

±38,824 SF SCHOOL CAMPUS ON ±4.54 ACRES
SECOND-GENERATION SCHOOL FACILITY | FOR SALE

5710 Wesconnett Blvd
Jacksonville, FL 32244

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PROPERTY OVERVIEW

A rare opportunity to acquire a fully built-out school campus in Jacksonville's Westside. This ±4.54-acre property features six buildings totaling ±38,824 SF, configured for educational, training, or institutional use, with frontage on Wesconnett Boulevard and multiple access points for circulation and drop-off.

The campus includes 18 classrooms supported by a media center, library, auditorium with stage, cafeteria, and full commercial kitchen. A neighboring vacant lot provides room for future expansion, recreation, or additional parking. Ideal for charter or private schools, vocational programs, senior care, or corporate training.

PROPERTY DETAILS

Address:	5710 Wesconnett Blvd
Sale Price:	$2,750,000
Price / SF:	$70.83
Building Size:	±38,824 SF (6 Buildings)
Lot Size:	±4.54 Acres
Classrooms:	18
Zoning:	PBF-2
Year Built:	1929
Parcel ID:	097723-0000
Sale Type:	Investment or Owner-User





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INVESTMENT HIGHLIGHTS

- **Turnkey school campus** — ±38,824 SF of improved space across six buildings on ±4.54 acres.
- **Purpose-built amenities** — 18 classrooms, media center, library, auditorium with stage, cafeteria, and full commercial kitchen.
- **Expansion-ready** — adjacent vacant lot for additional development, recreation amenities, or parking.
- **Corner frontage** on Wesconnett Blvd with multiple access points for circulation and student drop-off.
- **Flexible PBF-2 zoning** suited to educational, office, or civic reuse.
- **Westside location** in a densely populated area with connectivity to major highways and Jacksonville's Westside communities.

IDEAL USES

Charter & Private Schools • Vocational / Trade Programs • Corporate Training Centers • Nonprofit & Community Organizations • Senior Care



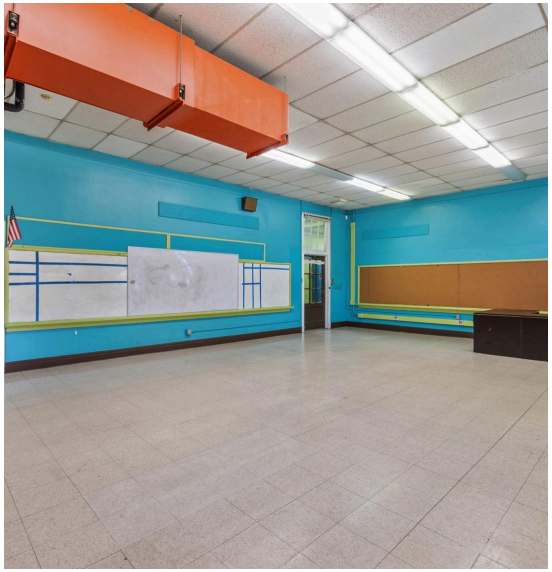
AUDITORIUM WITH STAGE

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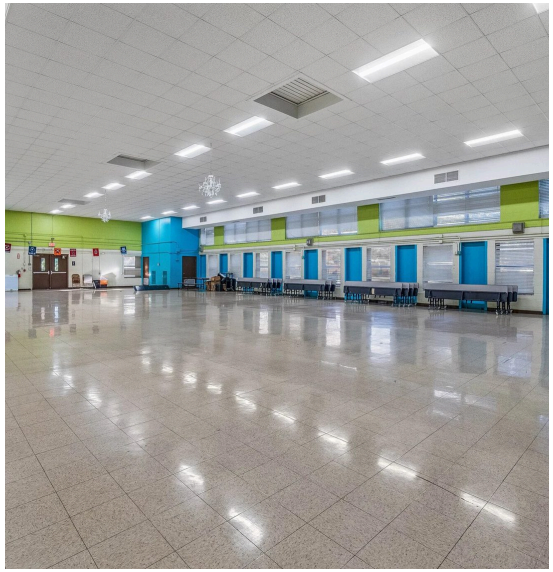
INTERIOR PHOTOS











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AERIAL VIEWS



CAMPUS OVERVIEW



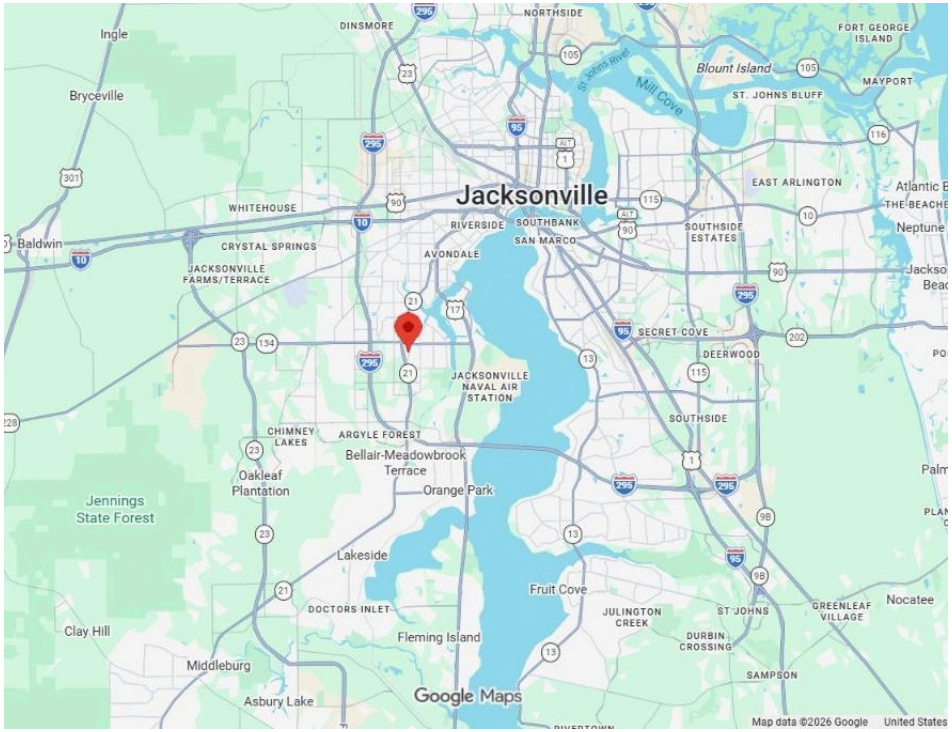
ADJACENT FIELDS & OPEN SPACE

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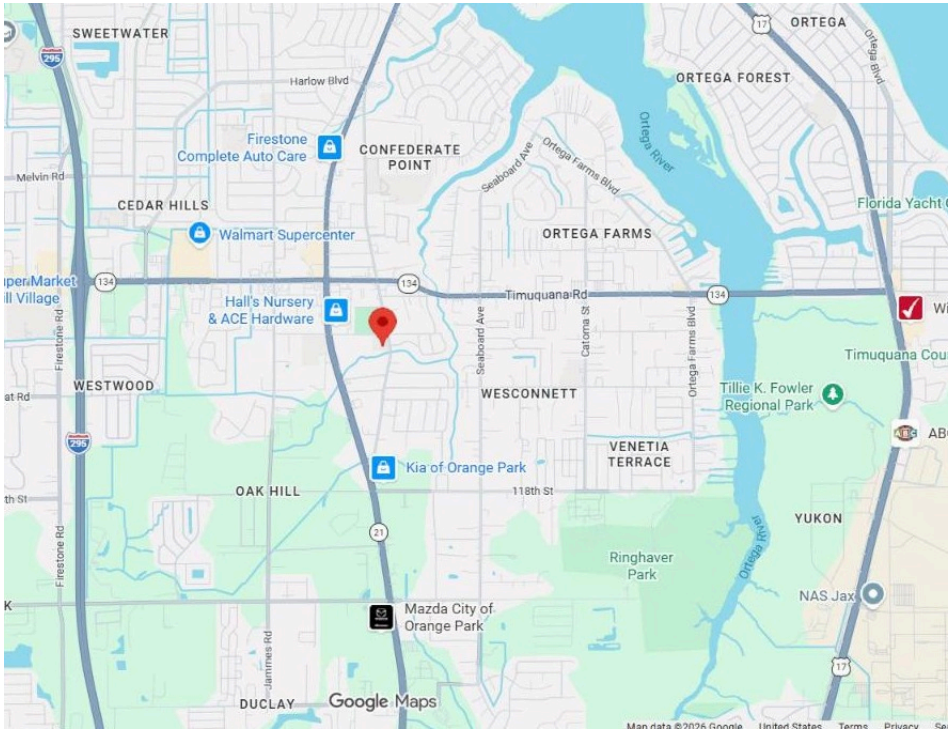
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LOCATION

REGIONAL MAP



LOCAL MAP



WESTSIDE JACKSONVILLE

5710 Wesconnett Blvd sits just south of 103rd Street (SR-134) and steps from Blanding Boulevard (SR-21) in Jacksonville's established Westside. The campus is surrounded by dense residential neighborhoods — including Wesconnett, Cedar Hills, Confederate Point and Ortega Farms — with everyday retail such as Walmart Supercenter and Publix nearby along the 103rd Street corridor.

I-295 is minutes away via 103rd Street, providing direct access to Orange Park, NAS Jacksonville, the I-10 corridor and Downtown Jacksonville — ideal for drawing students, staff and members from across the Westside and Clay County.

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DEMOGRAPHICS & TRAFFIC

DEMOGRAPHICS

	3 MILES	5 MILES
Population	80,616	176,611
Households	32,425	71,447
Median Household Income	$57,088	$61,624
Average Household Income	$74,355	$80,918

TRAFFIC COUNTS (AADT)

I-295	116,000
Blanding Blvd (SR-21)	30,000
103rd Street (SR-134)	30,000
Wesconnett Blvd	3,800

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates (tract-level, radii measured from the property); Florida Department of Transportation, 2025 Annual Average Daily Traffic. Information deemed reliable but not guaranteed.

176,611
Population
within 5 miles

71,447
Households
within 5 miles

$80,918
Average HH Income
within 5 miles

116,000
AADT on I-295
near the site

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