

Prime Parcel with Pond & Electric

FOR SALE

1494 Fouraker Road, Jacksonville, FL 32221

SALE PRICE: \$300,000



KIMBERLY SIEVERT
(904) 631-6335
ksievert@svrcom.com

PRIME PARCEL & POND

Location Description

SVR Commercial LLC, as exclusive advisor, is privileged to present the opportunity to acquire a premium 2.89 acre commercial parcel located at 1494 Fouraker Rd, Jacksonville, FL 32221. The adjacent property at 1508 Fouraker Rd is also available for combined total of 5+ acres. The property has a 1.32 acre retention pond and combined with 1508 Fouraker Rd for a total of 5 acres. It is currently zoned RLD-80. The parcel is behind 1508 Fouraker Rd which has 517 ft on Fouraker Rd and is across the street from a new apartment complex under construction and the Normandy Square Shopping Center. It is walking distance to Normandy Blvd and less than 2 miles to 295. Normandy Square is anchored by Winn Dixie and has a Family Dollar, St Vincent's First Care, along with retail and restaurants.

Property Overview:

Address: 1494 Fouraker Road, Jacksonville, FL 32221

County: Duval

Parcel Size: 2.89 Acres

Building Size: RLD-80



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AERIAL VIEW

SVR
Commercial



**COMBINED PARCEL OUTLINE
1494 & 1508 FOURAKER RD.
TOTALING 5+ ACRES**

2.89 Acres

RLD-80

2.38 Acres

CCG-1

0

1494

1508

Normandy Square Shopping Center

7921

8037

0

0

0

Peyton Pl

Fouraker Rd

1550

0

228

7991

Normandy Blvd

8029

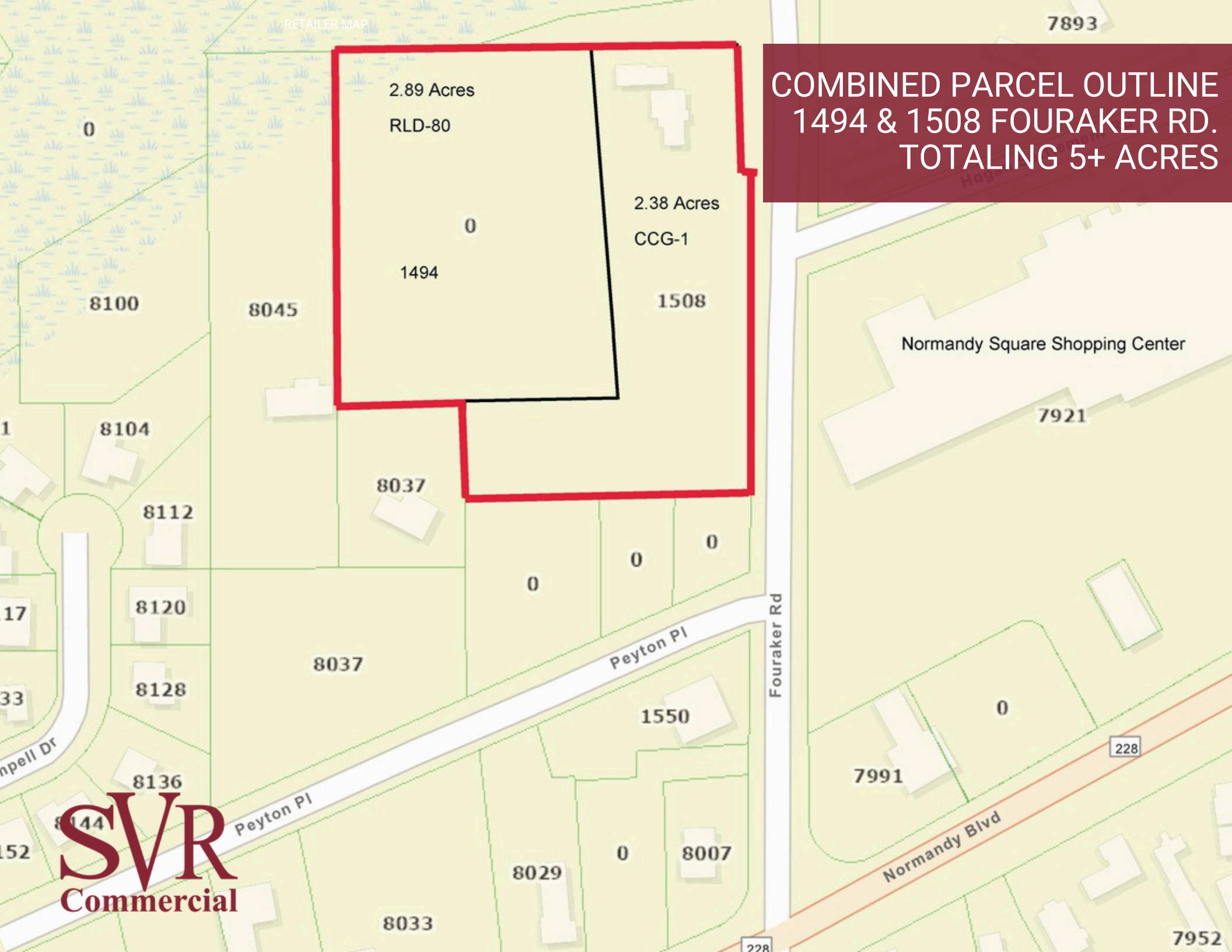
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8007

7952

8033

228



HIGHLIGHTS



Property Highlights

- 1.32 acre Retention Pond
- Adjacent to 1508 Fouraker Rd



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