



0 Lem Turner Road

Jacksonville, Florida 32218

Property Highlights

- RMD-A (Residential Medium Density A) zoning
- Permits approximately 8 to 19 residential units per acre
- Strategically positioned to support residential development
- Well suited for multifamily or townhome development, subject to applicable approvals
- Attractive opportunity for investors seeking residential development potential in a growing market
- High traffic counts on nearby roads

Property Overview

The area supports continued residential growth and strong investor demand. Favorable market fundamentals, population growth, and surrounding development enhance the investment profile, making this an attractive opportunity for land and residential investors focused on Jacksonville's continued growth.

Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	\$6,000.00 per month (Ground)
Parcel ID #:	020399 0300
Lot Size:	1.76 Acres
Parcel Dimensions:	240' x 325'
Zoning:	RMD-A
Traffic Count:	31,500 on Lem Turner Road

For More Information



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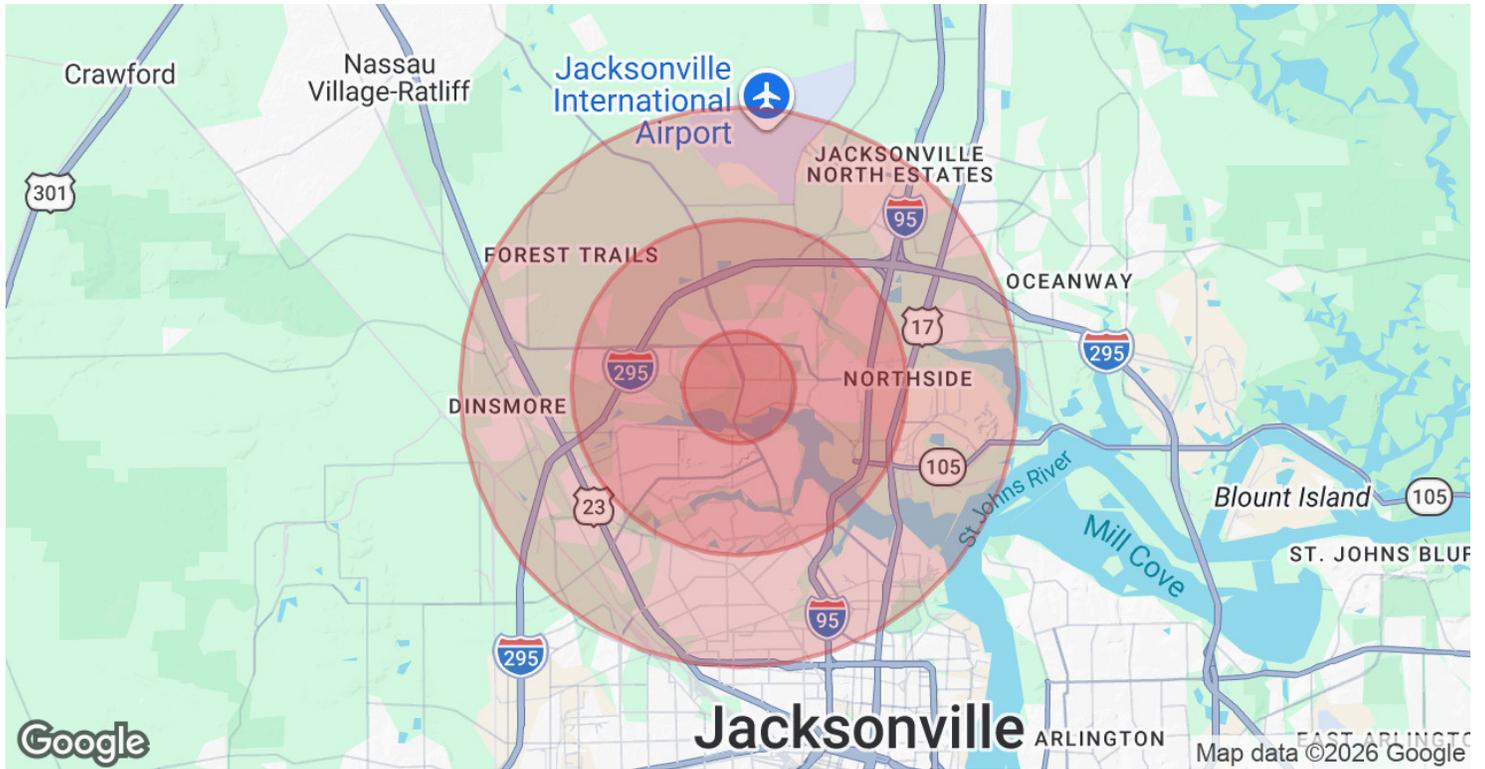


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Population	1 Mile	3 Miles	5 Miles
Total Population	7,114	58,150	109,131
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,790	22,276	42,606
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$60,979	\$65,020	\$63,740
Average House Value	\$211,278	\$222,310	\$209,108

Demographics data derived from AlphaMap