



0 Lem Turner Road

Jacksonville, Florida 32218

Property Highlights

- RMD-A (Residential Medium Density A) zoning
- Permits approximately 8 to 19 residential units per acre
- · Strategically positioned to support residential development
- Well suited for multifamily or townhome development, subject to applicable approvals
- Attractive opportunity for investors seeking residential development potential in a growing market
- · High traffic counts on nearby roads

Property Overview

The area supports continued residential growth and strong investor demand. Favorable market fundamentals, population growth, and surrounding development enhance the investment profile, making this an attractive opportunity for land and residential investors focused on Jacksonville's continued growth.

Offering Summary

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|--------------------|-------------------------------|
| Sale Price: | Subject To Offer |
| Lease Rate: | \$6,000.00 per month (Ground) |
| Parcel ID #: | 020399 0300 |
| Lot Size: | 1.76 Acres |
| Parcel Dimensions: | 240' x 325' |
| Zoning: | RMD-A |
| Traffic Count: | 31,500 on Lem Turner Road |

For More Information



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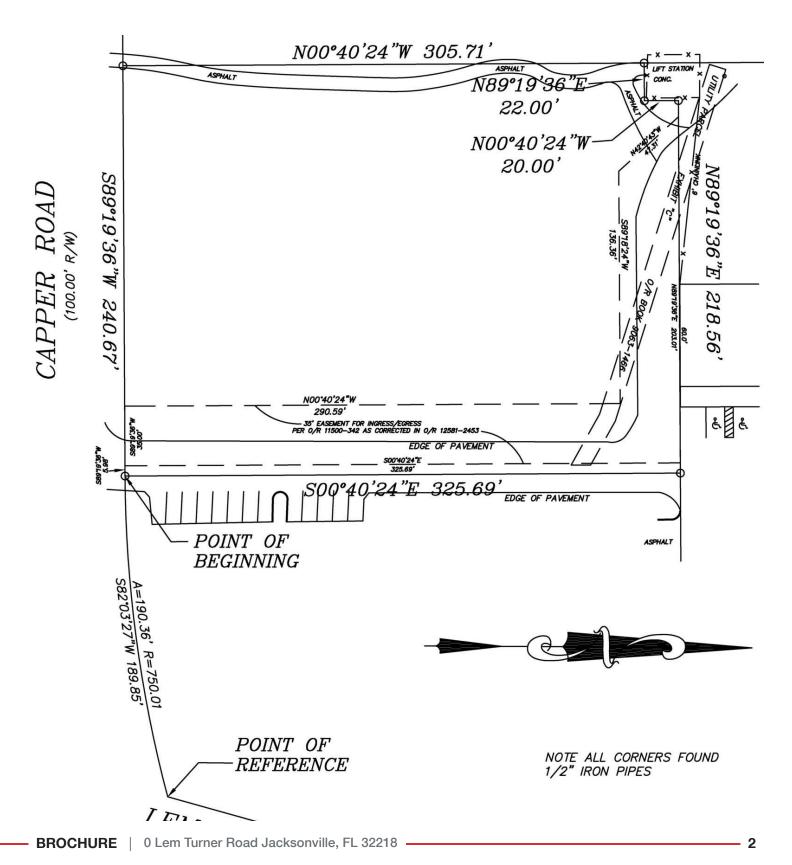


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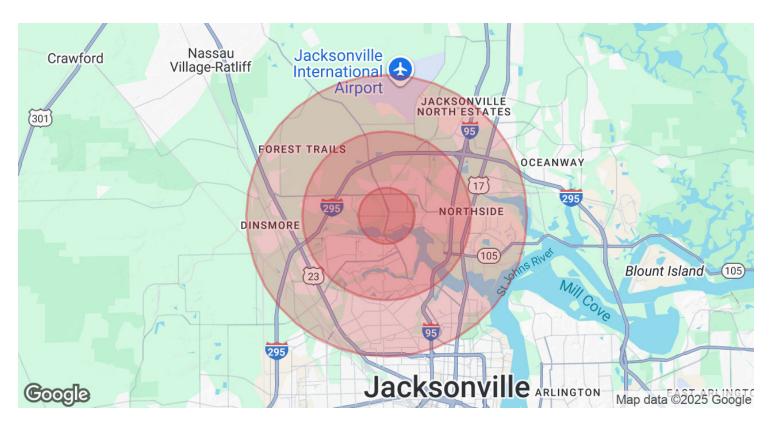
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 7,114 | 58,150 | 109,131 |
| Average Age | 39 | 40 | 40 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 40 | 42 | 42 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,790 | 22,276 | 42,606 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$60,979 | \$65,020 | \$63,740 |
| Average House Value | \$211,278 | \$222,310 | \$209,108 |

Demographics data derived from AlphaMap