

QUADPLEX INVESTMENT OPPORTUNITY  
7619 Indian Lakes Dr 32210 | \$525,000

7619 Indian Lakes



Courtney Smith  
(786) 587-8702  
Courtney@welchteam.com

Ryan Cleary  
(352) 270-4132  
Ryan@welchteam.com

Scan to view online



301 Kingsley Lake Dr. Suite #502 St. Augustine, FL 32092  
904-712-3304 | Commercial@welchteam.com

## PROPERTY OVERVIEW

7619 Indian Lakes Dr 32210

One fully-occupied quadplex investment opportunities in Jacksonville's growing Westside at 7619 Indian Lakes Drive. This property delivers steady cash flow with all 4 units currently rented in a renter-friendly logistics and employment hub.

Positioned just minutes from major distribution and employment centers — approximately 8–10 miles from Amazon and Wayfair's massive fulfillment and distribution campuses within the Cecil Commerce Center/AllianceFlorida logistics hub, which anchors the region's rapidly expanding e-commerce sector with thousands of jobs and ongoing growth in industrial development.



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In Duval County (Jacksonville), RMD-D zoning stands for Residential Medium Density – Duplex/Multifamily and is intended to accommodate medium-density residential development. This zoning allows for duplexes, quadplexes, townhomes, and other small multifamily uses, making it well-suited for income-producing residential properties.

RMD-D permits a higher density than single-family zoning while maintaining neighborhood-scale development standards. For investors, this zoning confirms the property's multifamily use is permitted and provides flexibility for continued rental operations or potential future redevelopment, subject to applicable lot size, parking, and setback requirements.

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Just a short drive to the historic Cecil Field area and within easy reach of Naval Air Station Jacksonville (NAS Jax), significant military employment and regional economic stability drivers.

Both properties also offer convenient access to Downtown Jacksonville — a vibrant business and cultural core — while benefiting from strong Westside infrastructure, excellent highways, and proximity to major national employers. Ideal for investors seeking cash-flow stability plus upside in a strategic Jacksonville location.



**1**

Building

**4**

Units

**2 2**

Beds Baths

**1**

Stories

**Each Unit = 926 sq ft**

Purchase Price - **\$525,000**

-Gross income = **\$52,800**

-Operating Expenses = **\$11,639**

Net Income = **\$41,161**

CAP Rate = **7.84%**

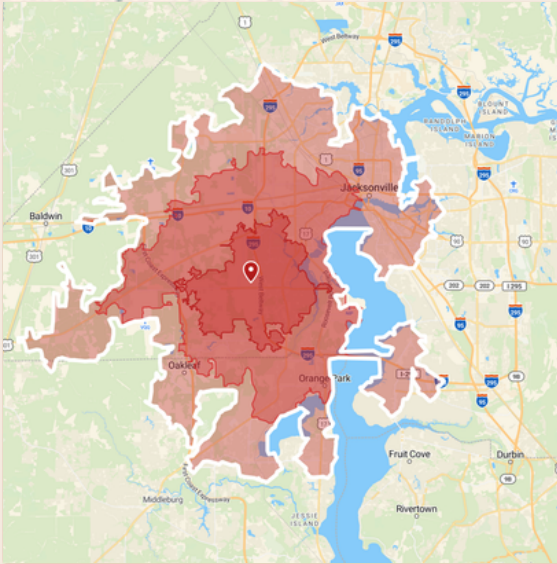
PROPERTY PHOTOS  
7619 Indian Lakes Dr 32210



# BENCHMARK DEMOGRAPHICS

7619 Indian Lakes Dr, Jacksonville, Florida, 32210

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	6.43%	6.46%	6.23%	5.69%	5.44%	4.69%	5.39%
5 - 9	6.53%	6.67%	6.42%	5.93%	5.86%	5.03%	5.75%
10 - 14	6.92%	6.48%	6.26%	5.73%	6.04%	5.34%	5.98%
15 - 19	7.63%	6.91%	6.41%	6.05%	6.22%	5.84%	6.47%
20 - 34	21.08%	20.73%	20.65%	21.29%	19.22%	18.43%	20.33%
35 - 54	25.63%	25.26%	25.65%	25.70%	25.63%	24.41%	25.20%
55 - 74	20.34%	21.53%	22.06%	22.41%	23.50%	25.55%	22.82%
75+	5.46%	5.98%	6.35%	7.24%	8.09%	10.74%	8.05%
<b>HOUSEHOLD INCOME</b>							
<\$15,000	11.5%	11.8%	10.2%	9.8%	8.1%	8.0%	8.3%
\$15,000-\$24,999	9.6%	7.4%	6.1%	5.5%	5.0%	5.8%	5.9%
\$25,000-\$34,999	8.0%	7.8%	7.1%	6.4%	5.8%	6.7%	6.3%
\$35,000-\$49,999	15.4%	14.3%	12.7%	11.0%	9.8%	10.5%	9.8%
\$50,000-\$74,999	20.2%	19.5%	18.9%	17.8%	16.5%	16.9%	15.6%
\$75,000-\$99,999	16.3%	13.5%	13.8%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	13.4%	16.7%	18.6%	18.9%	19.6%	18.4%	17.8%
\$150,000-\$199,999	2.8%	5.1%	6.4%	7.5%	9.3%	8.7%	9.8%
\$200,000+	2.8%	3.9%	6.2%	10.3%	13.0%	12.1%	14.0%
<b>KEY FACTS</b>							
Population	25,868	103,754	252,560	1,054,465	1,764,628	23,027,836	339,887,819
Daytime Population	18,118	84,430	228,707	1,140,746	1,765,462	22,846,618	338,218,372
Employees	12,509	48,897	123,225	525,747	841,514	10,832,721	167,630,539
Households	9,729	40,051	100,189	431,039	699,626	9,263,074	132,422,916
Average HH Size	2.66	2.57	2.50	2.39	2.47	2.43	2.50
Median Age	36.0	36.9	37.8	38.7	40.4	43.6	39.6
<b>HOUSING FACTS</b>							
Median Home Value	192,115	242,327	298,426	355,630	395,594	416,969	370,578
Owner Occupied %	49.6%	54.7%	59.5%	58.2%	66.7%	67.2%	64.2%
Renter Occupied %	50.4%	45.3%	40.5%	41.8%	33.3%	32.8%	35.8%
Total Housing Units	10,361	43,133	108,127	468,453	767,323	10,635,372	146,800,552
<b>INCOME FACTS</b>							
Median HH Income	\$57,476	\$60,615	\$67,710	\$74,128	\$82,649	\$78,205	\$81,624
Per Capita Income	\$26,179	\$29,880	\$35,082	\$41,767	\$45,252	\$44,891	\$45,360
Median Net Worth	\$60,787	\$88,238	\$129,623	\$153,805	\$249,654	\$253,219	\$228,144

