



# MAYPORT LOTS

3390 STATE ROAD A1A  
JACKSONVILLE, FL 32233

**Pat Copeman**

O: 904.281.1990 x8521  
pat.copeman@svn.com

**Robert Lawrence**

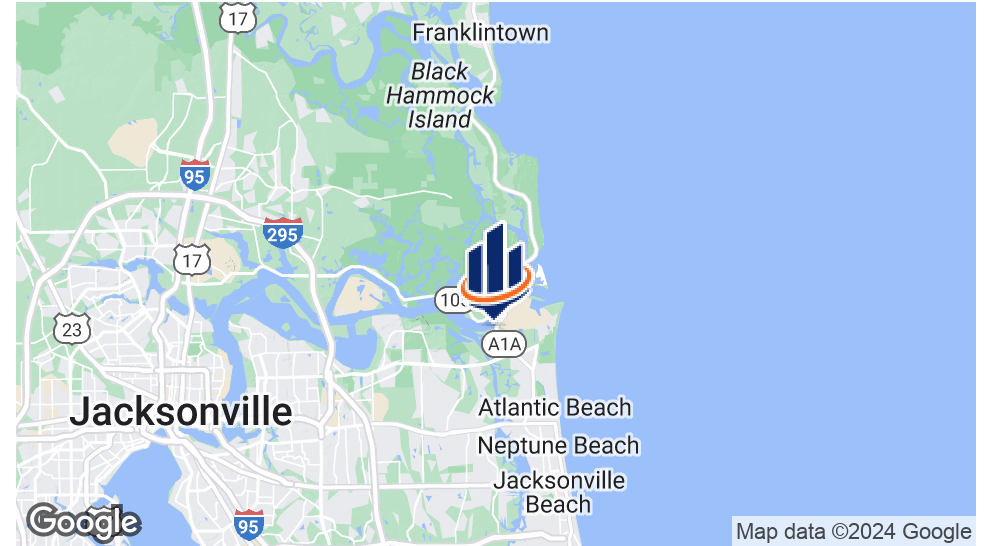
O: 904.281.1990  
rlawrence@svn.com

**Colin Nicholson III, CCIM**

O: 904.281.1990  
cnicholson@svn.com



# Property Summary



## OFFERING SUMMARY

Sale Price: \$1,699,000  
Lot Size: 57 Acres

## PROPERTY DESCRIPTION

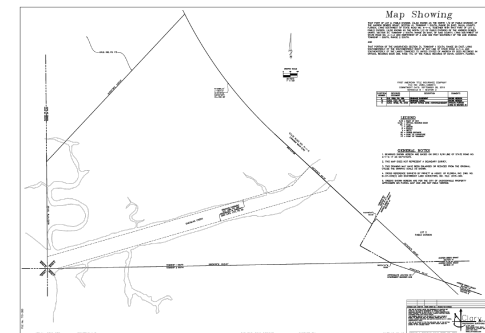
57 acres total of waterfront property off State Road A1A in Jacksonville, Florida. Parcels sold together or individually. Parcel one - 55 acres zoned AGR, 2 to 3 acres are usable high ground, \$1,199,000. Parcel two - 1.7 acres on State Road A1A zoned PUD Commercial, \$499,000.

## PROPERTY HIGHLIGHTS

- Deepwater, Sherman Creek min. 12 ft. depth.
- Permitted for 114 ft. floating dock, needs renewed.
- Construction started for 300 ft. bulkhead and basin frontage on Sherman Creek.
- All improvements permitted with the Florida DEP and U.S. Army Corps of Engineers, needs renewed.
- Sewer Lift Station
- Underground electric service with transformer



# Additional Photos





# Demographics Map & Report

## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,117	10,972	25,237
Average Age	30	36	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	432	3,446	9,028
# of Persons per HH	4.9	3.2	2.8
Average HH Income	\$85,574	\$96,453	\$109,849
Average House Value	\$218,759	\$329,945	\$413,190

Demographics data derived from AlphaMap

