

**SALE**

# The Cottages at Quail Cove

**7878 MORSE AVENUE**

Jacksonville, FL 32244

**PRESENTED BY:**

**COLIN NICHOLSON III, CCIM**

O: 904.281.1990

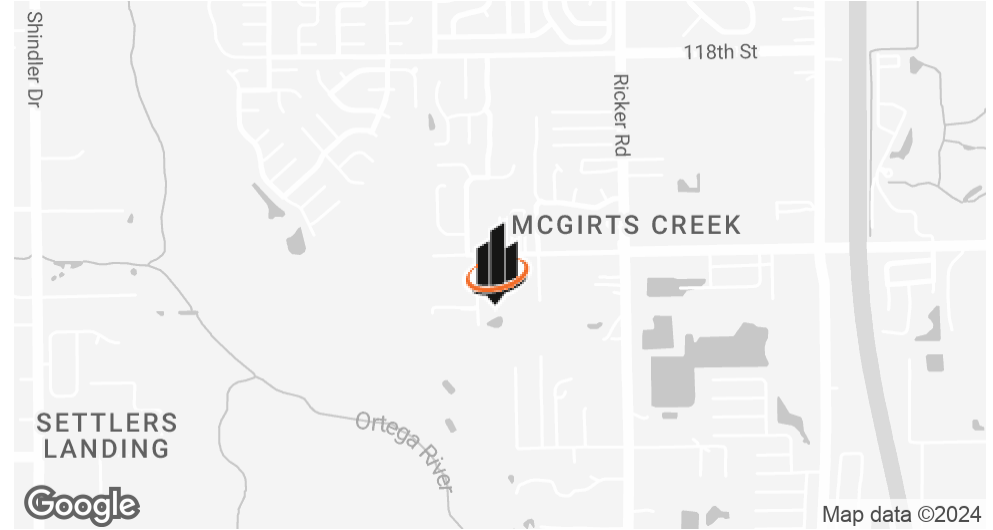
[cnicholson@svn.com](mailto:cnicholson@svn.com)

**ANTHONY MIGLIORE**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

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<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	13.74 Acres

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## PROPERTY DESCRIPTION

The Cottages at Quail Cove is a fully approved 48 unit townhome development located on 13.74 PUD-zoned acres between Ricker Road and Quail Cove Lane in Jacksonville, Florida. All approvals have been granted in 2024. Please contact for details and copies of municipal approvals.

## PROPERTY HIGHLIGHTS

- 48 townhomes
- All engineering in place

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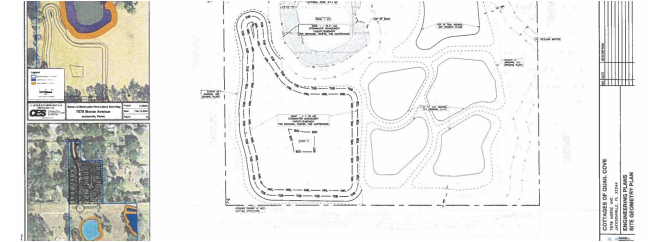
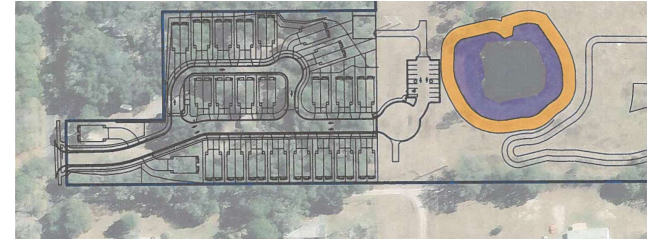
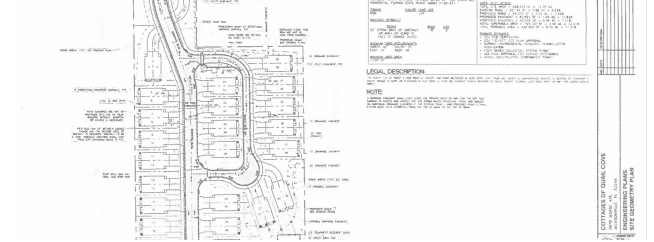
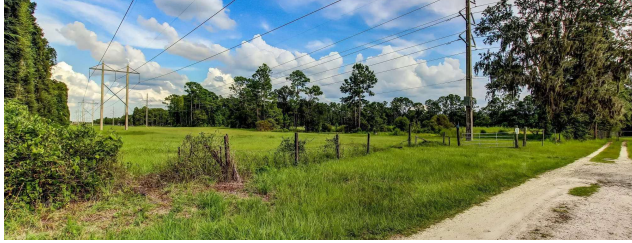
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# ADDITIONAL PHOTOS



**COLIN NICHOLSON III, CCIM**  
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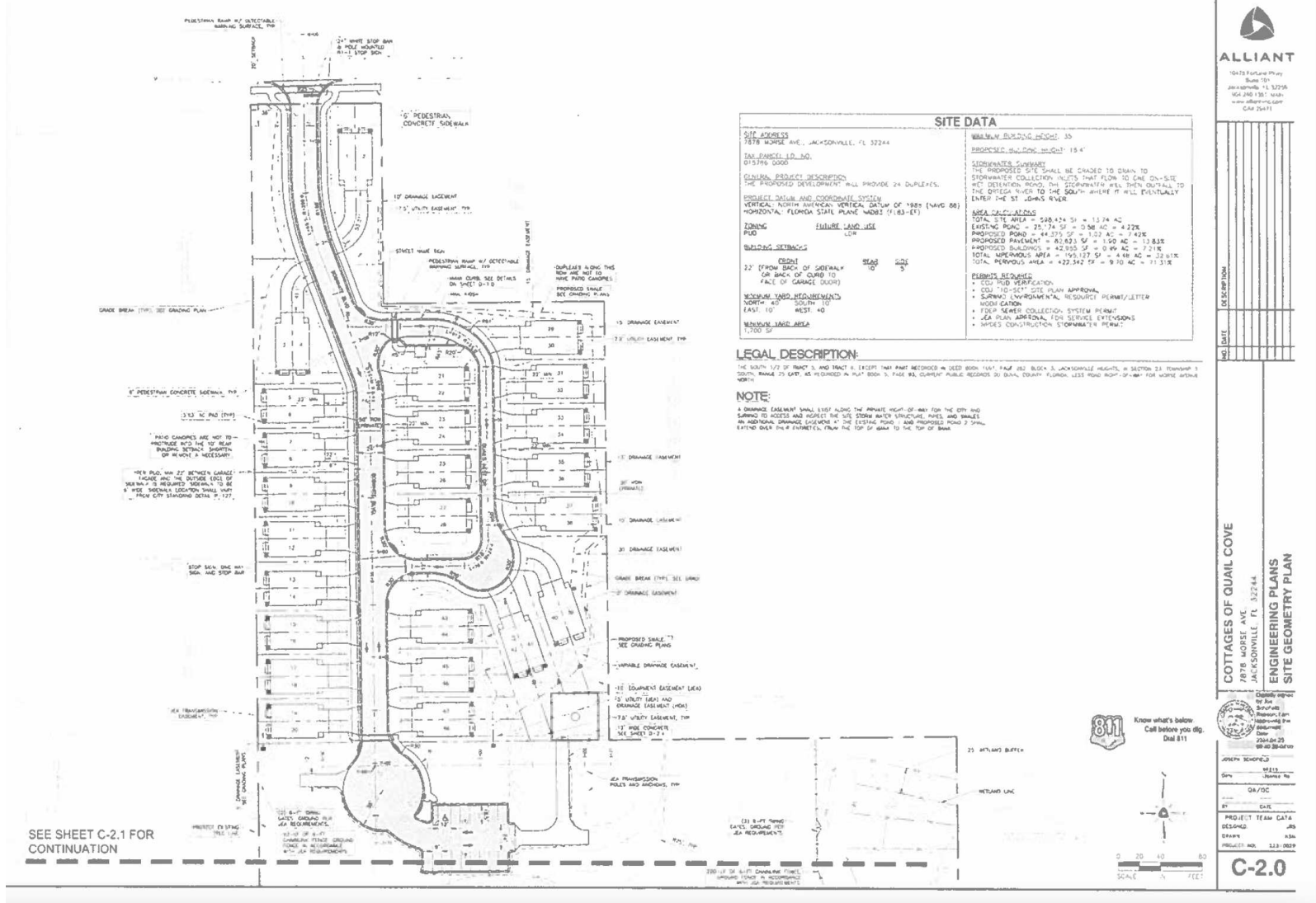
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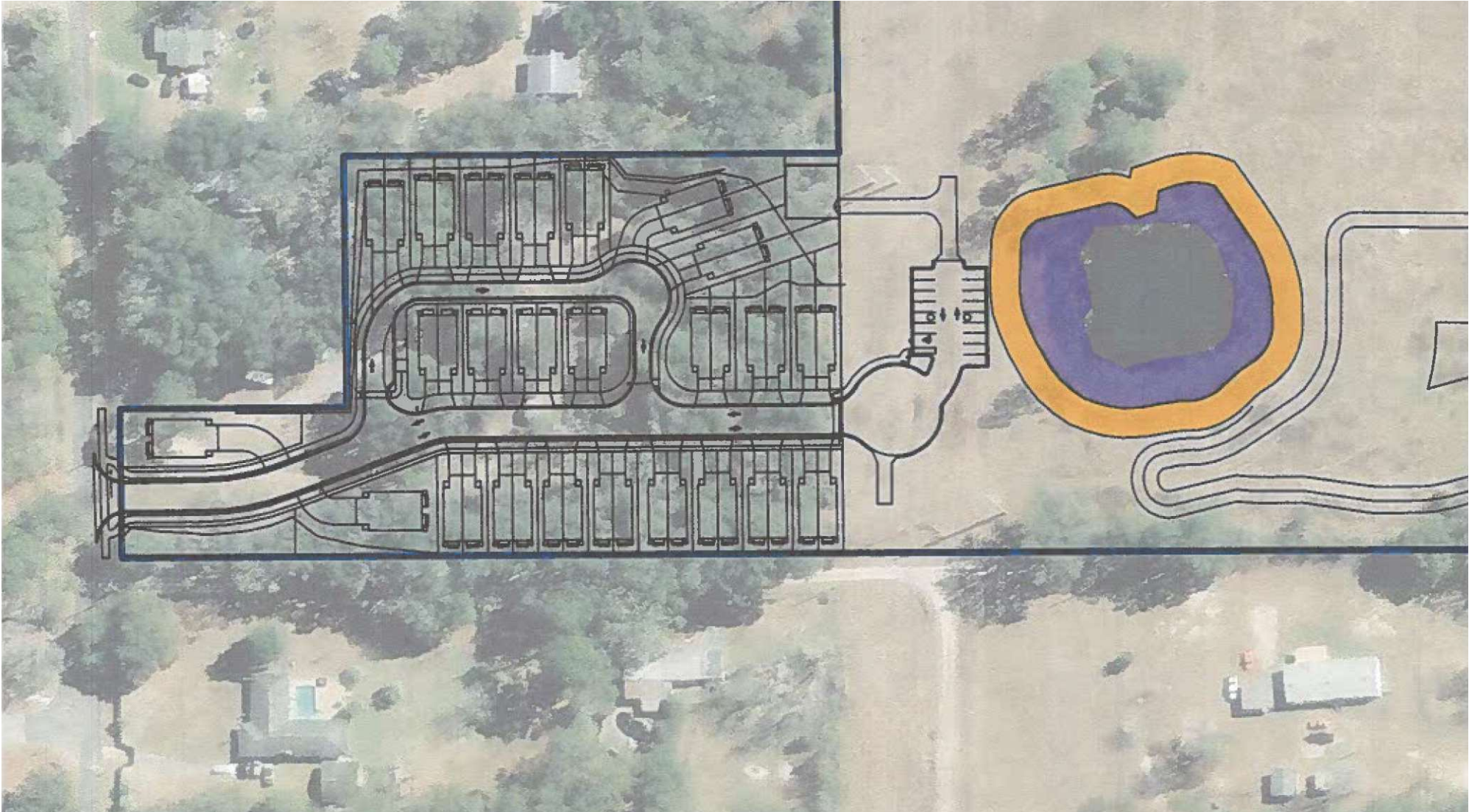
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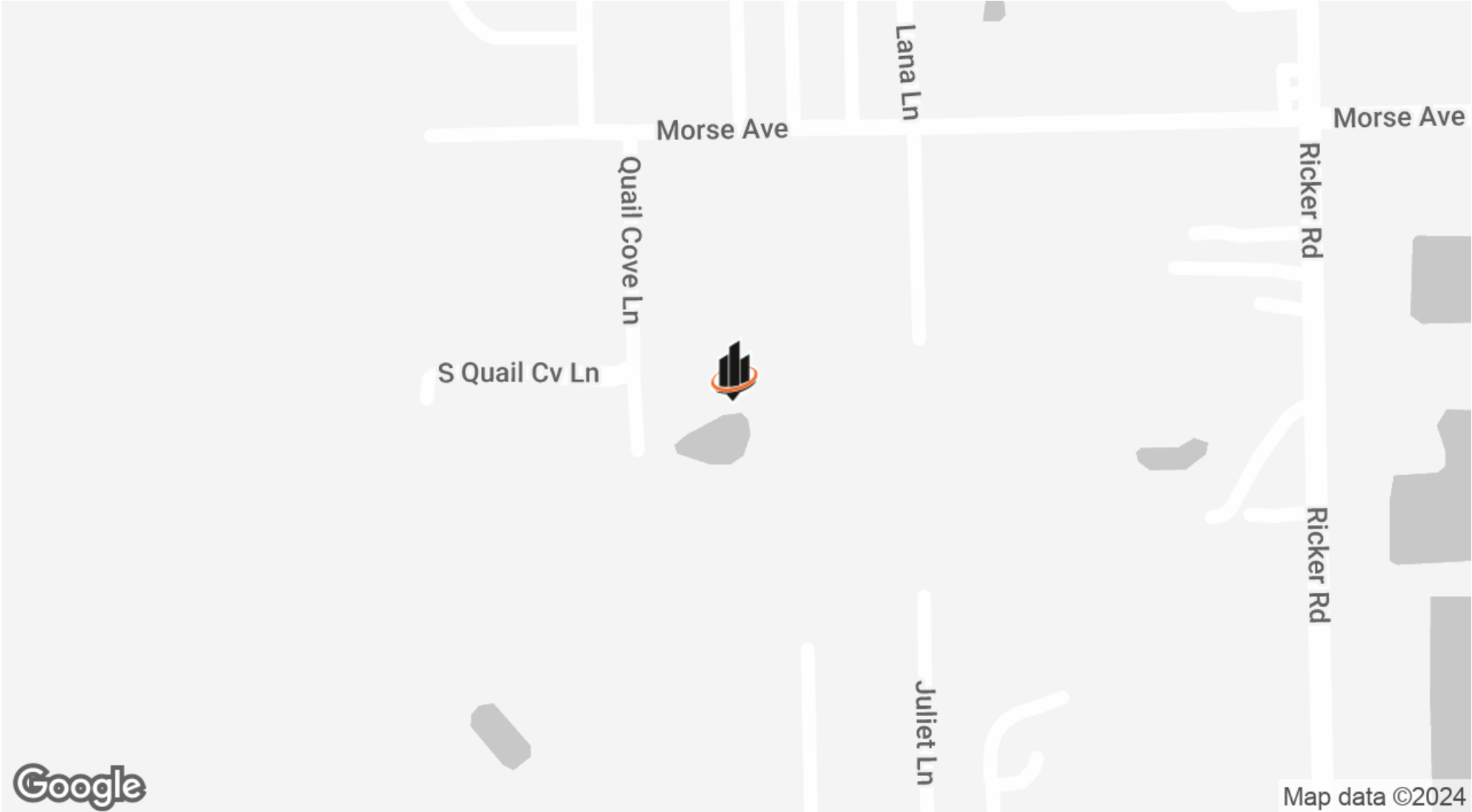
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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

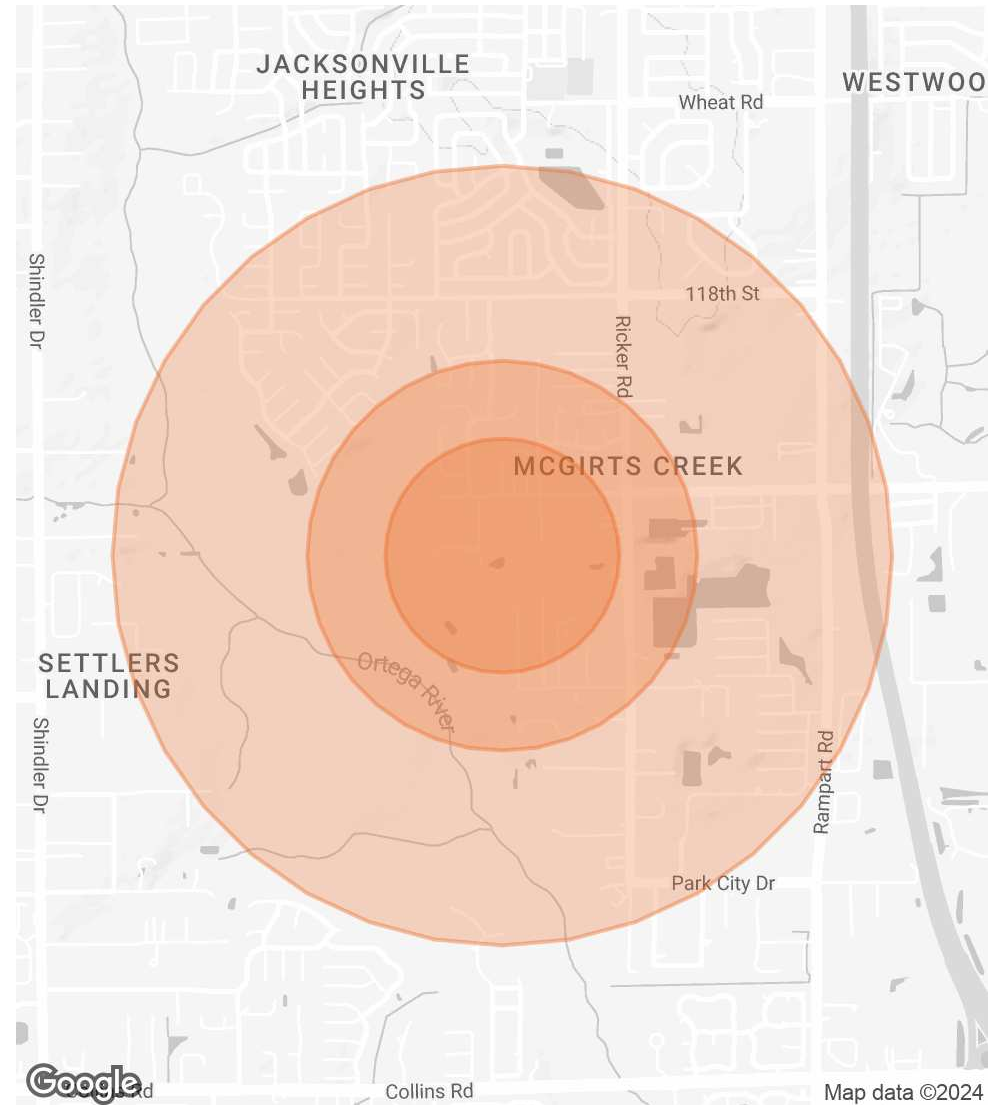
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	298	1,546	6,291
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	40	40	41

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	108	560	2,281
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$74,314	\$75,111	\$73,555
AVERAGE HOUSE VALUE	\$207,392	\$227,646	\$242,979

Demographics data derived from AlphaMap



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