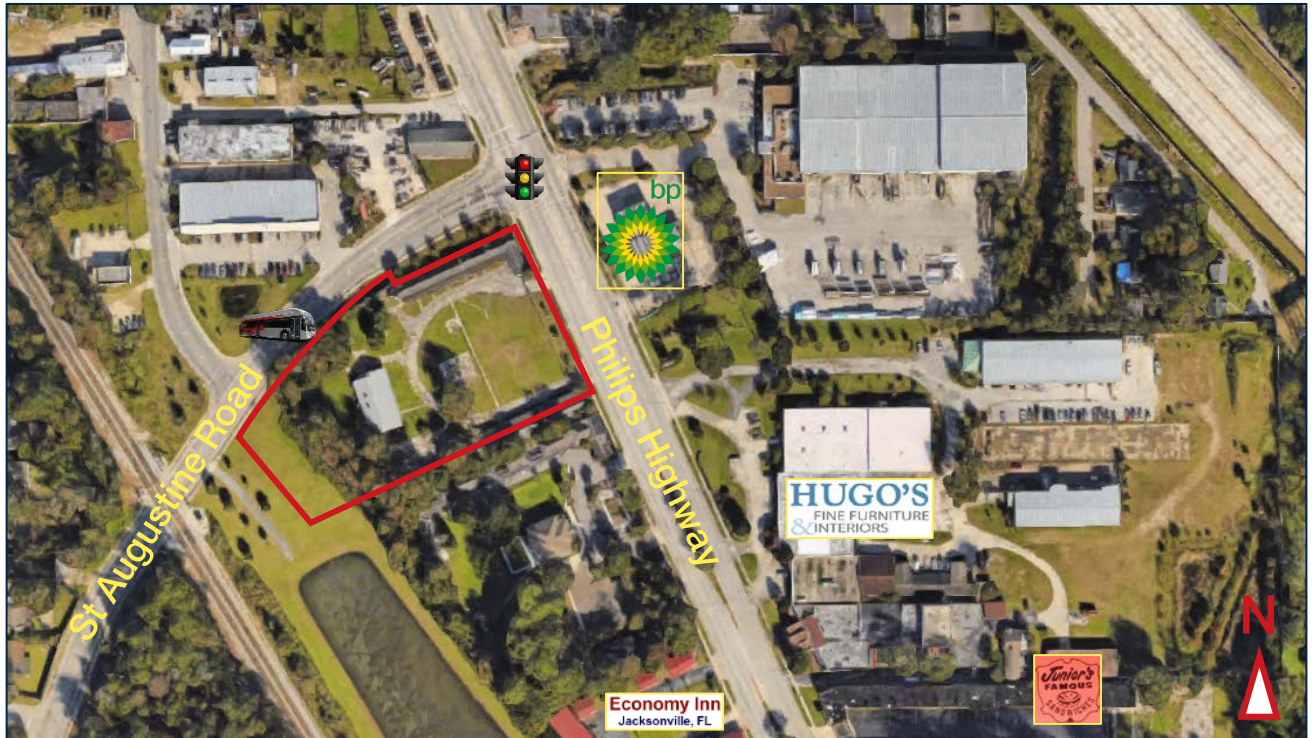


FOR SALE



PHILIPS HIGHWAY

3036 Philips Highway
Jacksonville, FL 32207



PROPERTY HIGHLIGHTS

CITY: Jacksonville

COUNTY: Duval

TAX DISTRICT: City of Jacksonville

ACRES: 2.9 +/-

FRONTAGE: Philips Highway (285+/- Feet) and St. Augustine Rd. (445 +/- Feet)

MINIMUM OFFER AMOUNT: \$480,000

PARCEL ID: 130412-0100 & 130411-0600

ZONING: Commercial Community General (CCG-2)

FUTURE LAND USE: Community General Commercial (CGC)

ACCESS: Right-in Right-out off Philips Highway

TRAFFIC TRIPS: 28,000 AADD

FLOOD ZONE: X, Out of 100 Year Flood Hazard Zone

SEWER: JEA Utility Service

BUILDING STRUCTURES: 3 Motel Buildings —11,990 SF (Built 1942)

2.9 +/- Acres

Philips Highway
3036 Philips Highway
Jacksonville, FL 32207

Property Overview



PROPERTY DESCRIPTION

The subject property consist of two parcels totaling approximately 2.9+/- acres of CCG-2 zoned land as well as three vacant motel buildings totaling 11,990+/- square feet. This parcel is located at the southwestern corner of Philips Highway (US 1) and St. Augustine Road (3-way signalized intersection) and is within Jacksonville's Enterprise Zone. With an estimated 275 feet of frontage along Philips Highway and a railroad track running behind this property, it has a number of development uses from motel to retail to light industrial.

INVITATION TO OFFER (ITO)

The minimum acceptable offer is **\$480,000**. Any offers less than the minimum offer amount will be considered counterproposals and will be deemed non-responsive and rejected. The offer shall be accompanied by an earnest money deposit of \$20,000. For more information including the ITO Conditions and Sales Contract please visit www.myfloridalands.com.

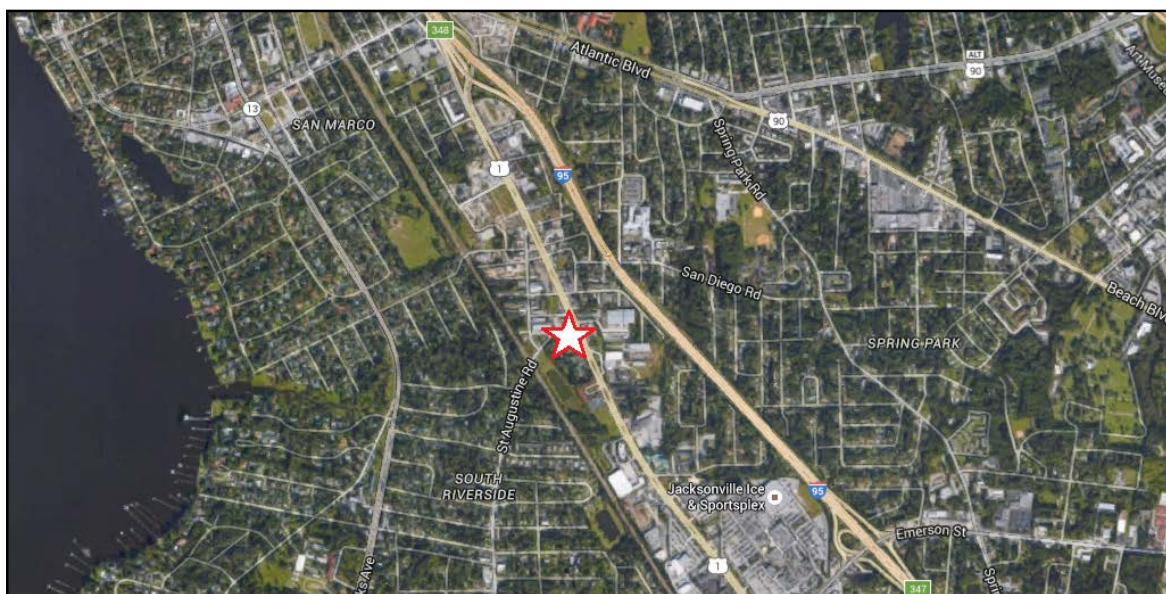
The subject property is being sold "as is", "where is". Offers will be accepted until **12:00 NOON, EDT, THURSDAY, SEPTEMBER 8, 2016**. The Florida Department of Environmental Protection or Savills Studley Occupier Services are not responsible for offers mailed but not received by **12:00 NOON, EDT, THURSDAY, SEPTEMBER 8, 2016**. All offers received by the deadline will be publicly opened at **1:00 PM EDT, THURSDAY, SEPTEMBER 8, 2016**.

2.9 +/- Acres



Philips Highway 3036 Philips Highway Jacksonville, FL 32207

Property Location



2.9 +/- Acres



Philips Highway

3036 Philips Highway
Jacksonville, FL 32207

Property Photos



FOR MORE INFORMATION PLEASE CONTACT:

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RANDALL C. MILLS / 727.421.8789 / rcmills@savills-studley.com / www.myfloridalands.com

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