



## 1 + AC | COLLINS ROAD & PINEVERDE LANE

Collins Road & Pineverde Lane  
 Jacksonville, FL 32244

TOMMY ELLIS  
 D - 904.770.4111  
 M - 904.910.7611  
 tommy@cantrellmorgan.com



# PROPERTY OVERVIEW

SALES PRICE: \$285,000

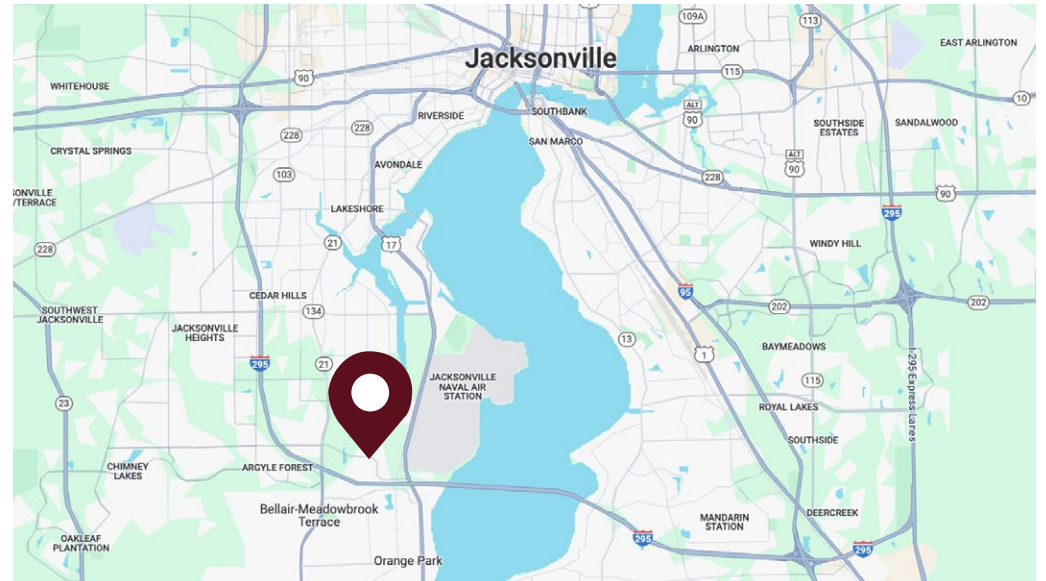
## PROPERTY HIGHLIGHTS

- 1+ Acre
- OFFSITE RETENTION
- Zoning - PUD

## DEMOGRAPHICS

1 Mile  
3 Miles  
5 Miles

**POPULATION**  
8,919  
59,987  
138,076

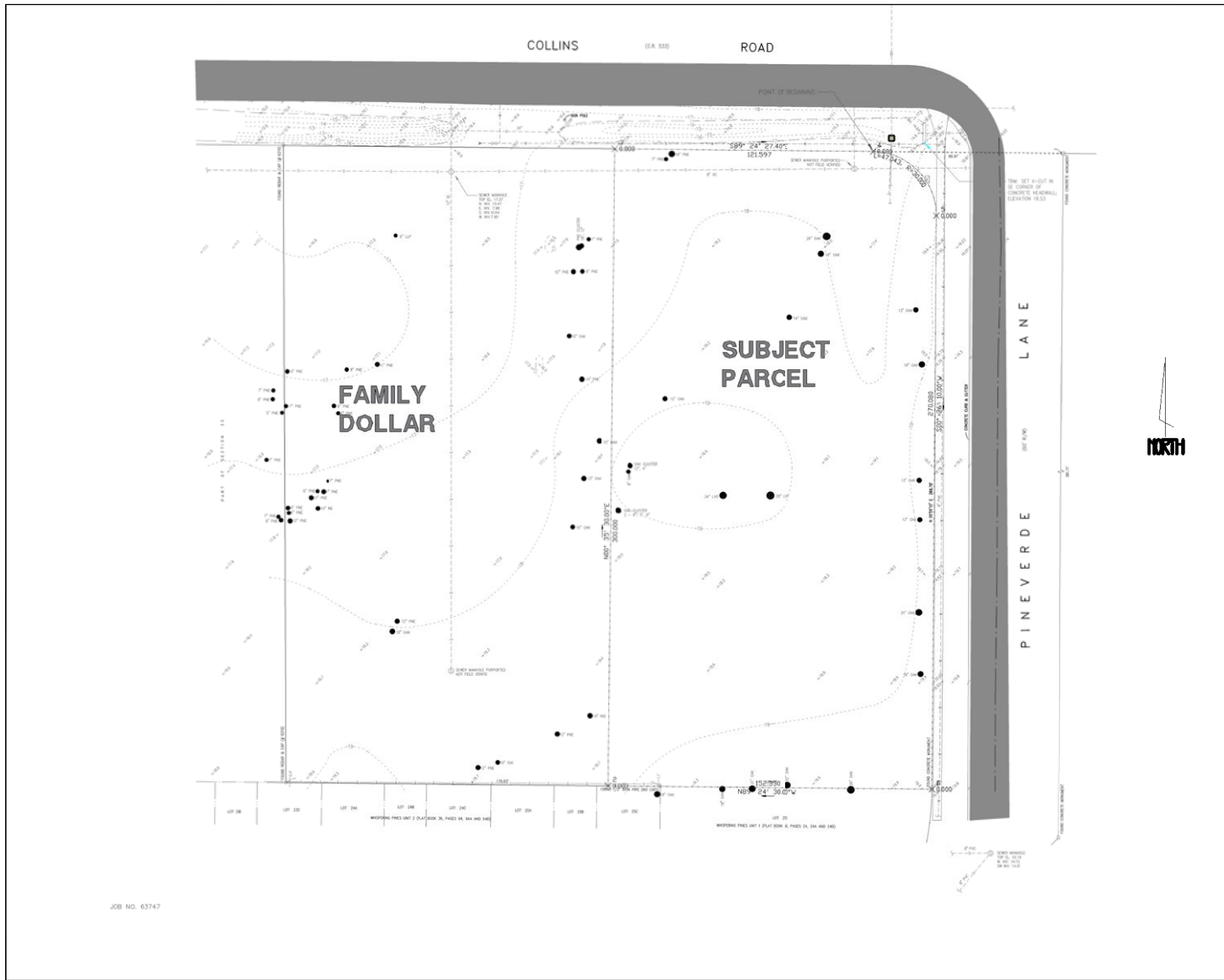


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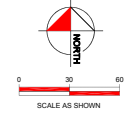
# SURVEY



JOB NO. 63747

SCALE: 1" = 20'		SEAL	YONCE DEVELOPMENT SERVICES LLC 200 W. 1ST ST TALLAHASSEE, FL 32309	REV	DATE
DESIGNED BY	CHECKED BY				
DRAWN BY	CHECKED BY	FLORIDA REGISTRATION NUMBER	3625154874		
PREDEVELOPED CONDITIONS (PRIOR TO FAMILY DOLLAR)			COLLINS COMMERCIAL FLORIDA		
DATE			11/23/2024		
PROJECT NO.			2024-005		
SHEET NUMBER			1 OF 1		

# SURVEY



### PROJECT INFORMATION

**PROJECT NAME:** COLLINS COMMERCIAL CENTER  
**OWNERS OF RECORD:** AY COMMERCIAL LLC  
 834 SW 137TH WAY  
 NEWBERRY, FL 32669  
 PHONE: 352-281-8184  
 CONTACT: MELANIE YONGE  
  
**PROJECT ENGINEER:** YONGE DEVELOPMENT SERVICES INC.  
 834 SW 137TH WAY  
 NEWBERRY, FL 32669  
 PHONE: 352-213-9674  
 CONTACT: THOMAS C. YONGE, P.E.  
  
**SURVEYOR:** R. L. CROASDELL COMPANY  
 429 E. ADAMS STREET  
 JACKSONVILLE, FL 32202  
 PHONE: (904) 356-8649  
 FAX: (904) 236-7824

### SITE DATA

**PROPERTY ID #:** 099121 0900  
**SITE LOCATION:** COLLINS ROAD & PINEVERDE LANE  
 JACKSONVILLE, FL 32244  
  
**ZONING CLASSIFICATION:** PLUD  
**LAND USE CLASSIFICATION:** NC  
**DRIVEWAY CLASSIFICATION:** RURAL CLASS 3  
  
**Total Site Data:**  
 Property Area = 1.04 Acres  
 % Building Cover = 15.4%  
 Paving: 28 Total  
 Landscape: To be provided per City Code

### Building Setback Requirements

Front = 20 feet  
 Side = None  
 Rear = 10 feet

YONGE DEVELOPMENT SERVICES LLC 834 SW 137TH WAY NEWBERRY, FL 32669 352-213-9674		DATE
SCALE: AS SHOWN	DESIGN NUMBER	NO.
DESIGNED BY	FLORIDA REGISTRATION NUMBER	REVISIONS
DRAWN BY	SEAL	DATE
CHECKED BY		BY
<b>CONCEPTUAL SITE PLAN</b>		
<b>COLLINS COMMERCIAL</b>		
FLORIDA		
DATE: 11/27/2024		
PROJECT NO. 2024-005		
SHEET NUMBER		
1 OF 1		