

11133 NORMANDY BOULEVARD, JACKSONVILLE, FL 32221

11137 NORMANDY BLVD

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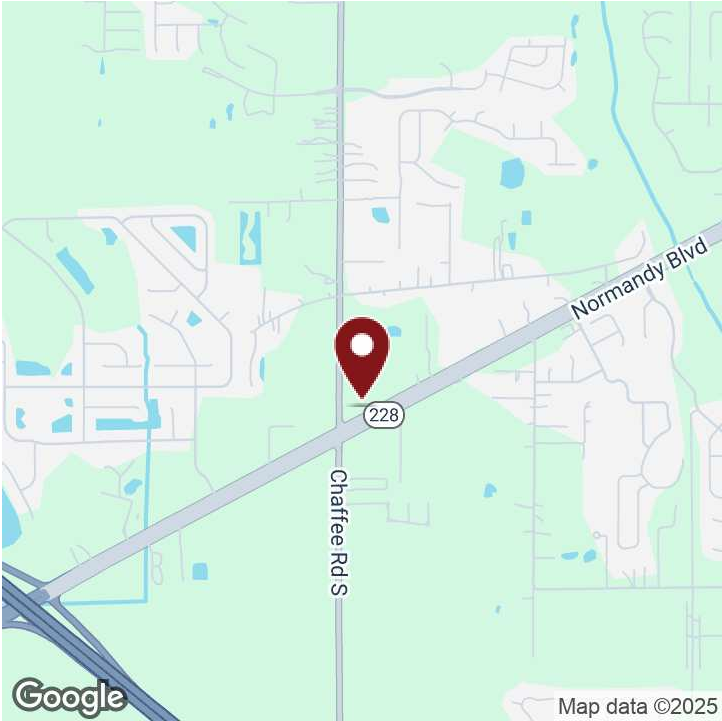


SECTION 1

PROPERTY INFORMATION

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.234 Acres
Zoning:	CCG-2 & CO

PROPERTY OVERVIEW

SVR Commercial LLC and ERA One have teamed up to present an exceptional opportunity to acquire a prime 1.234-acre parcel of land on Normandy Blvd. This strategically located property is near Chaffee Rd. and the newly established Publix Shopping Center, making it a highly desirable location for commercial development. The land is uniquely zoned, with half designated as CCG-2 and the other half as CO, providing versatile development options. Currently, a bar operates on the CCG-2 portion under a month-to-month lease. The area is experiencing significant growth, with neighboring properties acquired by Walmart and a major commercial developer, indicating a promising future for the locale. Additionally, an adjacent parcel is available for multi-family development, increasing the already high household demographics for the area. Don't miss out on this chance to be part of a rapidly developing community!

LOCATION OVERVIEW

Prime cleared lot located on Normandy Blvd, near Chaffee Rd. Currently has a bar onsite leasing month to month.

PROPERTY HIGHLIGHTS

- Mostly cleared
- Prime location

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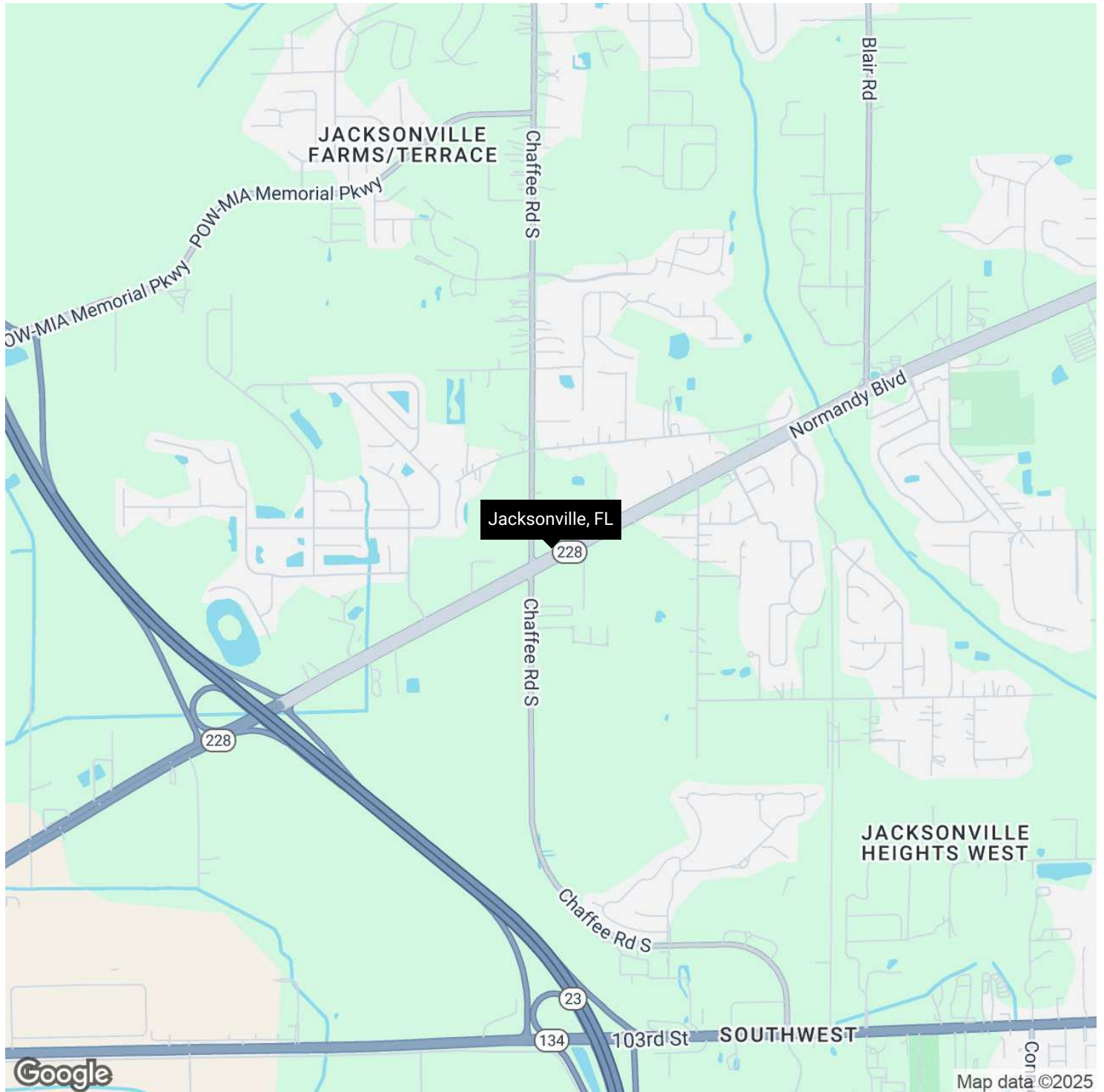


SECTION 2

LOCATION INFORMATION

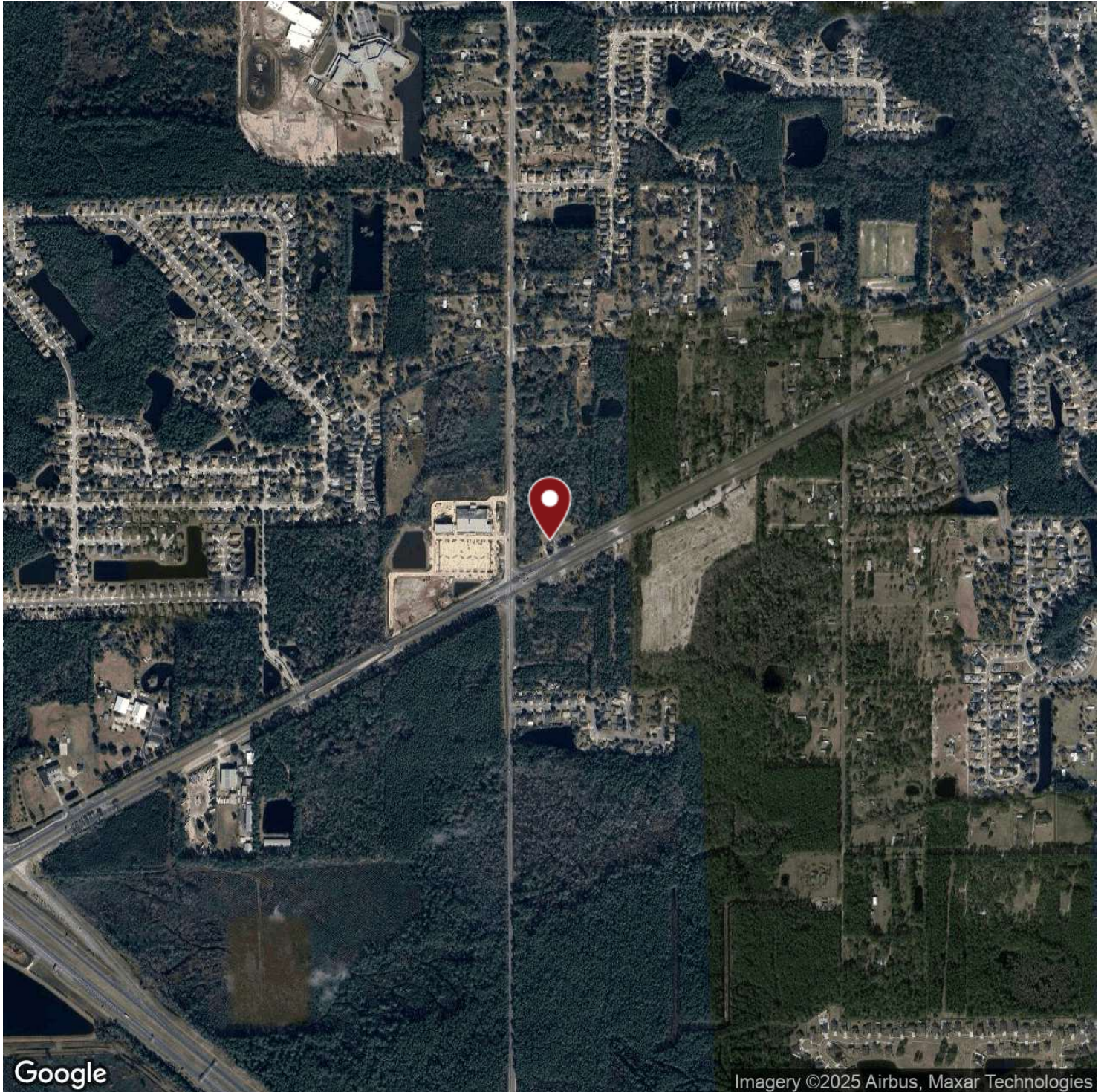
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SECTION 3

FINANCIAL ANALYSIS



SECTION 4

SALE COMPARABLES

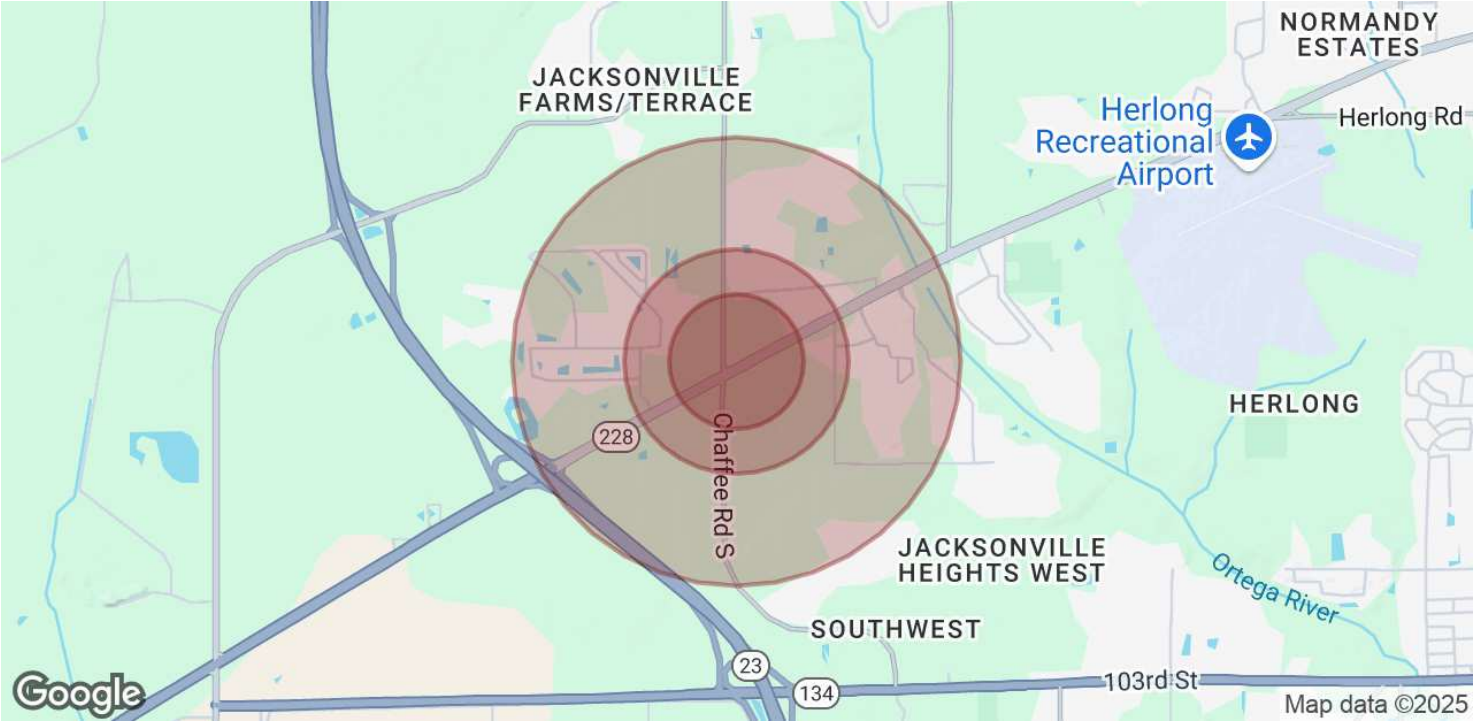


SECTION 5

DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	198	965	4,986
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	325	1,690
# of Persons per HH	3	3	3
Average HH Income	\$96,129	\$91,924	\$96,517
Average House Value	\$297,790	\$289,831	\$298,689

Demographics data derived from AlphaMap



SECTION 6

ADVISOR BIOS

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