



±5.983 ACRES | FOR SALE

3653 Dunn Ave
Jacksonville, FL 32218

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PROPERTY OVERVIEW

3653 Dunn Avenue is a ±5.983-acre parcel in Jacksonville's growing Northside submarket. The site sits along the Dunn Avenue corridor among dense residential neighborhoods and established commercial users. It's less than one mile from both Lem Turner Road and I-295, with quick access to Downtown Jacksonville, JAX International Airport, JAXPORT, and the major employment centers across the metro.

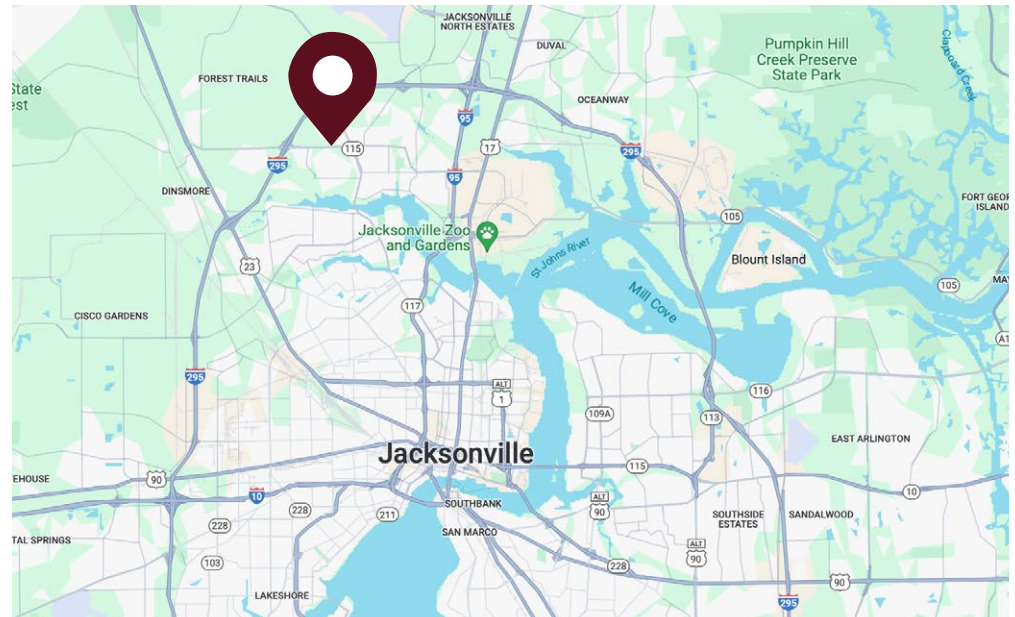
The property is zoned RMD-D (Residential Medium Density-D). That's the highest-density tier of Jacksonville's medium-density residential zoning, and it supports multifamily, townhome, and other attached housing. Nearly six acres is a rare amount of land on the Northside, and with this zoning the site is a strong fit for a multifamily or townhome developer who wants to meet the area's growing housing demand.

Property Highlights:

- ±5.983 acres
- Zoned RMD-D (Residential Medium Density)
- Sale price of \$1,300,000 (about \$217,000 per acre, or \$4.99/SF)
- Less than 1 mile from Lem Turner Road and I-295
- Surrounded by dense residential and commercial neighbors
- Located in the fast-growing Northside submarket

PROPERTY DETAILS

Address:	3653 Dunn Ave
Property Type:	Land
Sale Price:	\$1,300,000.00
Lot Size:	5.983 AC
Parcel number:	019981-0000
Zoning:	RMD-D

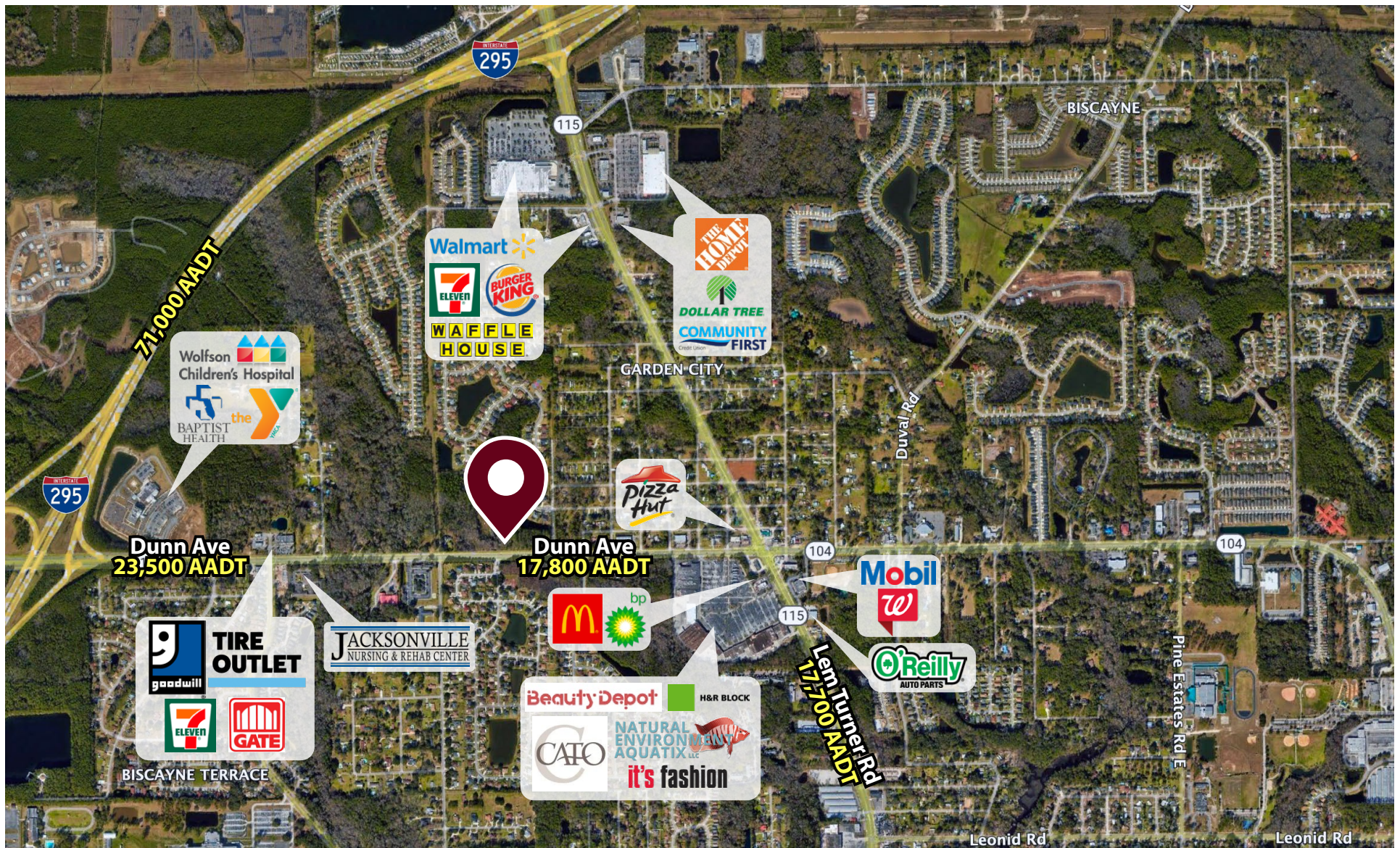


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SURROUNDING AREA



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