

**SALE**

# 5230 Timuquana Rd

**5230 TIMUQUANA RD**

Jacksonville, FL 32210

**PRESENTED BY:**

**ROBERT LAWRENCE**

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FL #SL621544

**WESLEY NICHOLSON**

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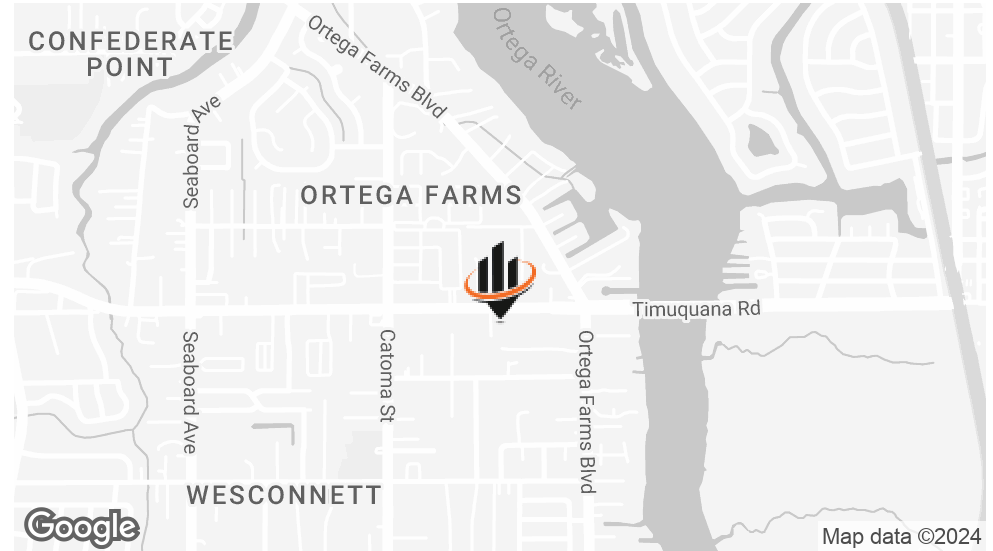
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## PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$200,000
AVAILABLE SF:	
LOT SIZE:	1 Acres
PRICE / ACRE:	\$200,000
ZONING:	CCG-1

## PROPERTY OVERVIEW

1 Acre of Developable Land. Zoned CCG-1. Prime for just about any commercial allowance.

## PROPERTY HIGHLIGHTS

- Attractive commercial property with frontage on Timuquana Road
- Currently a cleared property, the site is under CCG-1 allowances.
- Located in the Ortega Farms area, the property has neighborhood retail centers on both sides of Timuquana Road surrounded by a densely developed residential market Site
- Daily traffic count of 18,000 CPD

### ROBERT LAWRENCE

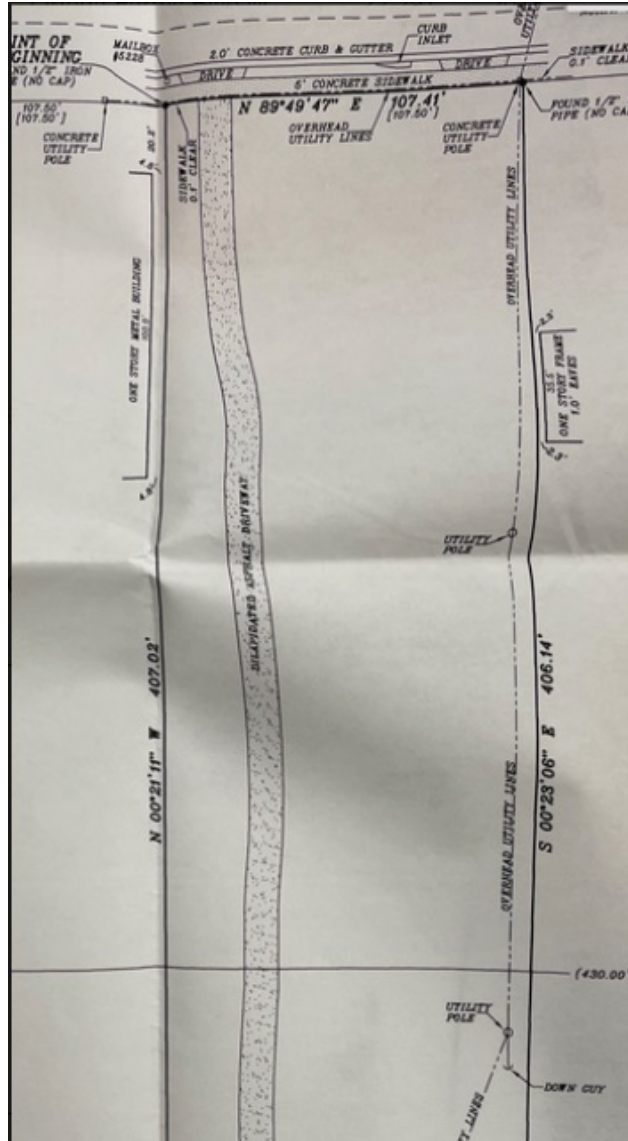
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## ADDITIONAL PHOTOS



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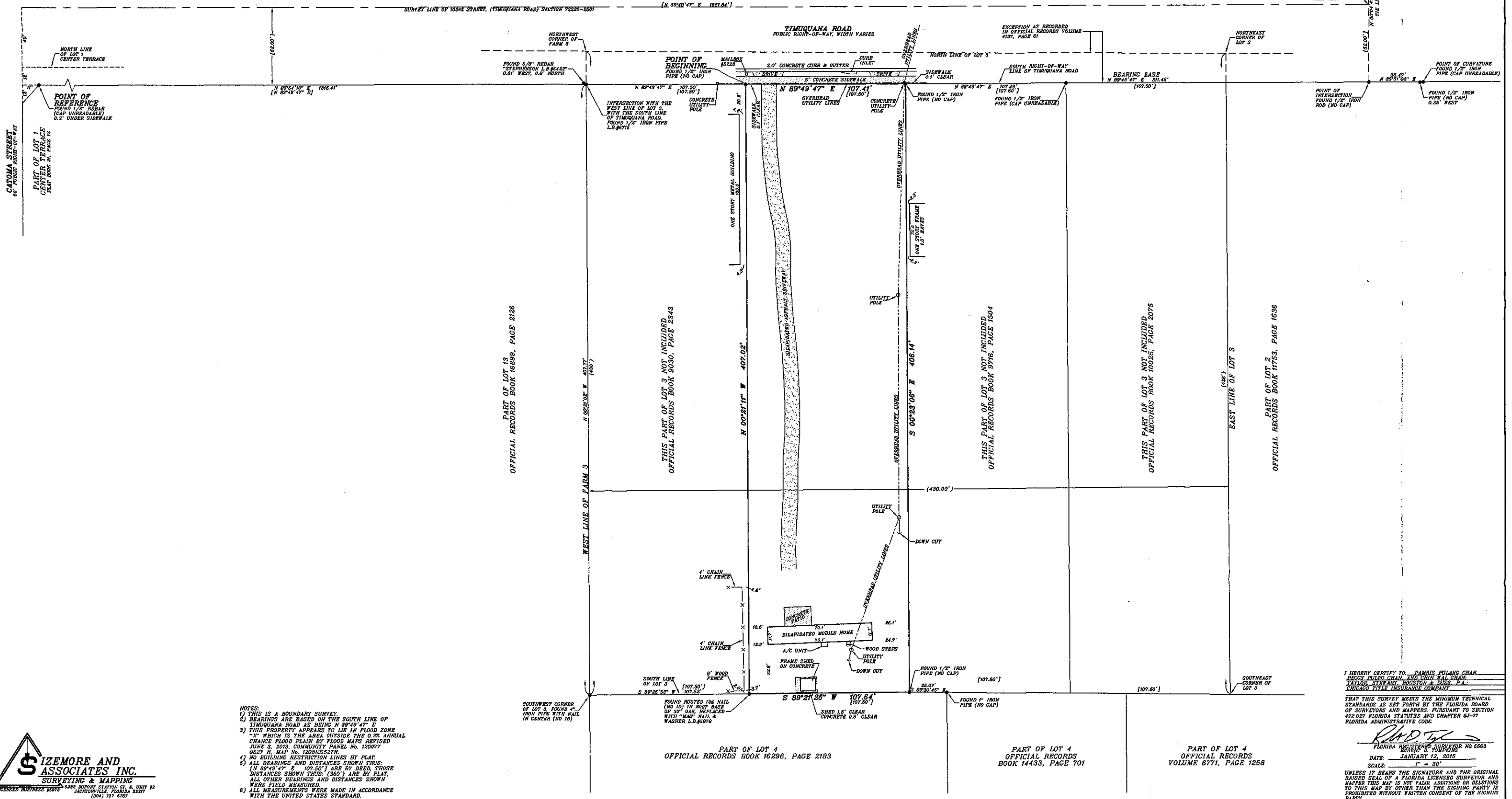




# MAP SHOWING SURVEY OF:

EAST ONE-HALF (1/2) OF WEST ONE-HALF (1/2) OF LOT 3, BLOCK 30, ORTEGA FARMS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 79, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPT THAT PART DESCRIBED IN OFFICIAL RECORDS VOLUME 4137, PAGE 61, SAID PART BEING DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 1/2 OF WEST 1/2 OF LOT 3, BLOCK 30, ORTEGA FARMS, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 79, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF AND WITHIN 52 FEET OF THE SURVEY LINE OF 103rd STREET, SECTION 2220-2501, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1, CENTER TERRACE, RECORDED IN PLAT BOOK 21, PAGE 12, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AT A POINT 40 FEET NORTHERLY FROM THE NW CORNER THEREOF, RUN THENCE N 89°49'47" E, 1851.84 FEET TO THE END OF SAID SURVEY LINE.

ABOVE CAPTIONED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT 12 FEET SOUTH AND 11 FEET EAST FROM THE NORTHWEST CORNER OF LOT 1, CENTER TERRACE, AS RECORDED IN PLAT BOOK 21, PAGE 12, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TIMUQUANA ROAD, THENCE N 89°54'10" E, ALONG THE SOUTH LINE OF SAID TIMUQUANA ROAD, A DISTANCE OF 1315.41 FEET TO AN INTERSECTION WITH THE WEST LINE OF LOT 3, AND SAID SOUTH LINE OF TIMUQUANA ROAD, THENCE N 89°49'47" E, ALONG SAID SOUTH LINE OF TIMUQUANA ROAD, A DISTANCE OF 107.50 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89°49'47" E, ALONG SAID SOUTH LINE, A DISTANCE OF 107.41 FEET, THENCE S 00°23'06" E, A DISTANCE OF 406.14 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LOT 4, RECORDED IN SAID PLAT OF ORTEGA FARMS, THENCE S 89°21'26" W, ALONG SAID NORTH LINE, A DISTANCE OF 107.64 FEET, THENCE N 00°21'11" W, A DISTANCE OF 407.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES MORE OR LESS.



- NOTES:
- 1) THIS IS A BOUNDARY SURVEY.
  - 2) BEARINGS ARE BASED ON THE SOUTH LINE OF TIMUQUANA ROAD AS BEING N 89°49'47\"
  - 3) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" WHICH IS THE AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN BY FLOOD MAPS REVISED JUNE 3, 2013, COMMUNITY PANEL No. 120077 0527 H, MAP No. 120310527H.
  - 4) NO BUILDING RESTRICTION LINES BY PLAT.
  - 5) ALL BEARINGS AND DISTANCES SHOWN THUS: (N 89°49'47\"
  - 6) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD.

I HEREBY CERTIFY TO: PAMRIS EULANG CHAN  
PRECY EULANG CHAN AND CHIN YAL CHAN  
TAYLOR STEWART, ROBERT A. JONES, P.A.  
CHICAGO TITLE INSURANCE COMPANY

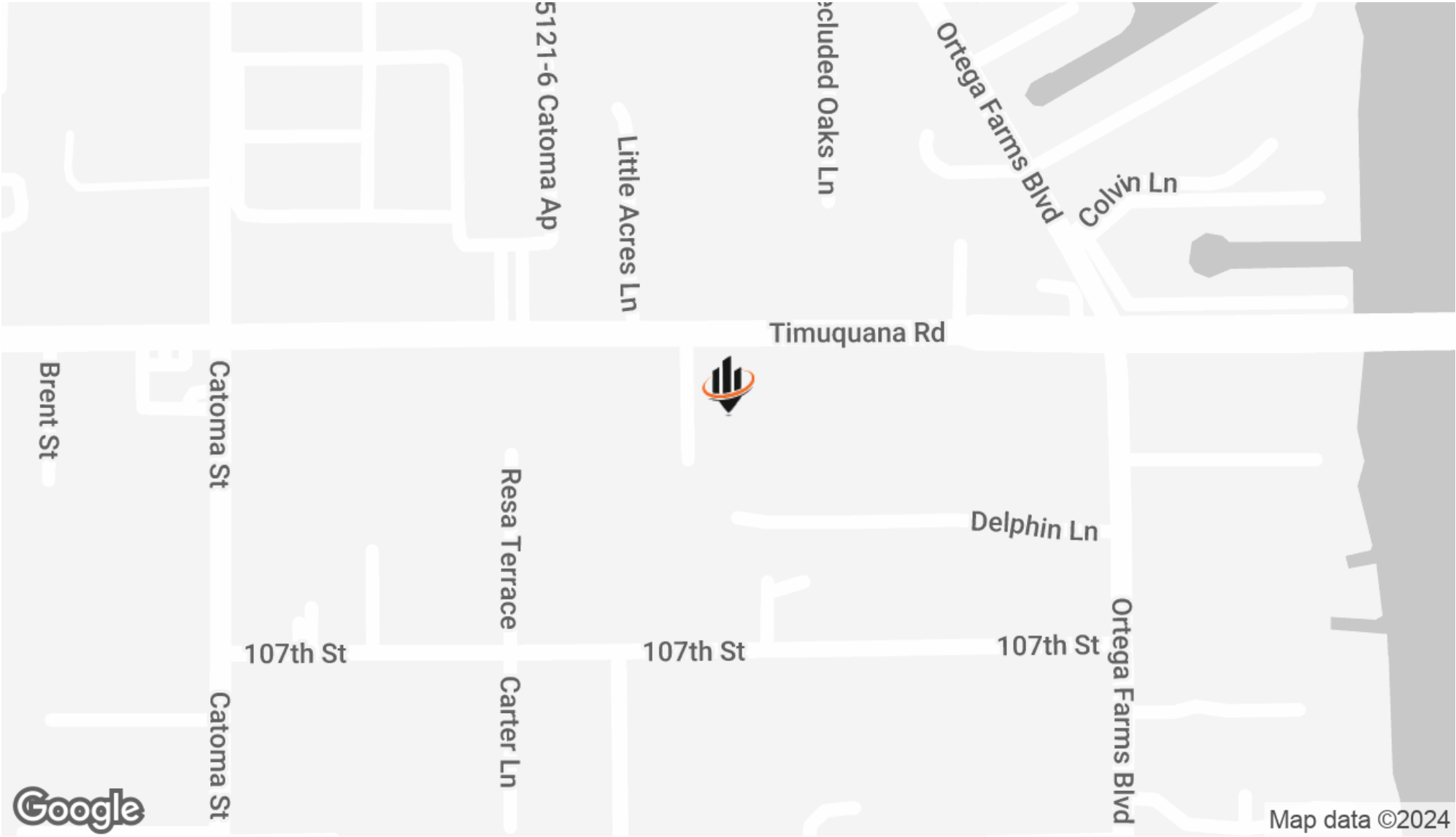
THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.03, FLORIDA STATUTES AND CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE.

RANDY  
 FLORIDA REGISTERED SURVEYOR No. 6563  
 ROBERT E. JONES  
 DATE: JANUARY 12, 2015  
 SCALE: 1" = 30'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS NOT VALID. ANY OTHER REFERENCES TO THIS MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.



LOCATION MAP



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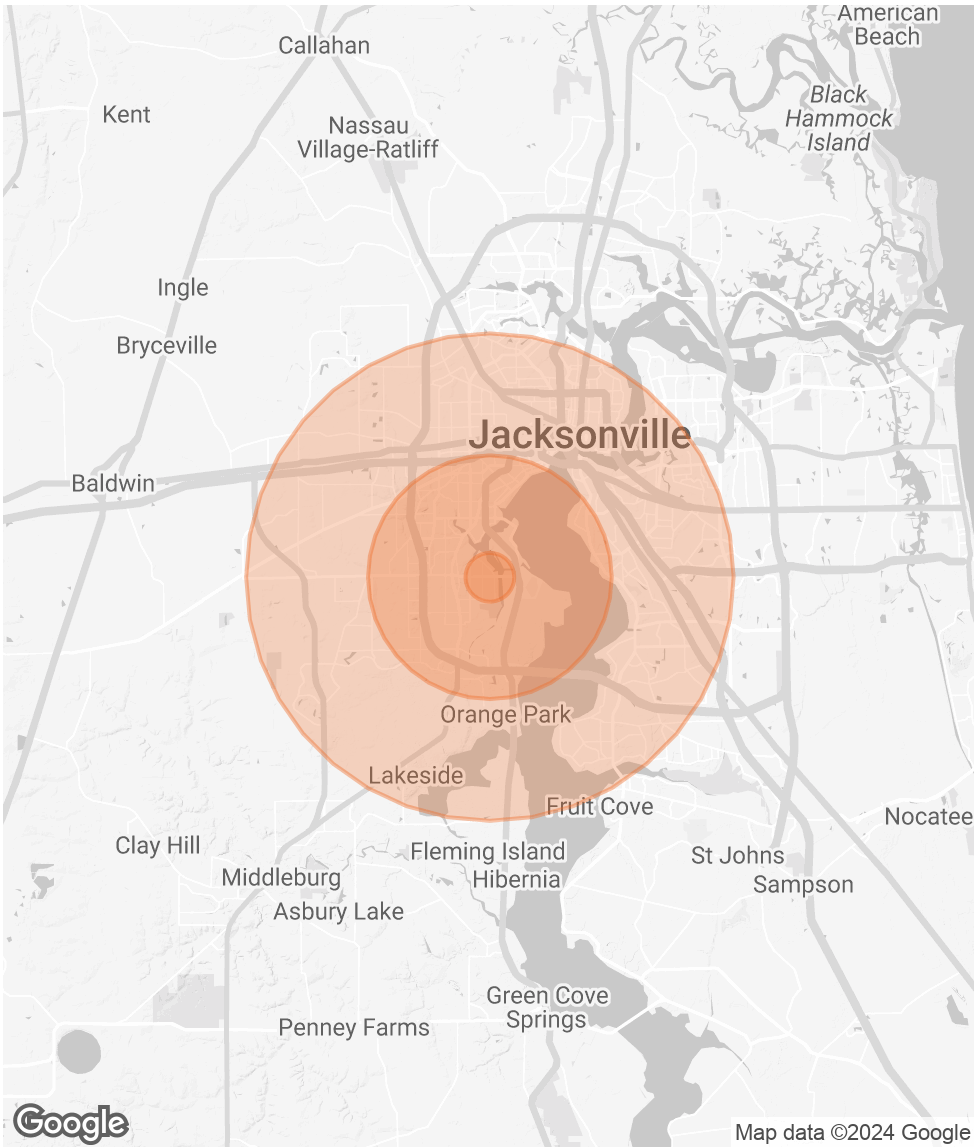


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,973	167,844	581,429
AVERAGE AGE	35.7	36.9	38.2
AVERAGE AGE (MALE)	34.5	35.8	36.4
AVERAGE AGE (FEMALE)	36.3	38.5	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,046	74,552	254,736
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$55,555	\$65,442	\$65,385
AVERAGE HOUSE VALUE	\$170,606	\$203,317	\$183,294

\* Demographic data derived from 2020 ACS - US Census



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