



Potential for Future Use Industrial Property with Waterfront Access

1611 Talleyrand Avenue, Jacksonville, Florida 32206



Images from left to right: Views across the site in different directions.

Site Name: Kerr-McGee Chemical Corp - Jacksonville Superfund Site

Size: 31 acres

Existing Site Infrastructure: Except for several building foundations, all structures have been removed. All major utilities are available on site.

Readiness for Reuse: Vacant, developable land zoned for industrial waterfront uses. Ideal for maritime shipping and storage/transportation of bulk cargo, aggregate materials and/or auto processing. The site owner is seeking a buyer for the property.

Use Restrictions: Future owners must comply with any land use controls that will be required to ensure the long-term protection of the site remedy.

SETTING:

- The site is located next to Talleyrand Marine Terminal. It includes 750 feet of frontage along the St. Johns River and 870 feet of frontage along Talleyrand Avenue. It is about 3 miles from Interstate 95.
- The site has potential for direct rail access and a maritime bulkhead or bulk cargo/barge docking.
- Land uses nearby include residential, commercial and industrial areas.
- Surrounding population: 0.5 mile, 445 people
2.5 miles, 49,402 people | 4 miles, 135,402 people.

REMEDIAL STATUS:

- EPA issued a cleanup plan for site soil, groundwater, sediment and surface water from the St. Johns River in December 2016.
- The plan includes a site-wide cap, stormwater management, groundwater cleanup, in-situ stabilization/solidification and a bulkhead to contain contaminated sediments along the St. Johns River shoreline.
- Remedial investigation activities for sediment in the Deer Creek portion of the site are ongoing.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/kerr-mcgee-chemical-llc

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.