



MAYPORT LOTS

3390 STATE ROAD A1A
JACKSONVILLE, FL 32233

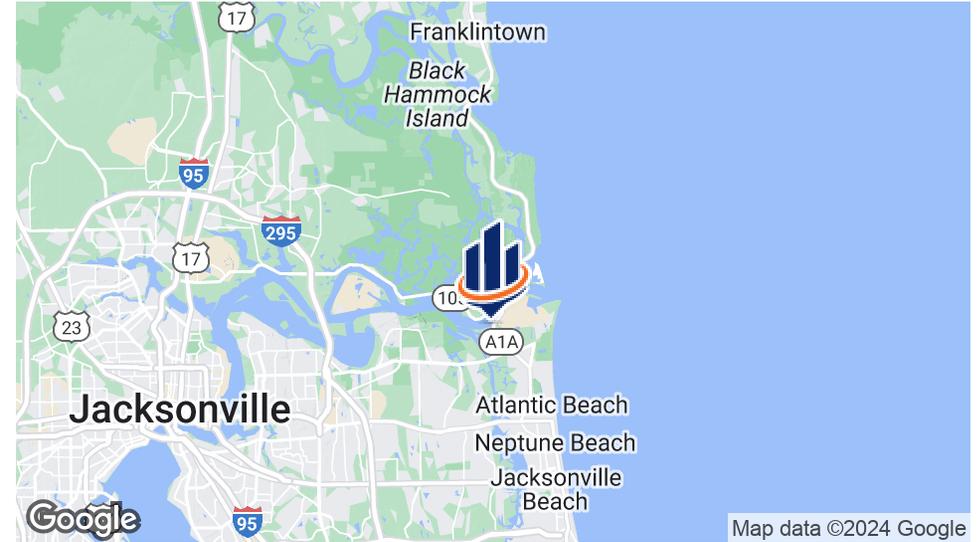
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Property Summary



OFFERING SUMMARY

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

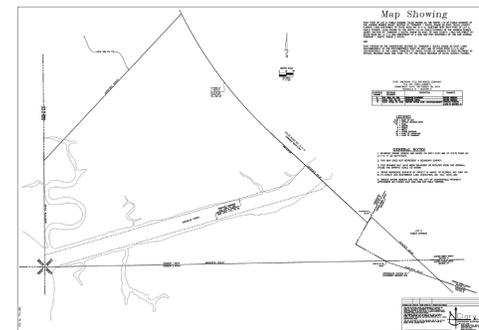
PROPERTY DESCRIPTION

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

