



15.74 AC WATERFRONT DEVELOPMENT OPPORTUNITY | FOR SALE

0 University Blvd
Jacksonville, FL 32277

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& MORGAN

PROPERTY OVERVIEW

Cantrell & Morgan is pleased to exclusively present this premier opportunity to develop a true residential waterfront paradise. With million-dollar homes lining the river and dense residential neighborhoods, this is a rare and exciting chance to develop or own a beautiful parcel on the river.

The subject property is 15.74 acres of RLD-60 zoned land and is adjacent to Reddie Point Reserve, a 100 AC nature preserve known for its 700-foot fishing pier with boat docks along the St. John's River.

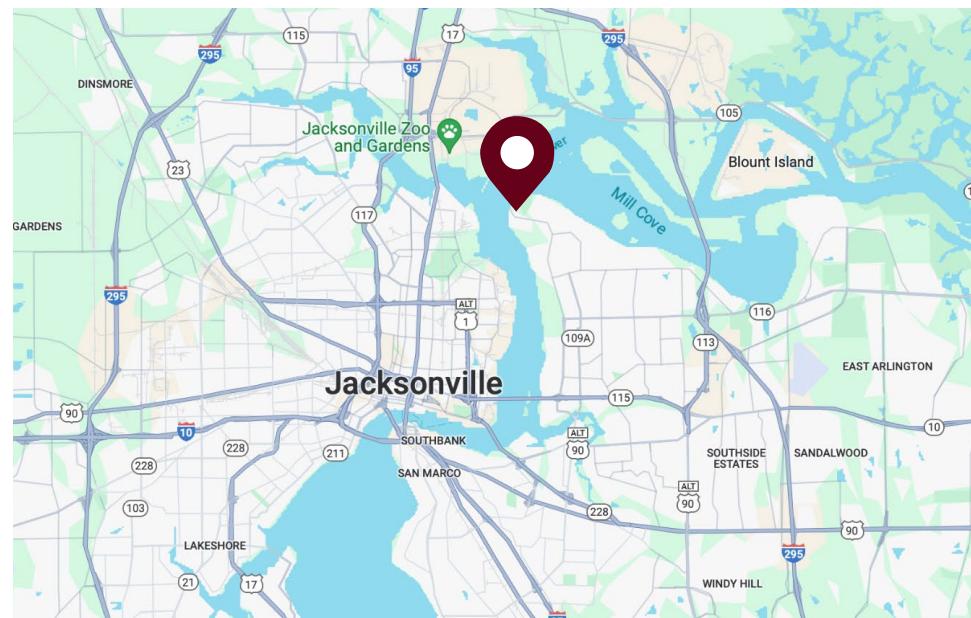
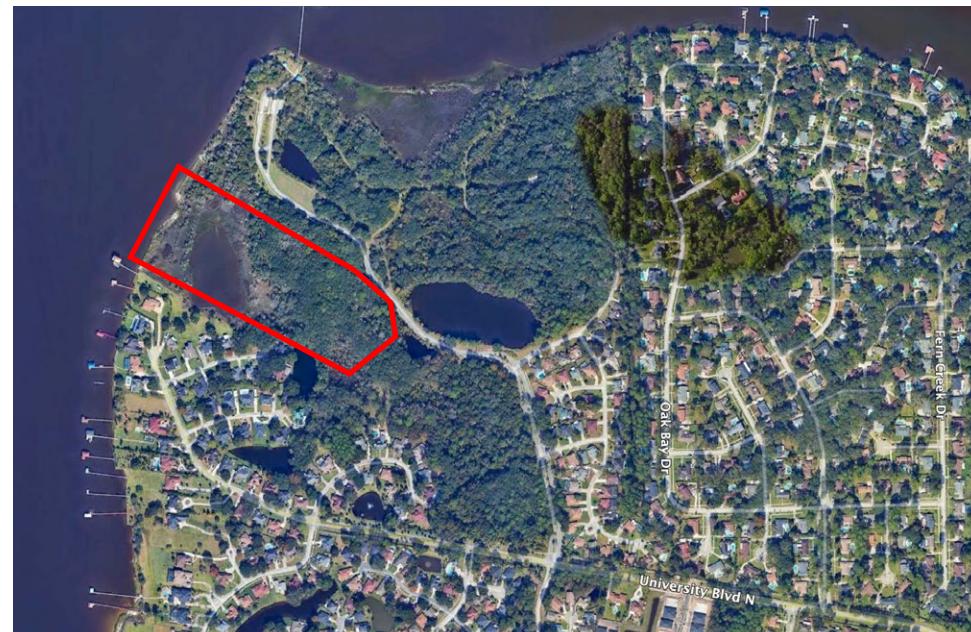
The property features 500 feet of deep-water access, allowing waterfront homes to have docks extending into the St. John's River.

LOCATION OVERVIEW

The historic Fort Caroline area of Jacksonville lies within the Arlington sub-market, which is considered to be a connecting point between many major areas in Jacksonville, the Urban Core, Northside, Southside, Westside, and the Beaches. The subject property is situated just 2.5 miles from Jacksonville University, which currently has over 4,000 students and has been named an "America's Best College" in the south for more than 10 consecutive years by U.S. News & World Report.

PROPERTY DETAILS

Sale Price:	\$1.5M
Address:	0 University Blvd
Lot Size:	15.74 AC
Market:	Jacksonville
Submarket:	Arlington
Zoning:	RLD-60



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REDDIE POINT PRESERVE

102 AC NATURE PRESERVE

Reddie Point Preserve consists of 102 acres of untouched green space where the Trout River flows into the St. Johns River in Arlington. The park is often filled with individuals who are there to enjoy its 700-foot fishing pier with boat docks along the St. John's River, kayak launch, picnic pavilion, wildlife observation areas, a multi-use play field, and nature trails.

Reddie Point Preserve provides spectacular views of the river and downtown Jacksonville and is a welcome respite amidst the bustling Arlington sub-market.



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