



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

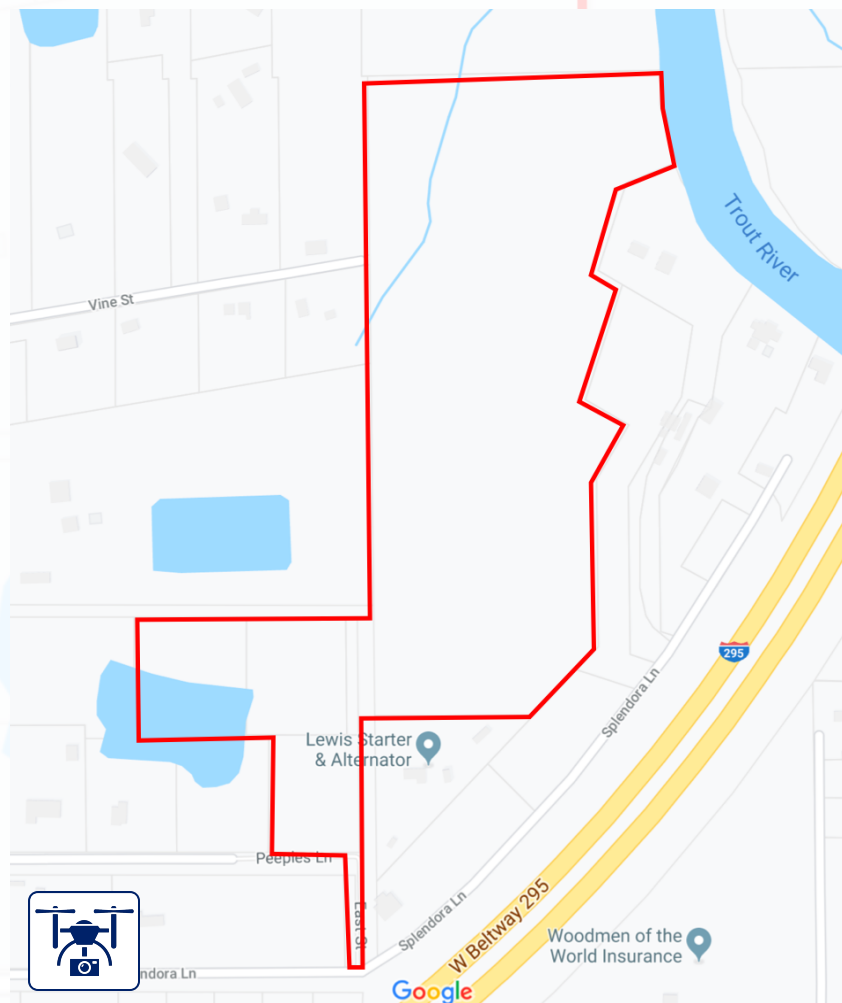
## **TROUT RIVER GARDENS**

**\$1,570,000.00**

**29.27 ACRES  
SINGLE FAMILY DEVELOPMENT OPPORTUNITY**

**EAST STREET & SLENDORA RD  
JACKSONVILLE, FL 32219**

**FOR SALE**



CBCWORLDWIDE.COM

### **OFFICE**

Ronald W Palmer  
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**COLDWELL BANKER COMMERCIAL  
PREMIER PROPERTIES**

1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084  
904.827.1717



# TROUT RIVER GARDENS

East Street and Slendora Road, Jacksonville, FL 32219

SALE



## OFFERING SUMMARY

Sale Price:	\$1,570,000
Available SF:	
Lot Size:	29.27 Acres
Zoning:	RR-RES LD 3-7
Market:	Jacksonville
Submarket:	North Side
Price / SF:	\$1.23

## PROPERTY OVERVIEW

Market-rate single and multifamily affordable housing demand drivers come mostly from the area's history as an affordable, efficient logistics node. North Side has several large industrial projects under construction, comprising millions of SF and much more in the proposed pipeline. Should any single megaproject move forward, or any one of a dozen smaller projects, demand for housing in the submarket is almost certain to jump. Furthermore, I-295 and I-95 provides easy access to Jacksonville's revitalizing downtown, with several major employers announcing office-using job additions.

## PROPERTY HIGHLIGHTS

- With little inventory, North Side is subject to fluctuations in vacancy and rent growth as new deliveries come on line. The submarket is decidedly logistics driven, containing Jacksonville's main seaport; the International Airport; I-95; and the Jacksonville perimeter, I-295. Blue-collar jobs have a significant presence as the submarket sees burgeoning industrial growth, in part due to North Side's transportation infrastructure. While rent growth has also fluctuated over the expansion, landlords have pushed rents aggressively
- There were two high-profile transactions in 2019, including one of the newest properties to deliver in the North Side expansion.

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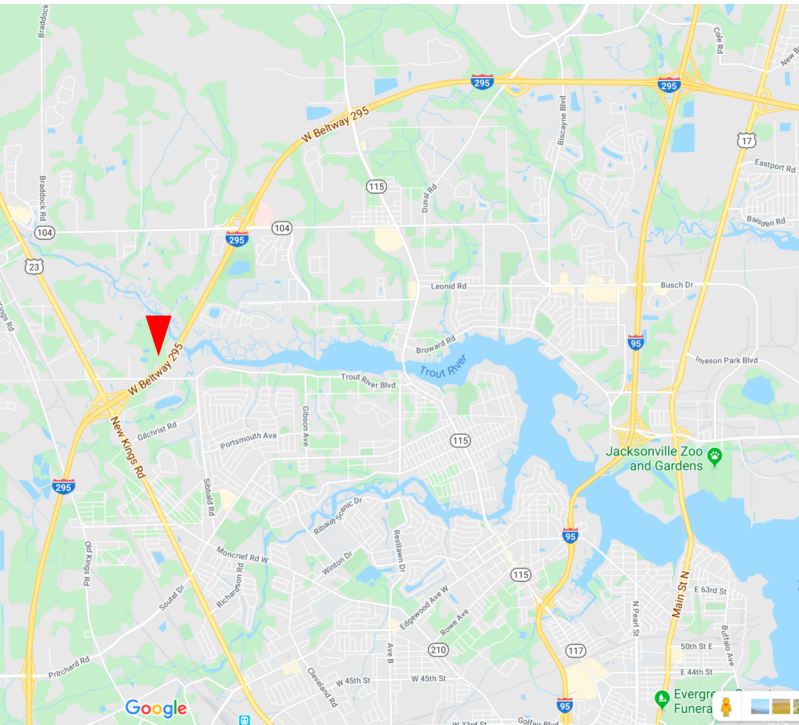
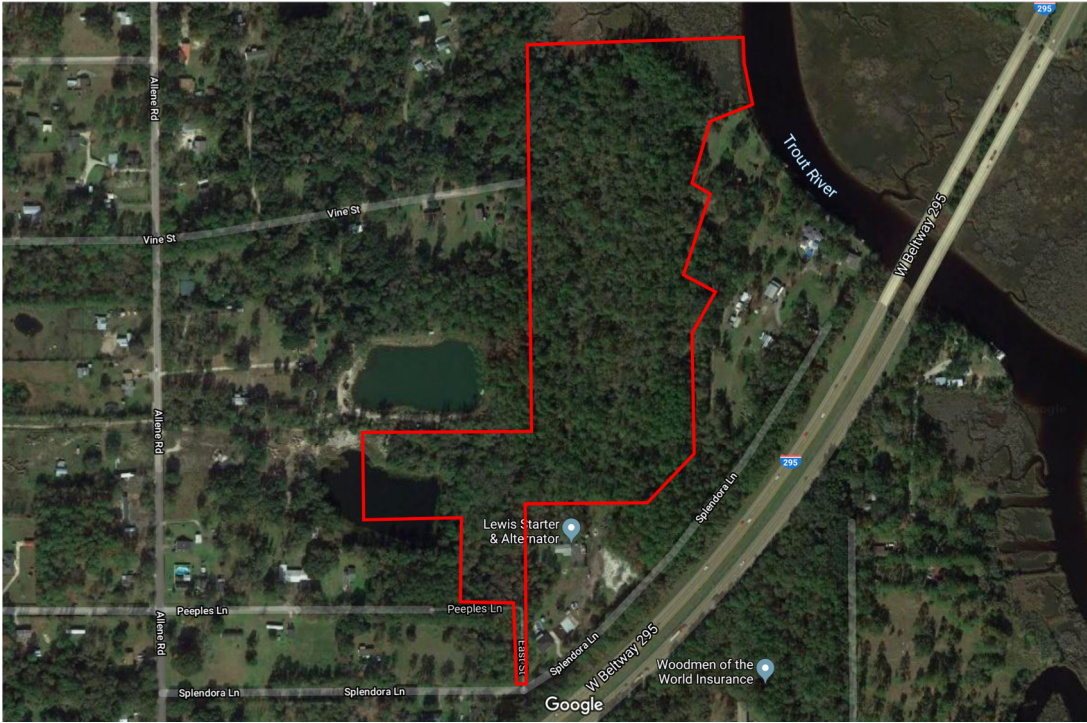
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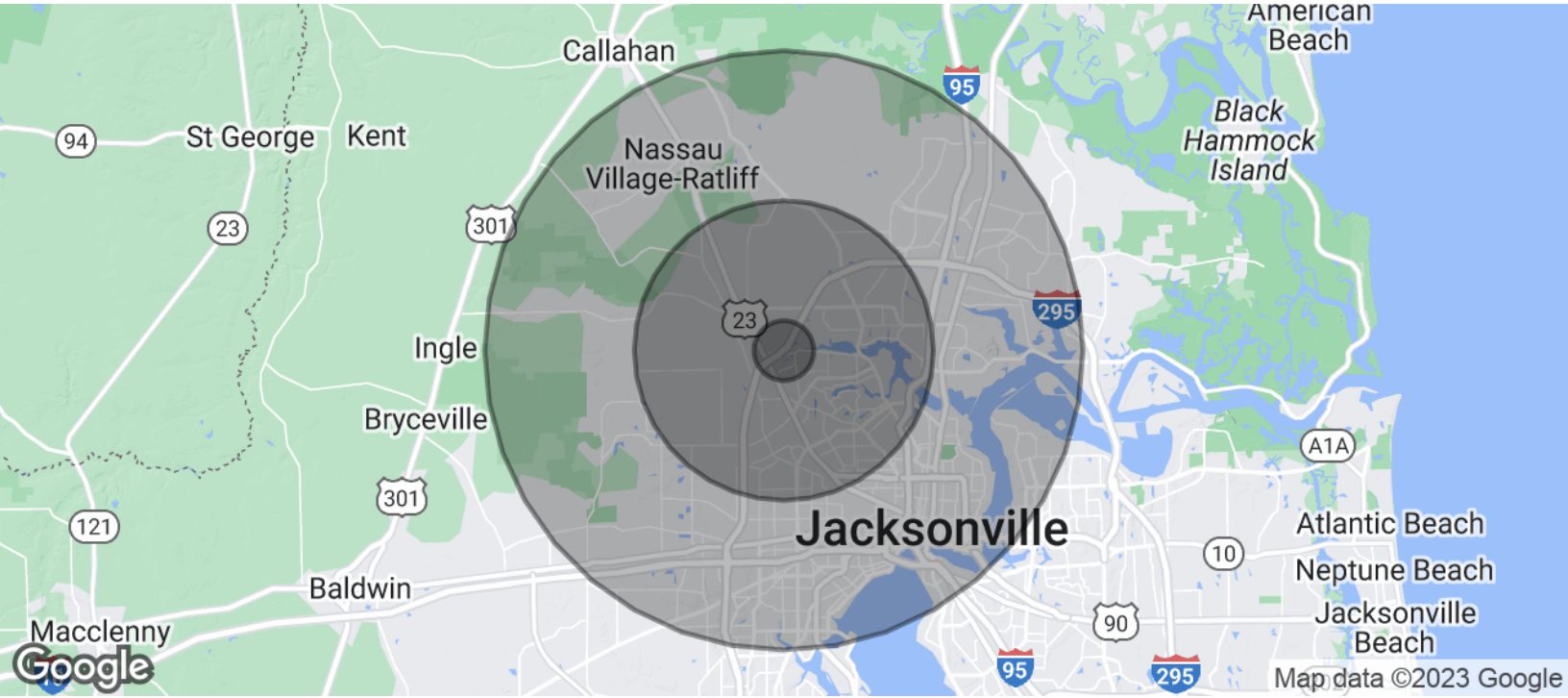
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,496	67,052	278,574
Average age	40.5	37.1	35.6
Average age (Male)	38.9	34.4	33.8
Average age (Female)	42.2	39.4	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	951	25,163	106,917
# of persons per HH	2.6	2.7	2.6
Average HH income	\$50,354	\$47,429	\$48,100
Average house value		\$142,742	\$164,756

\* Demographic data derived from 2020 ACS - US Census

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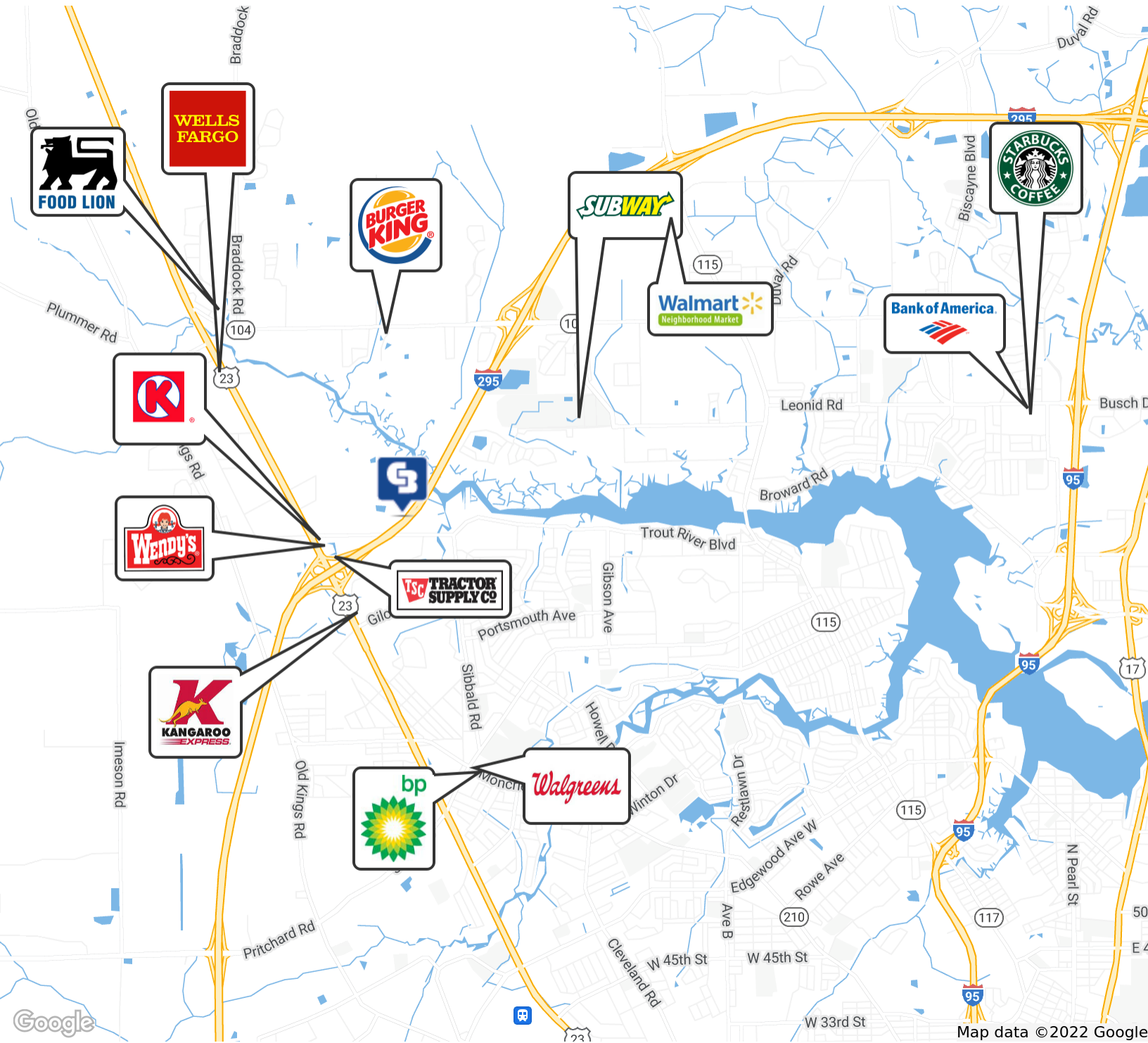
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Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure: 1

Wetland Delineation Assessment Map

**Andrew Williams Trust - Vine Street Properties**

Project: 5.19383 Duval County, FL. Date: Jan 02 2020

**CARTER ENVIRONMENTAL SERVICES, INC.**

42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786  
www.carterenv.com

Andrew H Williams Revocable Trust

Attachment "A"

Total 29.27 Acres

12478 Masters Ridge Dr.

Jacksonville, FL 32225-5758

William Andrew H

021160-0500 0 Vine St

LN	Legal Description
1	18-1S-26E 23.501
2	PT W1/2 OF NE1/4 RECD O/R 18786-1172
3	BEING PARCEL 1

021183-1025 0 Grove St

LN	Legal Description
1	12-68 18-1S-26E 2.000
2	TROUT RIVER GARDENS
3	PT LOT 11 RECD O/R 18786-1172
4	BEING PARCEL 4

021183-1050 0 Grove St

LN	Legal Description
1	12-68 18-1S-26E 1.79
2	TROUT RIVER GARDENS
3	PT LOT 11 RECD O/R 18786-1172
4	BEING PARCEL 3

021183-1055 0 Grove St

LN	Legal Description
1	12-68 18-1S-26E .206
2	TROUT RIVER GARDENS
3	E 30FT OF LOT 11

Andrew H Williams Revocable Trust      Attachment "A"      Total 29.27 Acres

12478 Masters Ridge Dr.

Jacksonville, FL 32225-5758

William Andrew H

021183-1300    6037 Peeples Ln

LN	Legal Description
1	12-68 18-1S-26E 1.63
2	TROUT RIVER GARDENS
3	PT LOT 12 RECD O/R 18786-1172
4	BEING PARCEL 5

021188-0200    0 East St

LN	Legal Description
1	12-68 18-1S-26E .150
2	TROUT RIVER GARDENS
3	PT LOT 19 RECD O/R 18786-1172
4	BEING PARCEL 6