

# 12810 NORMANDY BLVD

12810 NORMANDY BLVD, JACKSONVILLE, FL 32221



### OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$545,000  |
| Lot Size:   | 2.35 Acres |
| Zoning:     | PUD        |

### PROPERTY OVERVIEW

SVR Commercial, LLC, as the exclusive advisor, is pleased to present an exceptional opportunity to acquire a prime 2.33-acre parcel along Normandy Boulevard. The property may be combined with an adjoining 6.82-acre parcel extending along Alcoa Road, creating approximately 9.15 contiguous acres suitable for a variety of commercial or residential development opportunities, subject to zoning and governmental approvals. The combined parcels also offer additional frontage and access along Normandy Boulevard. The area is experiencing significant growth from both directions. To the east, a new Publix recently opened approximately 1.5 miles away at Normandy Boulevard and Chaffee Road. Walmart has also acquired property across the street, while a prominent commercial developer specializing in shopping centers has purchased an adjacent parcel. To the west, the property benefits from its proximity to several major warehouse, distribution, and manufacturing facilities, including Amazon, FedEx, Boeing, and Bridgestone. This continued investment highlights the area's strong growth potential and the property's strategic position along the expanding Normandy Boulevard corridor.

### PROPERTY HIGHLIGHTS

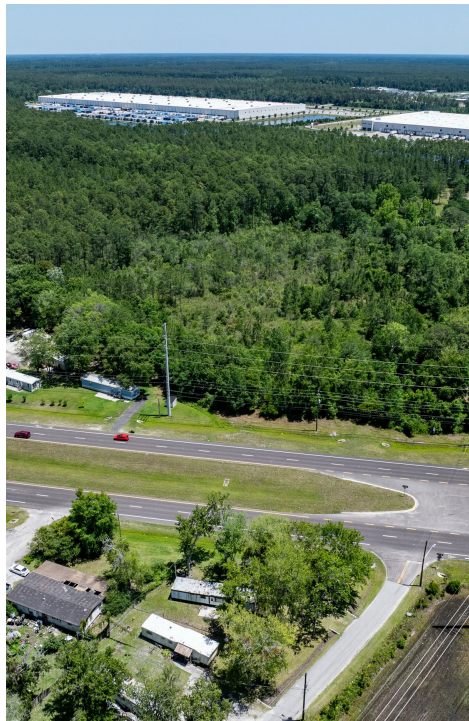
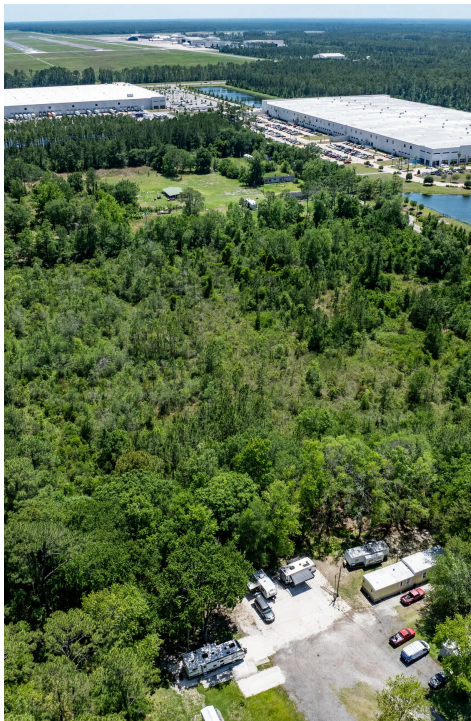
- Available acreage 2.33 acres up to 9.25 acres
- PUD
- Great for parking, warehouse, residential

KIMBERLY SIEVERT

904.631.6335  
ksievert@svrcom.com

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[ksievert@svrcom.com](mailto:ksievert@svrcom.com)

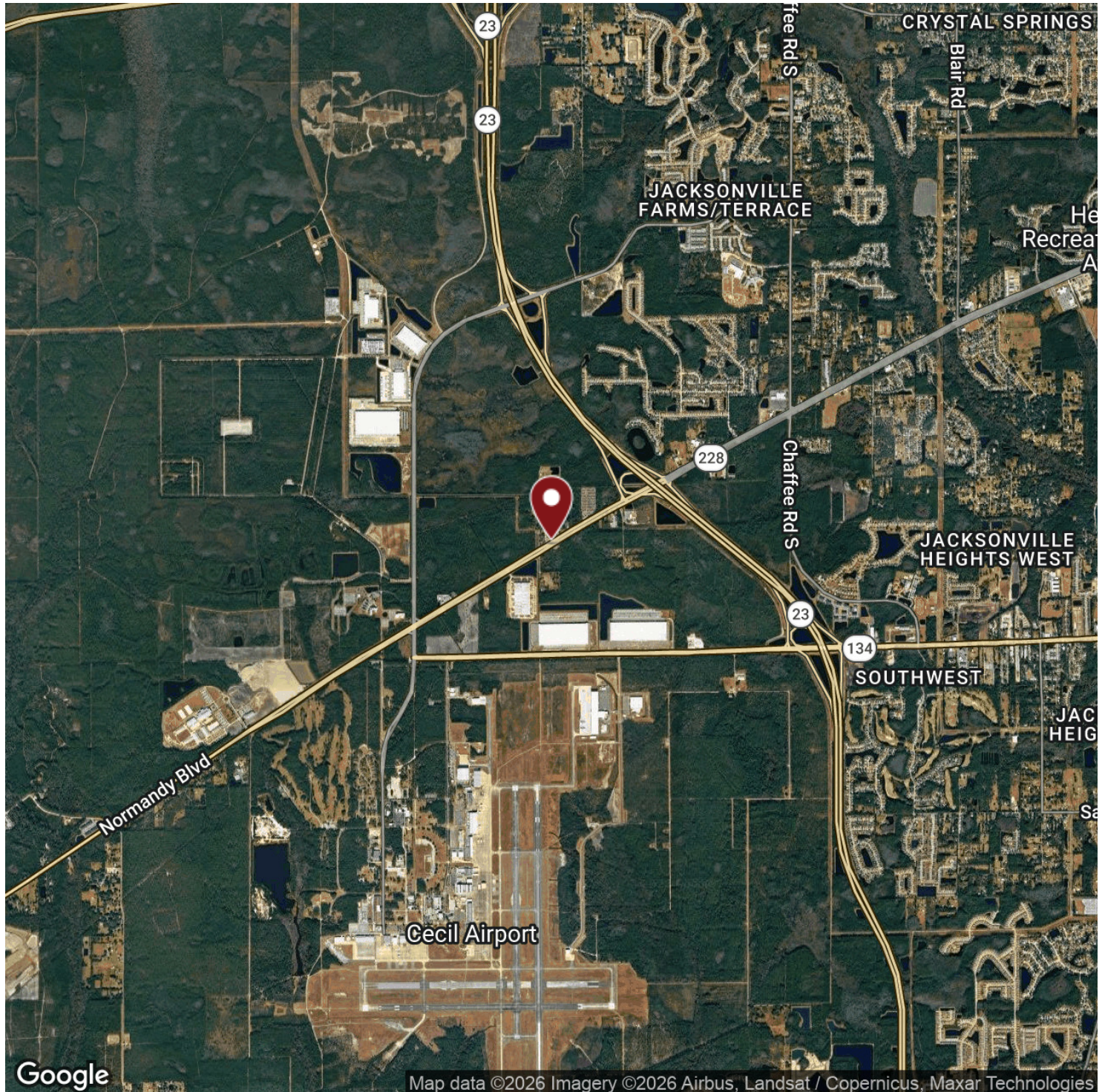
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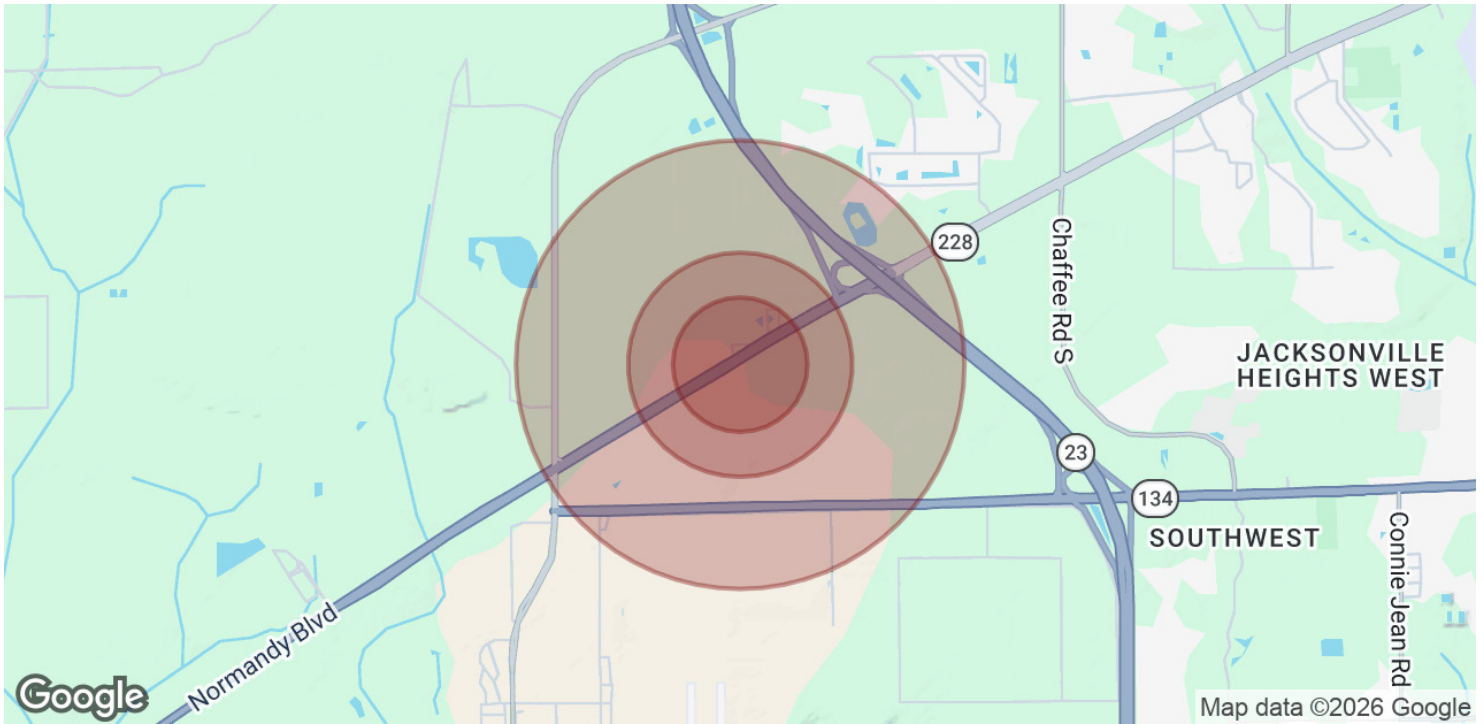
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 25        | 49        | 289    |
| Average Age          | 36        | 36        | 36     |
| Average Age (Male)   | 35        | 35        | 35     |
| Average Age (Female) | 37        | 37        | 37     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 9         | 17        | 98        |
| # of Persons per HH | 2.8       | 2.9       | 2.9       |
| Average HH Income   | \$84,608  | \$85,149  | \$83,916  |
| Average House Value | \$276,024 | \$277,170 | \$278,649 |

2020 American Community Survey (ACS)

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Commercial Broker Associate

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Direct: **904.631.6335** | Cell: **904.631.6335**

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PVB, FL 32082  
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