

Corner of New Berlin and Starratt/Pulaski Roads

## North Jacksonville Development Site



- Great Apartment Site
- 14 Acres wrapping Lighted Corner
- Land Use CGC & Zoned PUD
- \$2,750,000 or \$196,428/Acre
- 2.6 Additional Contiguous Acres
- Near SR 9A(I-295) off Pulaski Exit
- 95%+ Useable Site Area
- Concurency Reserved w/Fair Share Agreement (96,000 Sq Ft Shopping Ctr for \$1,667,110) based on 367 trips ITE calculator has 200 apartments at 124 trips
- Surveys Completed/Wetland Lines Verified
- Across from Food Lion



**COLLIERS  
DICKINSON**

Colliers Dickinson  
24th Floor  
One Independent Drive  
Jacksonville, Florida 32202  
Tel: 904.358.1206  
www.colliersdickinson.com

**Douglas Blair**  
Senior Associate  
dblair@colliersdickinson.com

**Robert Selton, III**  
Vice President  
bobs@colliersdickinson.com

New Berlin

Sales & Leasing | Investment | Property Management | Site Selection | Valuation | Consulting

\*Colliers Dickinson Inc. dba Colliers International is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 240 offices throughout more than 50 countries worldwide. Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.