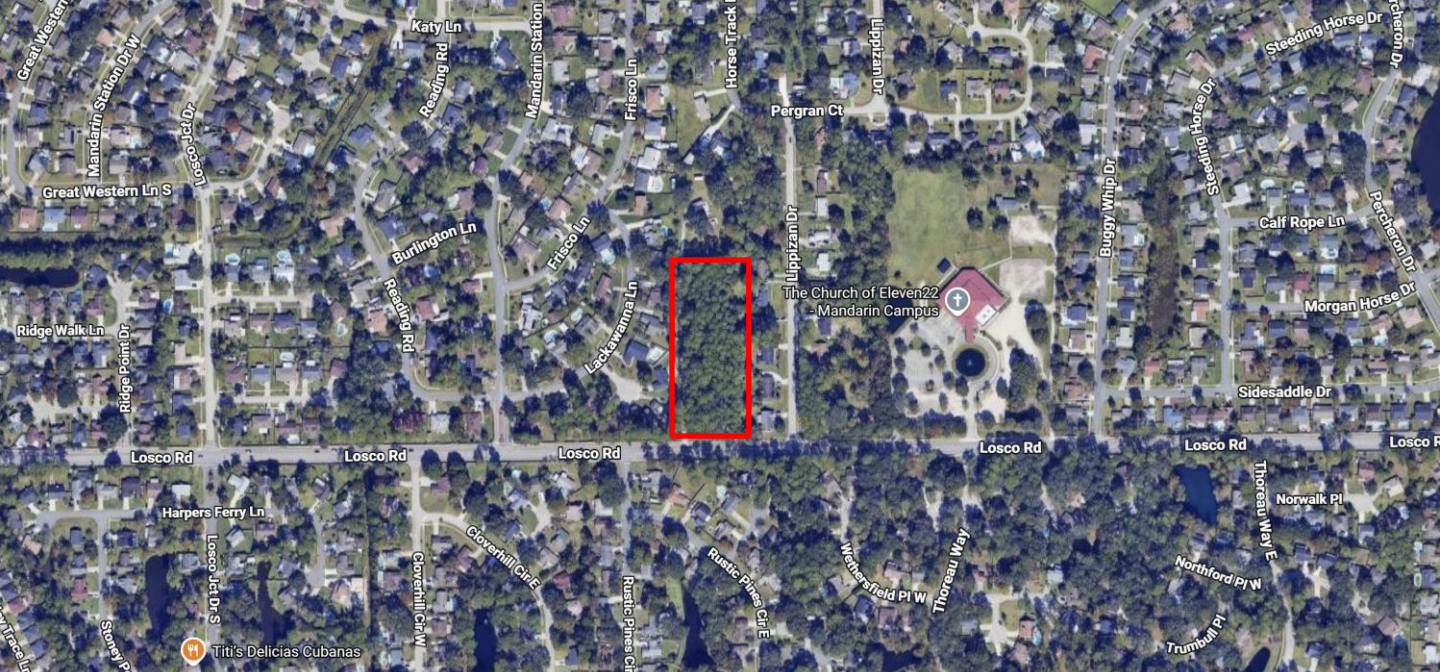
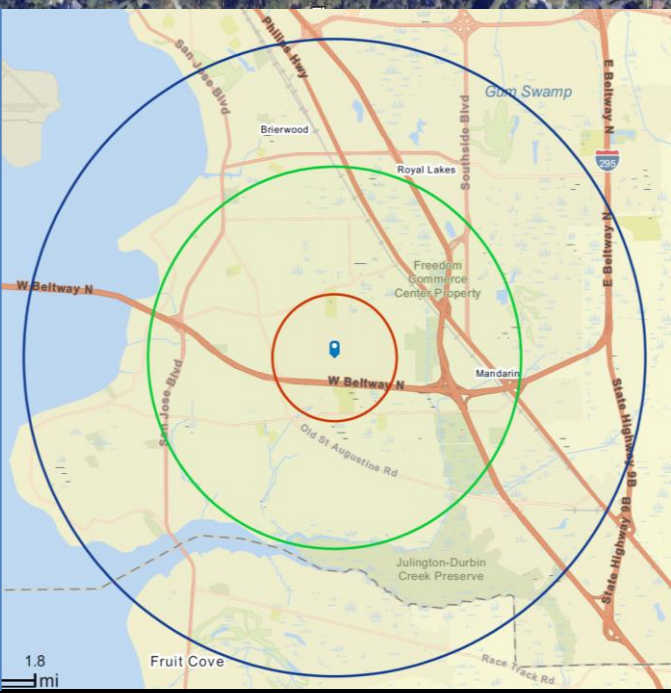


# FOR SALE

## 2.17 acres +/- Residential Property '0' Losco Road, Jacksonville, FL 32257



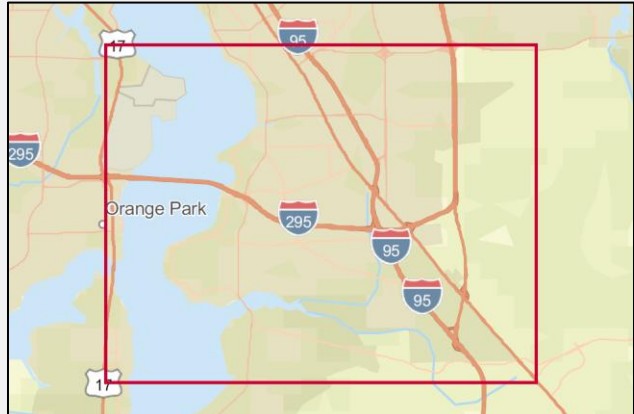
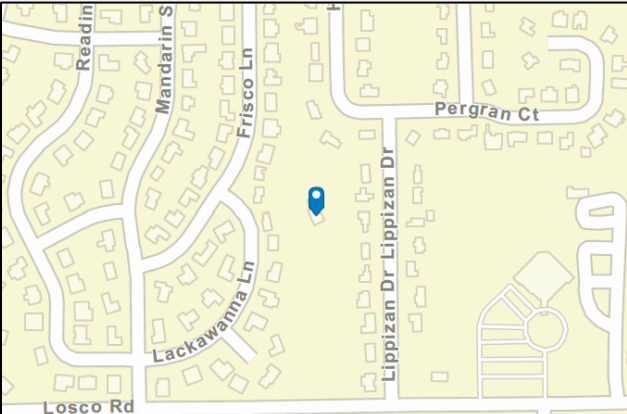
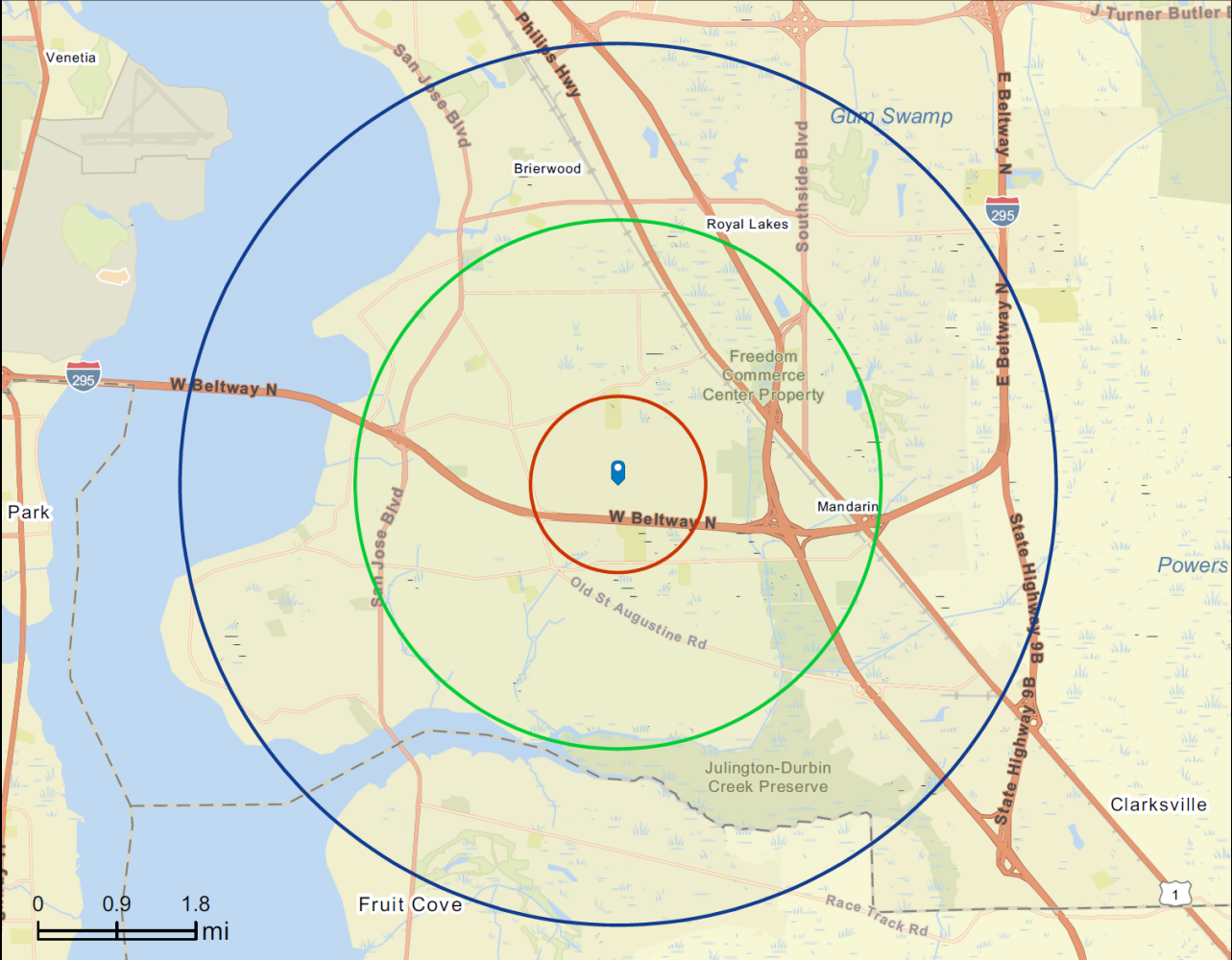
- 2.17 acres +/-
- Asking Price: \$525,000
- RE# 156424-0080
- Zoning: RLD-90 (Per COJ site)
- Easy access to Publix, high-end shopping, restaurants
- High and dry



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Website: [www.oscocommercial.com](http://www.oscocommercial.com)

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# OSCO Commercial Real Estate, Inc.

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Jacksonville, FL 32205

Sidney O. Jones, CCIM  
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[www.oscocommercial.com](http://www.oscocommercial.com)



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## Net Worth Profile

4801 Losco Rd, Jacksonville, Florida, 32257



Ring: 1 mile radius

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	11,614	11,514	11,570	56	0.10%
Median Age	40.4	41.6	43.0	1.4	0.66%
Households	4,601	4,621	4,678	57	0.25%
Average Household Size	2.48	2.44	2.42	-0.02	-0.16%

2025 Households by Net Worth	Number	Percent
Total	4,621	100.0%
<\$15,000	414	9.0%
\$15,000-\$34,999	284	6.2%
\$35,000-\$49,999	119	2.6%
\$50,000-\$74,999	210	4.5%
\$75,000-\$99,999	232	5.0%
\$100,000-\$149,999	334	7.2%
\$150,000-\$249,999	462	10.0%
\$250,000-\$499,999	813	17.6%
\$500,000-\$999,999	748	16.2%
\$1,000,000-\$1,499,999	322	7.0%
\$1,500,000-\$1,999,999	113	2.5%
\$2,000,000+	567	12.3%
Median Net Worth	\$302,188	
Average Net Worth	\$1,339,076	
Wealth Index	104	

## Net Worth Profile

| 4801 Losco Rd, Jacksonville, Florida, 32257 | Ring: 1 mile radius

2025 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	154	695	865	798	861	741	508
<\$15,000	71	148	69	30	30	25	42
\$15,000-\$34,999	53	77	100	29	8	8	9
\$35,000-\$49,999	3	42	31	25	7	6	5
\$50,000-\$74,999	1	50	49	42	22	22	24
\$75,000-\$99,999	1	55	46	37	22	35	35
\$100,000-\$149,999	5	77	60	62	49	34	47
\$150,000-\$249,999	11	77	96	95	63	65	55
\$250,000-\$499,999	5	91	143	164	174	124	111
\$500,000-\$999,999	2	60	129	137	149	177	96
\$1000000+	1	19	141	176	337	246	83
Median Net Worth	\$15,873	\$87,712	\$223,974	\$336,058	\$629,030	\$591,313	\$303,295
Average Net Worth	\$62,055	\$196,395	\$858,731	\$1,264,082	\$2,260,426	\$2,389,288	\$1,129,120

## Household Income Profile

4801 Losco Rd, Jacksonville, Florida, 32257



Ring: 1 mile radius

Demographic Summary	2025	2030	Change	Annual Rate
Total Population	11,514	11,570	56	0.10%
Total Households	4,621	4,678	57	0.25%
Median Age	41.6	43.0	1.4	0.7%
Average Household Size	2.44	2.42	-0.02	-0.2%

Household Income	2025		2030	
	Number	Percent	Number	Percent
Household Income Base	4,621	100.0%	4,678	100.0%
<\$15,000	129	2.8%	106	2.3%
\$15,000-\$24,999	96	2.1%	69	1.5%
\$25,000-\$34,999	184	4.0%	139	3.0%
\$35,000-\$49,999	446	9.7%	355	7.6%
\$50,000-\$74,999	927	20.1%	803	17.2%
\$75,000-\$99,999	752	16.3%	694	14.8%
\$100,000-\$149,999	999	21.6%	1,102	23.6%
\$150,000-\$199,999	485	10.5%	598	12.8%
\$200,000+	604	13.1%	812	17.4%
Median Household Income	\$90,946		\$105,006	
Average Household Income	\$120,125		\$136,889	
Per Capita Income	\$47,874		\$54,929	

Income Equity Measures	2025		2030	
	Number	Percent	Number	Percent
P90-P10 Ratio	6.3		6.5	
P90-P50 Ratio	2.5		2.5	
P50-P10 Ratio	2.5		2.7	
80-20 Share Ratio	7.8		7.4	
90-40 Share Ratio	1.7		1.6	
Households in Low Income Tier	387	8.4%	295	6.3%
Households in Middle Income Tier	3,325	72.0%	3,193	68.3%
Households in Upper Income Tier	909	19.7%	1,190	25.4%

**Household Income Profile** | 4801 Losco Rd, Jacksonville, Florida, 32257 | Ring: 1 mile radius

	2025 Households by Income and Age of Householder						
	15-24	25-34	35-44	45-54	55-64	65-74	75+
Household Income Base	154	695	865	798	861	741	508
<\$15,000	7	10	7	11	23	28	44
\$15,000-\$24,999	3	7	13	8	10	22	33
\$25,000-\$34,999	12	23	19	11	24	49	46
\$35,000-\$49,999	17	62	61	45	53	90	117
\$50,000-\$74,999	44	158	158	130	144	174	120
\$75,000-\$99,999	25	119	111	138	142	142	76
\$100,000-\$149,999	41	177	209	199	207	125	41
\$150,000-\$199,999	6	71	133	111	114	37	13
\$200,000+	1	69	154	144	143	74	19
Median Household Income	\$70,848	\$91,924	\$110,686	\$109,598	\$105,361	\$75,924	\$51,938
Average Household Income	\$79,850	\$114,830	\$141,978	\$143,184	\$135,008	\$101,091	\$68,444

	Percent Distribution						
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	4.5%	1.4%	0.8%	1.4%	2.7%	3.8%	8.7%
\$15,000-\$24,999	1.9%	1.0%	1.5%	1.0%	1.2%	3.0%	6.5%
\$25,000-\$34,999	7.8%	3.3%	2.2%	1.4%	2.8%	6.6%	9.1%
\$35,000-\$49,999	11.0%	8.9%	7.0%	5.6%	6.2%	12.2%	23.0%
\$50,000-\$74,999	28.6%	22.7%	18.3%	16.3%	16.7%	23.5%	23.6%
\$75,000-\$99,999	16.2%	17.1%	12.8%	17.3%	16.5%	19.2%	15.0%
\$100,000-\$149,999	26.6%	25.5%	24.2%	24.9%	24.0%	16.9%	8.1%
\$150,000-\$199,999	3.9%	10.2%	15.4%	13.9%	13.2%	5.0%	2.6%
\$200,000+	0.7%	9.9%	17.8%	18.1%	16.6%	10.0%	3.7%

**Household Income Profile** | 4801 Losco Rd, Jacksonville, Florida, 32257 | Ring: 1 mile radius

	2030 Households by Income and Age of Householder						
	15-24	25-34	35-44	45-54	55-64	65-74	75+
Household Income Base	167	598	878	868	788	776	603
<\$15,000	6	7	6	9	13	22	43
\$15,000-\$24,999	3	3	7	5	7	16	30
\$25,000-\$34,999	9	12	15	9	13	35	46
\$35,000-\$49,999	17	38	46	35	33	70	117
\$50,000-\$74,999	44	108	135	113	103	163	137
\$75,000-\$99,999	26	93	91	126	114	143	100
\$100,000-\$149,999	55	161	226	234	201	160	66
\$150,000-\$199,999	6	80	157	141	137	54	23
\$200,000+	2	96	195	198	167	114	40
Median Household Income	\$78,699	\$107,754	\$125,219	\$123,720	\$121,932	\$87,408	\$59,210
Average Household Income	\$86,093	\$137,782	\$158,356	\$160,501	\$154,602	\$120,575	\$82,669

	Percent Distribution						
	15-24	25-34	35-44	45-54	55-64	65-74	75+
Household Income Base	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	3.6%	1.2%	0.7%	1.0%	1.6%	2.8%	7.1%
\$15,000-\$24,999	1.8%	0.5%	0.8%	0.6%	0.9%	2.1%	5.0%
\$25,000-\$34,999	5.4%	2.0%	1.7%	1.0%	1.6%	4.5%	7.6%
\$35,000-\$49,999	10.2%	6.3%	5.2%	4.0%	4.2%	9.0%	19.4%
\$50,000-\$74,999	26.4%	18.1%	15.4%	13.0%	13.1%	21.0%	22.7%
\$75,000-\$99,999	15.6%	15.6%	10.4%	14.5%	14.5%	18.4%	16.6%
\$100,000-\$149,999	32.9%	26.9%	25.7%	27.0%	25.5%	20.6%	10.9%
\$150,000-\$199,999	3.6%	13.4%	17.9%	16.2%	17.4%	7.0%	3.8%
\$200,000+	1.2%	16.1%	22.2%	22.8%	21.2%	14.7%	6.6%

## Housing Profile

4801 Losco Rd, Jacksonville, Florida, 32257



Ring: 1 mile radius

Population		Households	
2020 Total Population	11,614	2025 Median Household Income	\$90,946
2025 Total Population	11,514	2030 Median Household Income	\$105,006
2030 Total Population	11,570	2025-2030 Annual Rate	2.92%
2025-2030 Annual Rate	0.10%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	4,783	100.0%	4,790	100.0%	4,887	100.0%
Occupied	4,601	96.2%	4,621	96.5%	4,678	95.7%
Owner	3,041	66.1%	3,161	68.4%	3,329	71.2%
Renter	1,560	33.9%	1,460	31.6%	1,349	28.8%
Vacant	188	3.9%	169	3.5%	209	4.3%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	3,161	100.0%	3,329	100.0%
<\$50,000	23	0.7%	1	0.0%
\$50,000-\$99,999	5	0.2%	0	0.0%
\$100,000-\$149,999	14	0.4%	1	0.0%
\$150,000-\$199,999	58	1.8%	6	0.2%
\$200,000-\$249,999	262	8.3%	26	0.8%
\$250,000-\$299,999	390	12.3%	163	4.9%
\$300,000-\$399,999	1,118	35.4%	1,001	30.1%
\$400,000-\$499,999	819	25.9%	1,224	36.8%
\$500,000-\$749,999	277	8.8%	577	17.3%
\$750,000-\$999,999	52	1.6%	143	4.3%
\$1,000,000-\$1,499,999	136	4.3%	172	5.2%
\$1,500,000-\$1,999,999	4	0.1%	9	0.3%
\$2,000,000+	1	0.0%	6	0.2%

Median Value	\$373,971	\$438,113
Average Value	\$423,015	\$505,562

## Housing Profile

| 4801 Losco Rd, Jacksonville, Florida, 32257 | Ring: 1 mile radius

Census 2020 Housing Units	Number	Percent
Total	4,783	100.0%
Urban Housing Units	4,783	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	3,041	100.0%
Owned with a Mortgage/Loan	2,360	77.6%
Owned Free and Clear	680	22.4%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	188	100.0%
For Rent	113	60.1%
Rented- Not Occupied	0	0.0%
For Sale Only	29	15.4%
Sold - Not Occupied	16	8.5%
Seasonal/Recreational/Occasional Use	6	3.2%
For Migrant Workers	0	0.0%
Other Vacant	25	13.3%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,601	3,041	66.1%
15-24	178	14	0.5%
25-34	759	336	11.1%
35-44	808	510	16.8%
45-54	794	575	18.9%
55-59	506	402	13.2%
60-64	446	376	12.4%
65-74	733	587	19.3%
75-84	254	187	6.2%
85+	123	54	1.8%

**Housing Profile**

| 4801 Losco Rd, Jacksonville, Florida, 32257 | Ring: 1 mile radius

**Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership**

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,601	3,041	66.1%
White Alone	3,364	2,371	78.0%
Black/African American Alone	434	223	7.3%
American Indian/Alaska Native Alone	12	7	0.2%
Asian Alone	202	157	5.2%
Pacific Islander Alone	4	1	0.0%
Other Race Alone	201	77	2.5%
Two or More Races	384	206	6.8%
Hispanic Origin	448	233	7.7%

**Census 2020 Occupied Housing Units by Size and Home Ownership**

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,601	3,041	66.1%
1-Person	1,175	564	18.6%
2-Person	1,583	1,155	38.0%
3-Person	838	592	19.5%
4-Person	650	475	15.6%
5-Person	213	153	5.0%
6-Person	95	71	2.3%
7+ Person	46	31	1.0%

**2025 Housing Affordability**

Housing Affordability Index	90
Percent of Income for Mortgage	25.7%