

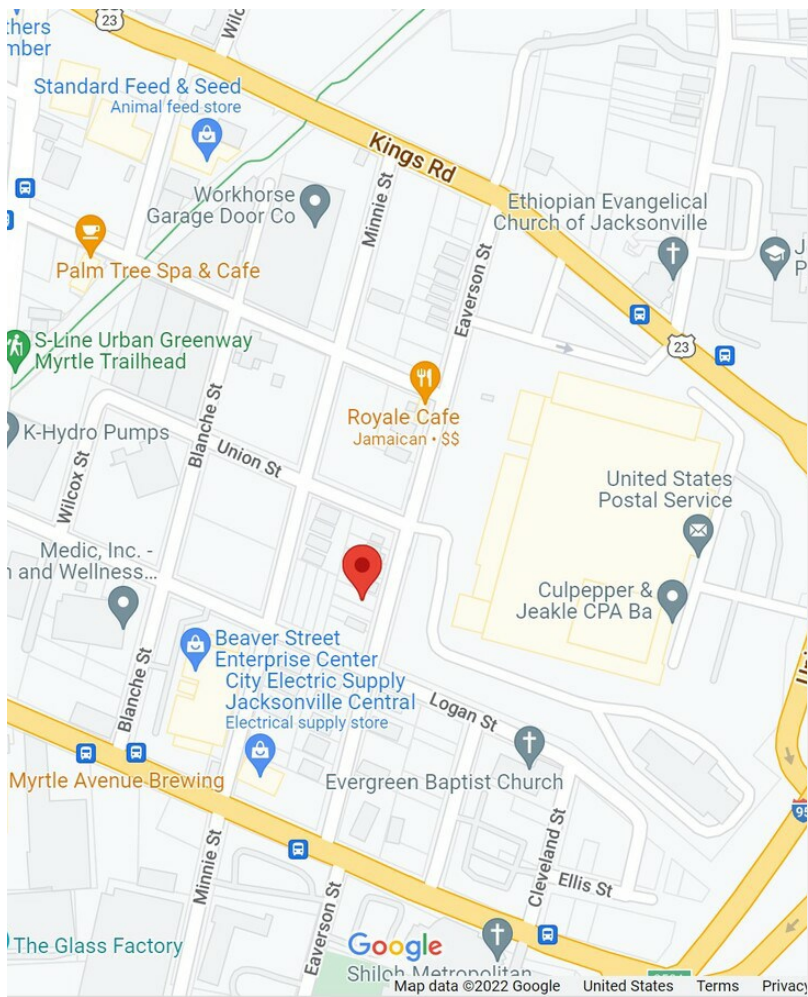
IL-zoned .14-Acre Rail Yard District Lot Assemblage (Eaverson St.+Logan St.)

0 Eaverson St. + 0 Logan St., Jacksonville, FL 32204



William Messer

Watson Commercial Realty, Inc.
4685 Sunbeam Rd, Suite 1, Jacksonville, FL 32257
wmesser@watsoncommercial.com
(904) 200-1030



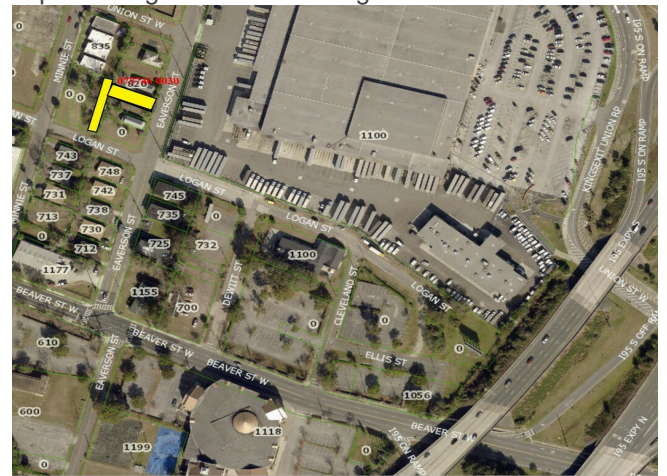
IL-zoned .14-Acre Rail Yard District Lot Assemblage (Eaverson+Logan)

\$75,000

Infill IL-zoned .07-Acre 0 Eaverson Street Lot + .07-acre 0 Logan Street Lot = .14-Acre
 Ingress and Egress from two different lots
 Footsteps from I-95 and I-10
 Located in Jacksonville's Rail Yard District - experiencing robust business growth
 Central...

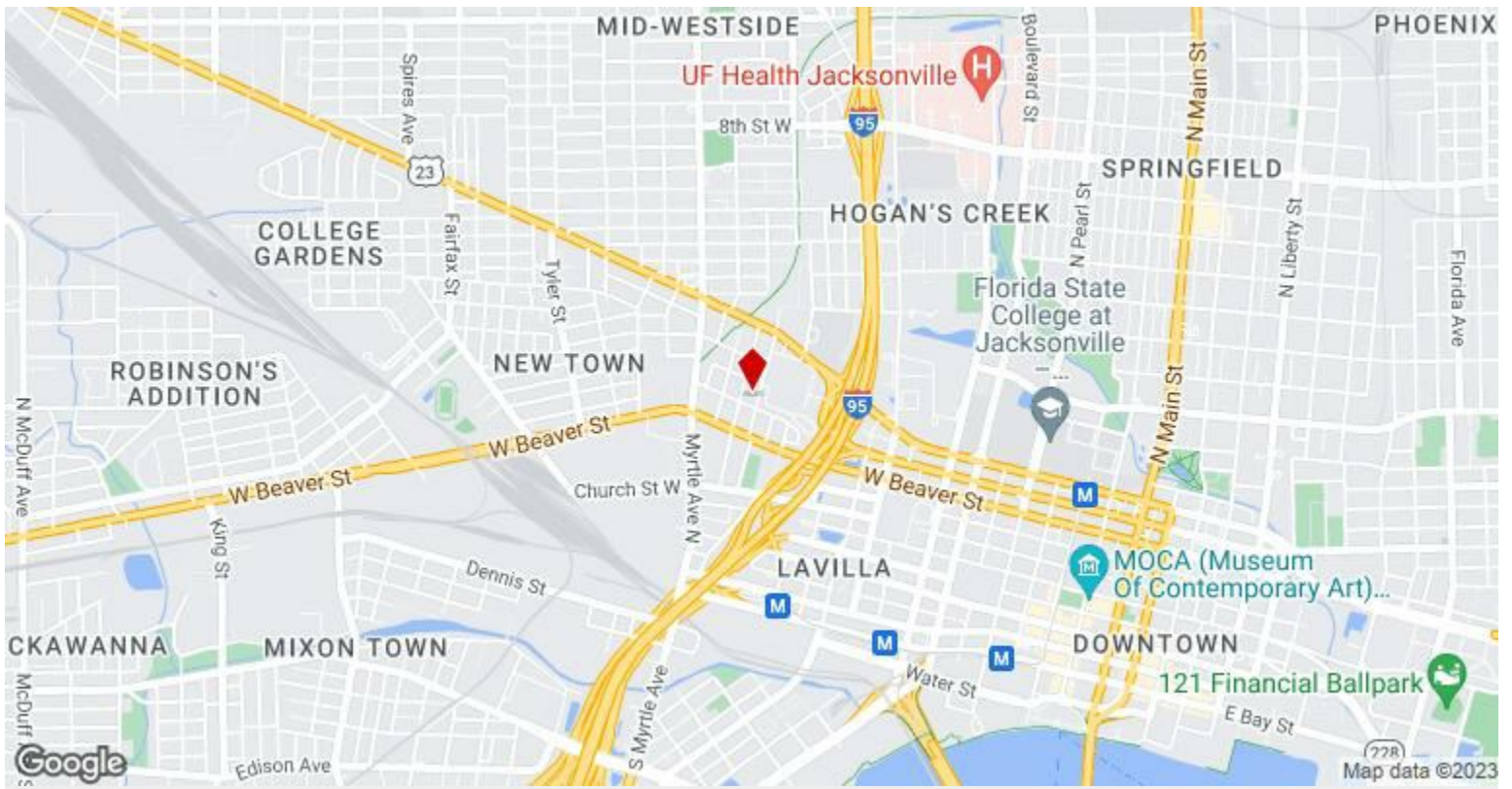
Infill IL-zoned .07-Acre 0 Eaverson Street Lot + .07-acre 0 Logan Street Lot = .14-Acre
 Ingress and Egress from two different lots
 Footsteps from I-95 and I-10
 Located in Jacksonville's Rail Yard District - experiencing robust business growth
 Central...

- I-95 = .2 miles away, I-10 = less than 2 miles away
- Infill IL-zoned .07-Acre 0 Eaverson Street Lot + .07-acre 0 Logan Street Lot = .14-Acre
- Storage lot potential
- Ingress and Egress from two different lots
- Located in Jacksonville's Rail Yard District - experiencing robust business growth



Price:	\$75,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Industrial
Sale Type:	Investment or Owner User
Total Lot Size:	0.14 AC
No. Lots:	2
Zoning Description:	IL
APN / Parcel ID:	075746-0030





.14-Acre Lot Assemblage (Eaverson+Logan), Jacksonville, FL 32204

Infill IL-zoned .07-Acre 0 Eaverson Street Lot + .07-acre 0 Logan Street Lot = .14-Acre Ingress and Egress from two different lots
Footsteps from I-95 and I-10
Located in Jacksonville's Rail Yard District - experiencing robust business growth
Central location - sited between Kings Road and Beaver Street; across the street from United States Postal Service - Main Branch
Great storage potential at low cost + 30' Eaverson St. frontage + 20' Logan St. frontage