

For Sale
 7278, 7268, 7260, 7236 &
 0 Morse Ave., Jacksonville, FL 32244

Asking Price:
\$5,600,000

8.38± AC
Owner may consider sub-dividing

8.3± Acres off I-295 at Morse Avenue & Rampart Road available for Sale

- Outstanding location on the westside of Jacksonville
- Ideal use for apartments, residential, charter school, office bldg., retail corner store
- Approximately 2.2 miles from Costco on Parramore Rd.
- Approximately 600 feet of frontage on Morse Ave. and 580 feet on Rampart Rd.
- 9,100± AADT on Morse Ave.
- 6,100± AADT on Rampart Rd.
- 9,400± on Rampart Rd.

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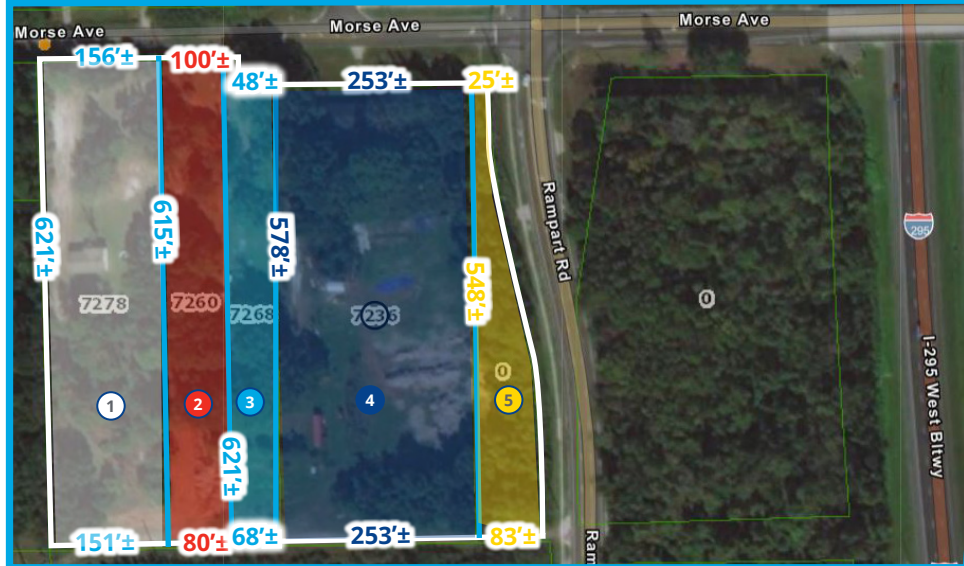
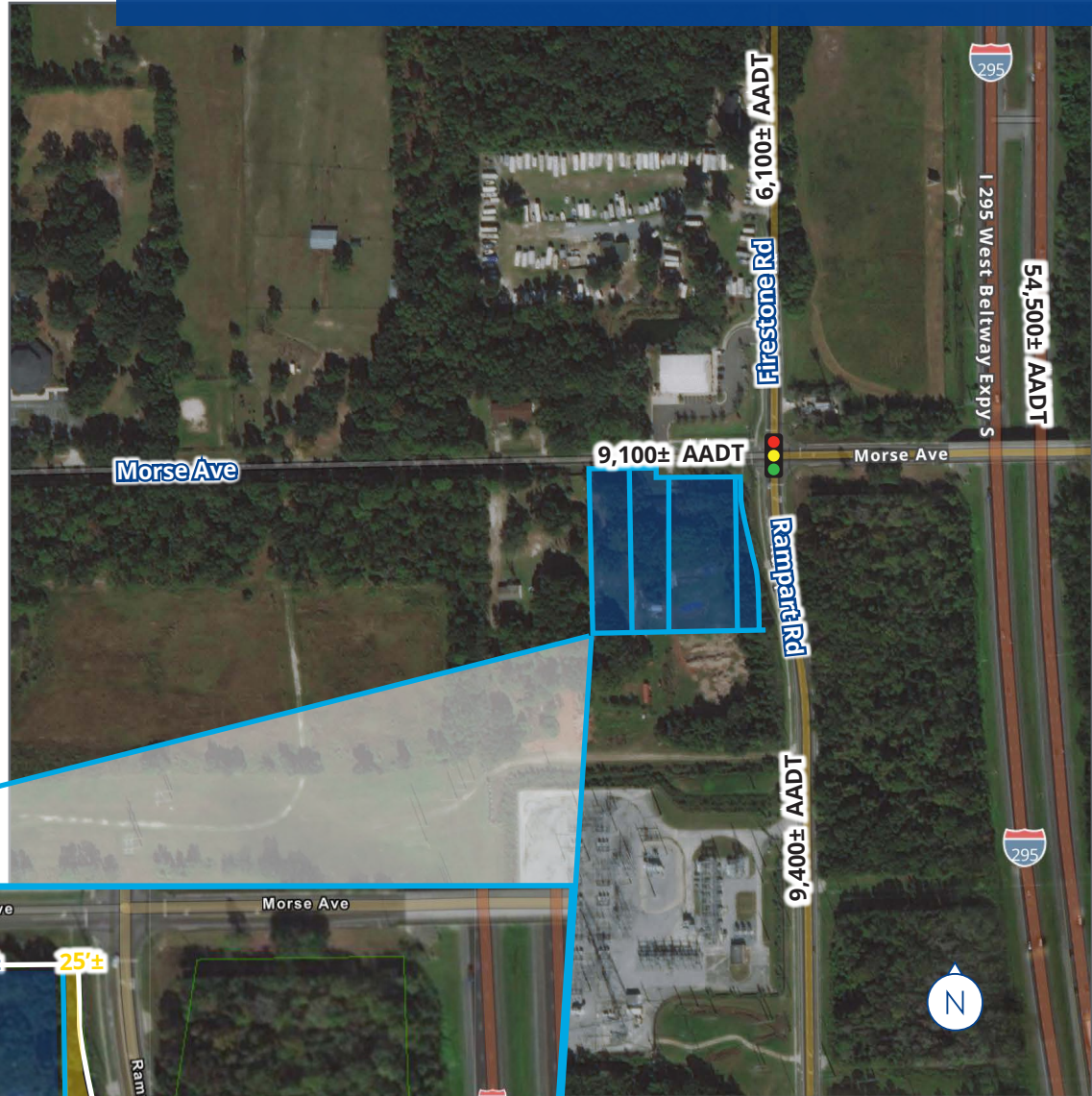
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Accelerating success.

Aerial

Travel Distances

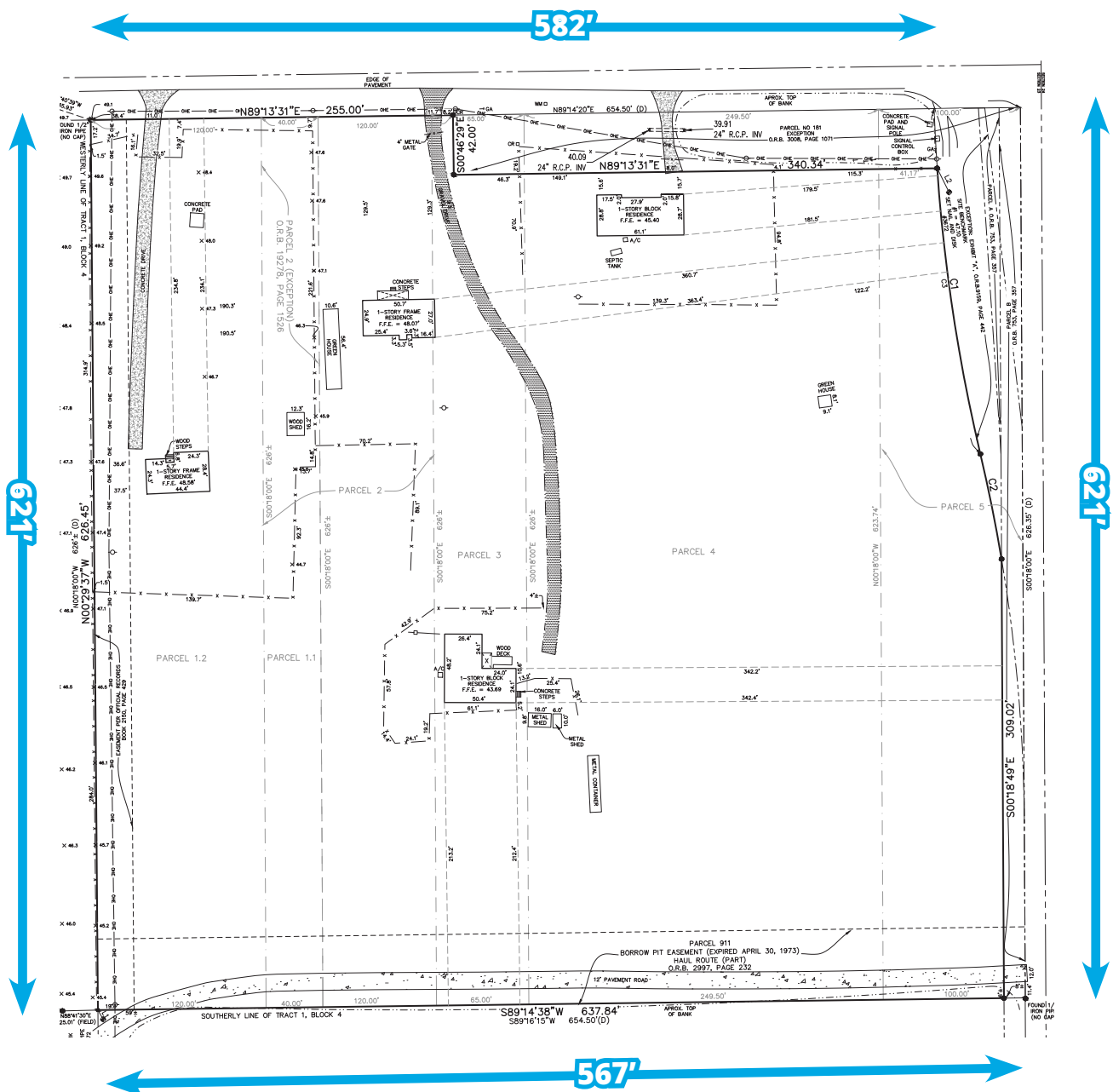
WalMart	2.1 miles 6 Minutes
Costco	2.2 miles 6 Minutes
Collins Road	1.7 miles 4 minutes
I-295	1.8 miles 4 minutes



Source: Duval County Property Appraiser Map

#	Address	Parcel #	AC±
1	7278 Morse Ave	015803- 0008	2.19
2	7260 Morse Ave	015803- 0005	1.17
3	7268 Morse Ave	015803- 0030	0.87
4	7236 Morse Ave	015803-0000	3.36
5	0 Morse Ave	015803- 0015	0.79

Survey





Source: Duval County Property Appraiser Map

Demographics | 3 Mile

Source: ESRI Business Analyst

2023 Estimated Population
77,117

2023 Est. Avg. Household Income
\$69,240

2023 Daytime Population
58,554

2028 Proj. Population
76,707

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