

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

TWO-BUILDING AUTOMOTIVE SERVICE PROPERTY

OWNER-USER | VALUE-ADD | POTENTIAL REDEVELOPMENT

7262 Lem Turner Road, Jacksonville, FL 32208

Exclusively Represented By:

Matthew Adams

Senior Commercial Advisor, MSRED

904 466 6539

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OFFERING MEMORANDUM

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FOR SALE

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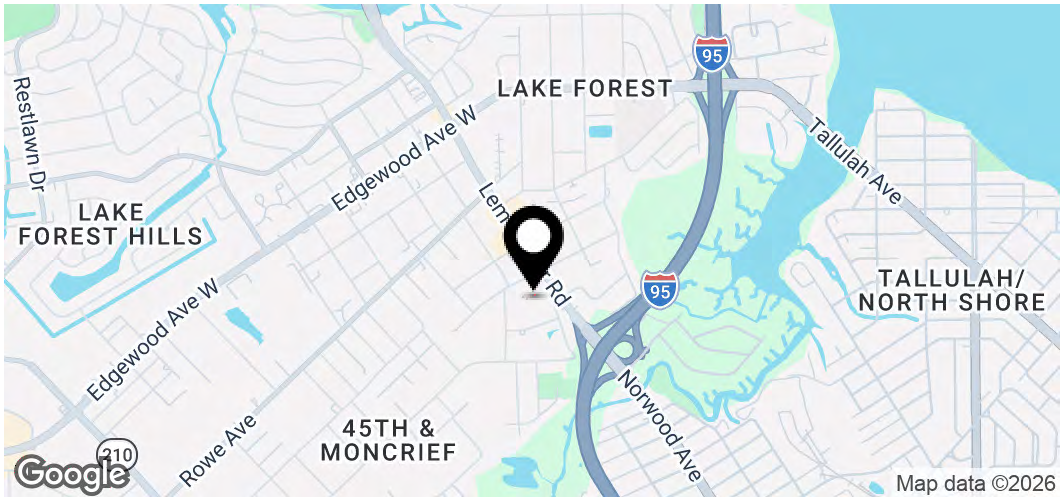
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Executive Summary

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Offering Summary

Price	\$375,000
Price / GSF	\$90.47
GSF	4,145 SF
Occupancy	0%
NOI	\$0.00
Parking Spaces / Ratio	null / null
Year Built	1948

Property Overview

7262 Lem Turner Road, a two-parcel, two-building commercial service property offered together as one package. Duval County public records reflect approximately 4,145 SF of combined gross building area, including a 465 SF canopy, on approximately 0.31 acre.

The larger building was constructed in 1948 and contains approximately 2,945 gross SF, while the second building was constructed in 1978 and contains approximately 1,200 gross SF. Both are single-story concrete-masonry structures configured for automotive and engine-service use, with limited office space, concrete floors, two restrooms, fenced areas, and surface parking.

The property provides approximately 90 feet of frontage on Lem Turner Road, exposure to more than 30,000 vehicles per day, and convenient access to I-95. Zoning is split between CCG-2 and CCG-1 across the two parcels. The offering provides an opportunity for an owner user, value-add renovation, or potential infill redevelopment, subject to zoning, permitting, environmental review, and buyer due diligence.

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Property Description

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Location Description

Positioned along Lem Turner Road in Northwest Jacksonville, the property offers approximately 90 feet of frontage and direct access through one curb cut. Nearby 2025 traffic counts exceed 30,000 vehicles per day, providing strong visibility along an established commercial corridor. The property is located roughly one half mile from I-95, offering convenient access to Downtown Jacksonville, Jacksonville International Airport, and the surrounding metropolitan area.

Site Description

Approximately 0.31-acre combined site comprising two adjoining commercial parcels with approximately 90 feet of frontage and one curb cut on Lem Turner Road. Improvements include two single-story service-garage buildings, concrete paving, fencing, and surface parking. All land area, frontage, and boundary information is approximate and should be independently verified by survey.

Interior Description

Primarily automotive service and workshop space with concrete floors and limited office buildout. Public records indicate approximately 288 SF of combined office area and one restroom in each building. The larger building has central forced-ducted HVAC, while no heating or air conditioning is reported for the smaller building.

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Complete Highlights

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Property Highlights

- Two commercial parcels offered together as one package
- Approximately 4,145 SF of combined gross building area
- Approximately 3,680 SF of enclosed and heated area
- Two single-story concrete-masonry service-garage buildings
- Approximately 0.31-acre combined site
- Approximately 90 feet of Lem Turner Road frontage with one curb cut
- More than 30,000 vehicles per day near the property
- CCG-1 and CCG-2 zoning across the two parcels
- Convenient access to I-95 and Downtown Jacksonville
- Owner user, value-add, or potential redevelopment opportunity
- Real estate only; operating business and personal property excluded

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Additional Photos

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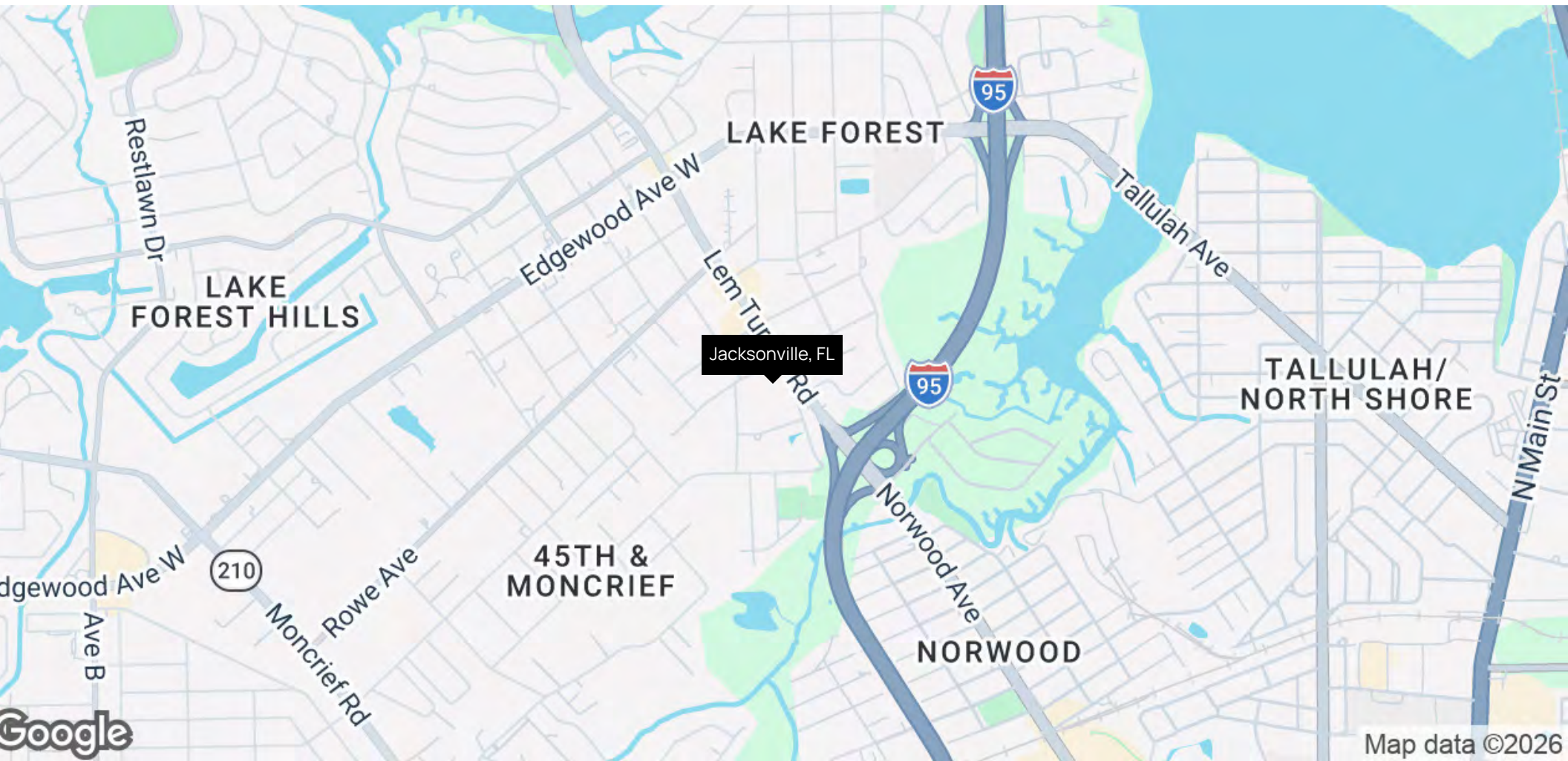
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Regional Map

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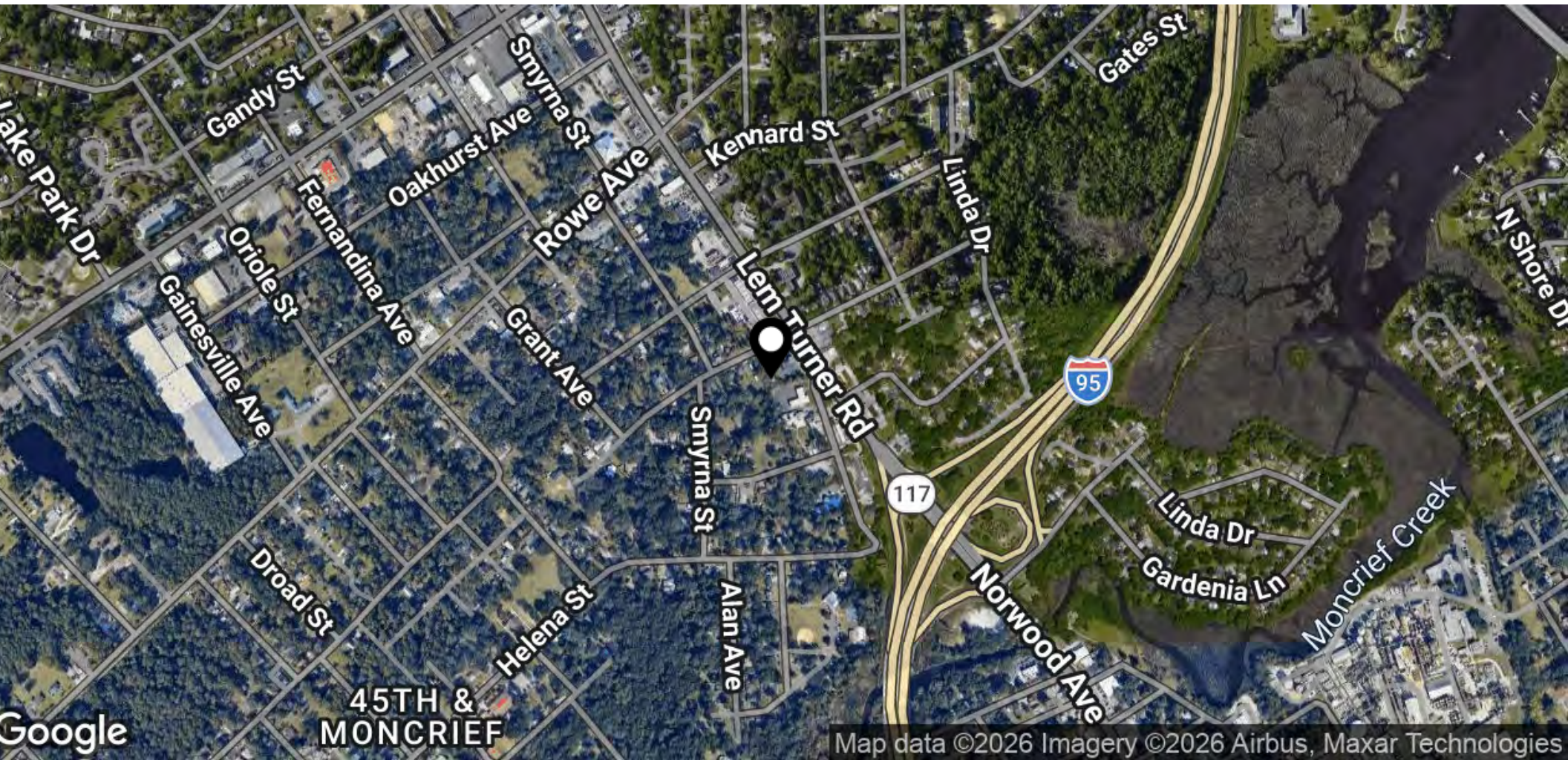
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Aerial Map

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Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

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