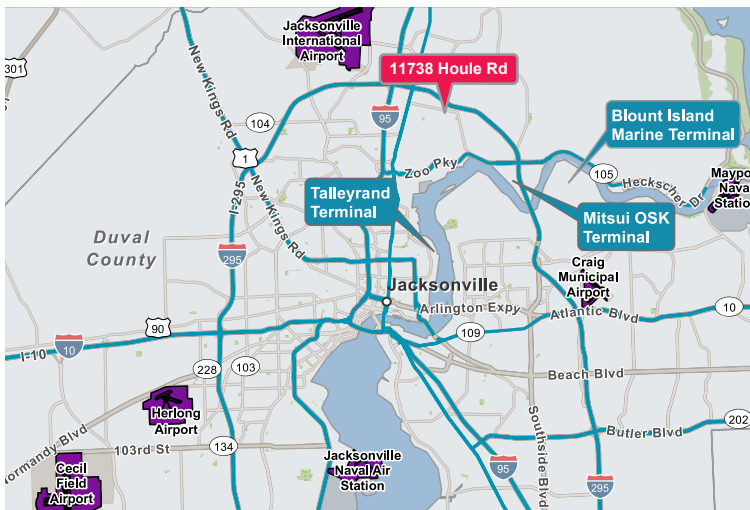
11738 Houle Rd

Jacksonville, FL | 32218



±13.74 AC Land For Sale

As exclusive agents, we are pleased to offer the following property for sale:



- ◆ ±13.74 AC for sale
 - ◆ Zoned: IL (Industrial Light)
 - ◆ Located at the intersection of I-295 & Pulaski Rd
 - ◆ Located in the Northside Industrial Submarket & minutes from JAXPORT, Blount Island & Mitsui Terminals
 - ◆ Site is cleared & currently green belted
 - ◆ ±1,620' of frontage on I-295
 - ◆ Two adjacent sites totaling ±10.72 could also be purchased to allow access/frontage on Eastport Rd, Houle Rd & I-295.
- Total acreage for all three sites: ±24.46 AC**
- ◆ Water, sewer & electric on Eastport Rd
 - ◆ **SALE PRICE: \$3,500,000**

For further information, please contact our exclusive agent:

Bobby Gatling First VP bgatling@phoenixrealty.net

Newmark Grubb Phoenix Realty Group, Inc.
T 904.399.5222, M 904.616.2469
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

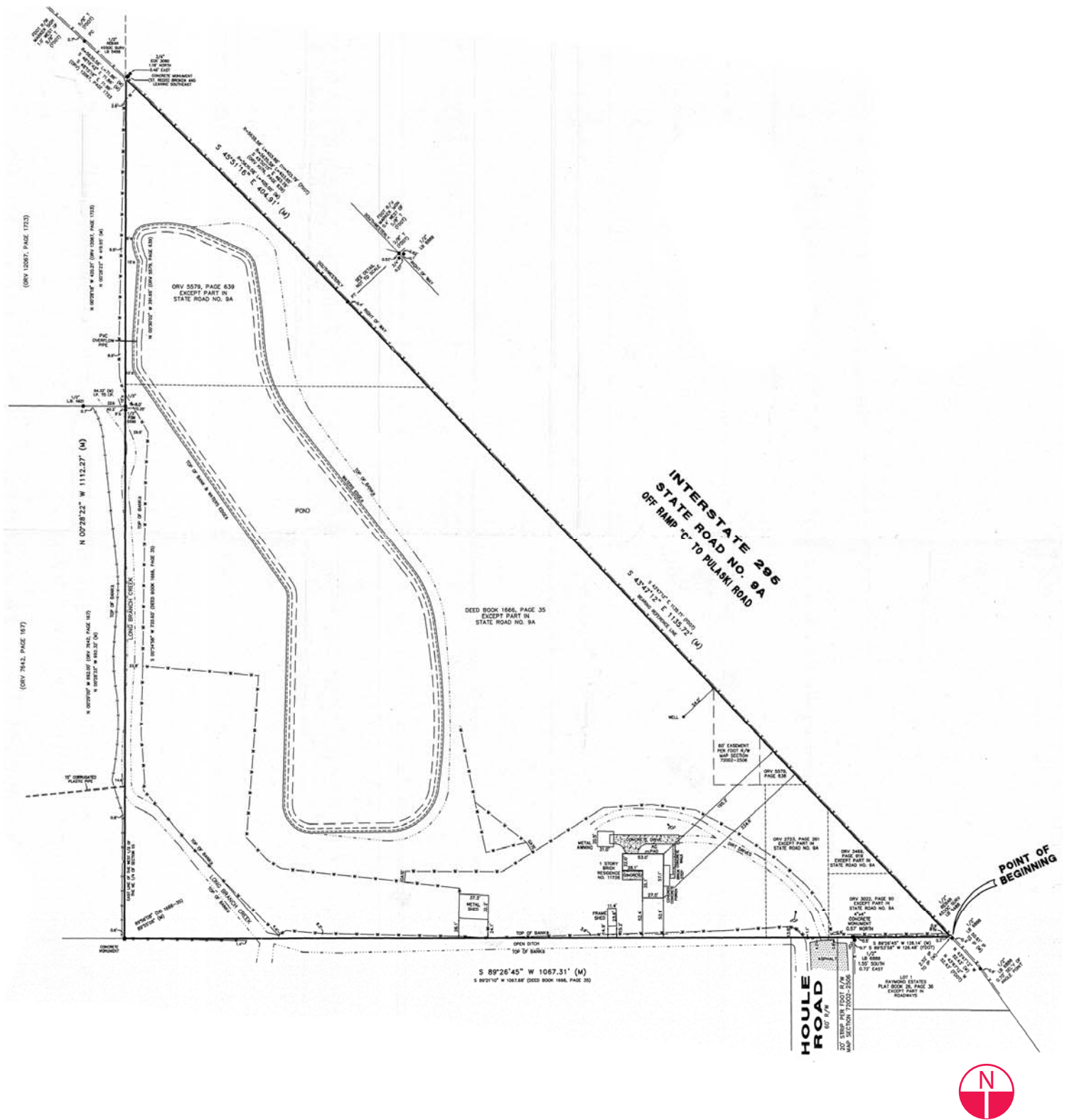
Newmark Grubb
Phoenix Realty Group

www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Survey

11738 Houle Rd | Jacksonville, FL



Newmark Grubb Phoenix Realty Group

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