

**SALE**  
**5230 Timuquana Rd**

**5230 TIMUQUANA RD**

Jacksonville, FL 32210

**PRESENTED BY:**

**ROBERT LAWRENCE**

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FL #SL621544

**WESLEY NICHOLSON**

O: 904.421.8555

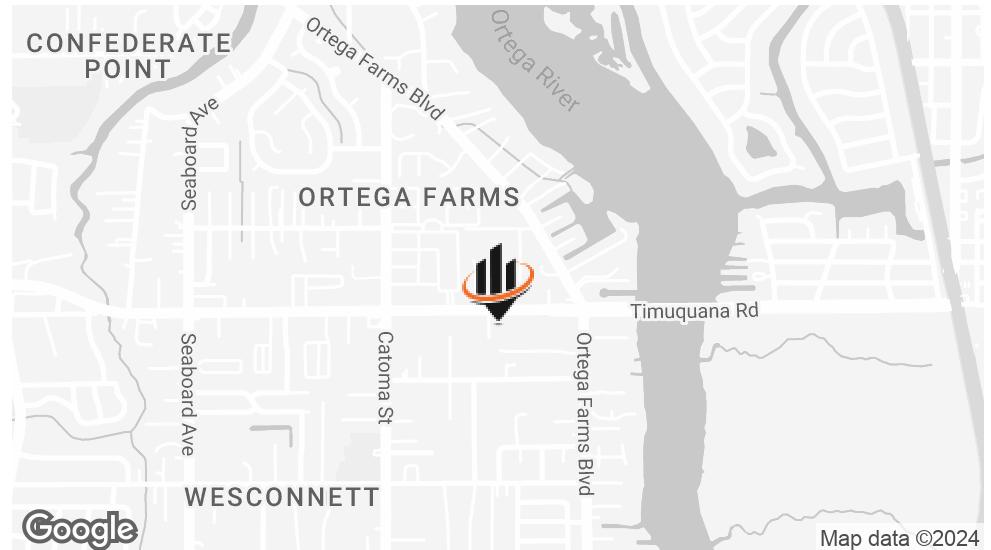
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**5230 Timuquana Rd**

# PROPERTY SUMMARY



Map data ©2024

## 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.

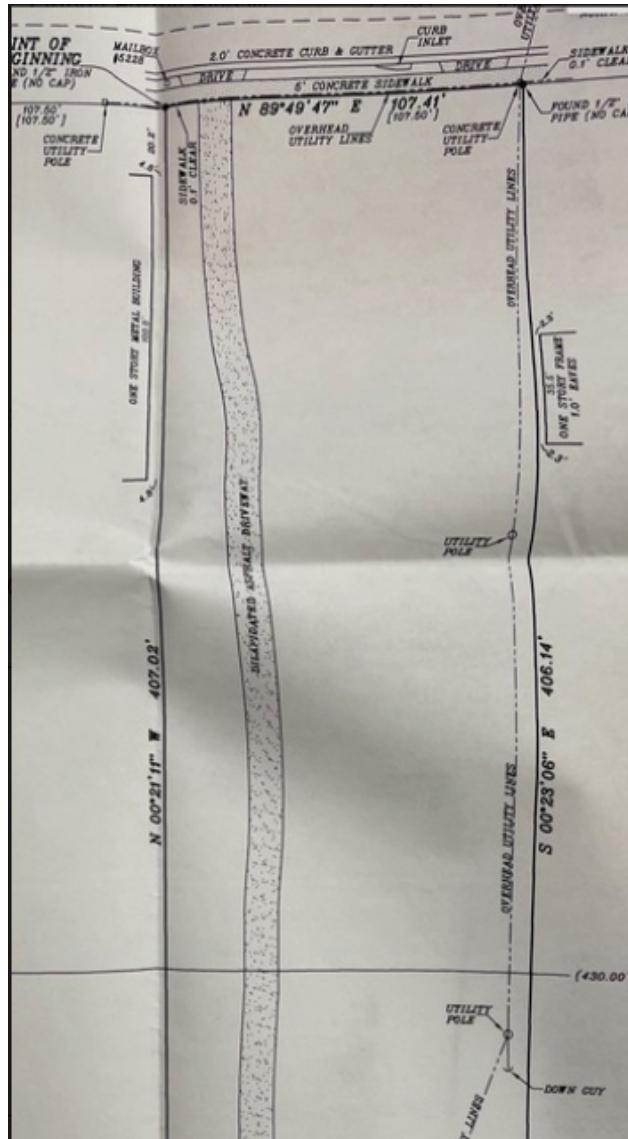
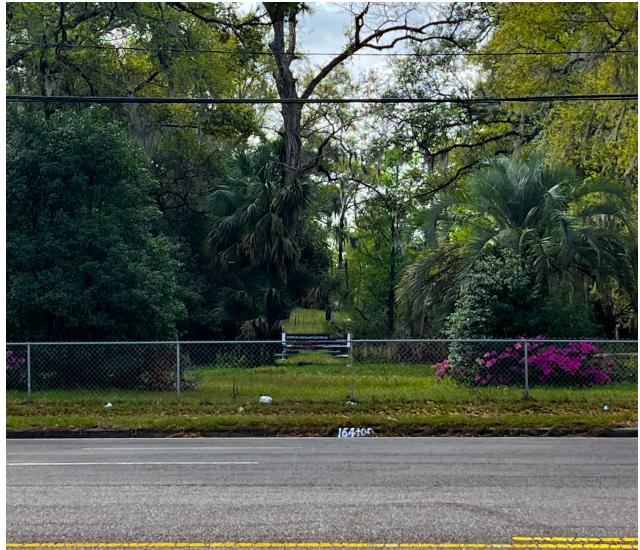
## PROPERTY HIGHLIGHTS

- 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

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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 72220-2501, 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°21'25" 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.

**SIZEMORE AND ASSOCIATES INC.**  
SURVEYING & MAPPING

**NOTES:**  
 1) THIS IS A BOUNDARY SURVEY.  
 2) BEARINGS ARE BASED ON THE SOUTH LINE OF TIMUQUANA ROAD AS BEING N 89°49'47" E.  
 3) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE WHICH IS THE 100-YEAR, THE 0.2% ANNUAL CHANCE FLOOD PLAIN BY FLOOD MAPS REVISED JUNE 3, 2013, COMMUNITY PANEL NO. 120077 0527 H, MAP NO. 1203100527H.  
 4) NO BUILDING RESTRICTION LINES BY PLAT.  
 5) ALL BEARINGS AND DISTANCES SHOWN THUS: [N 89°49'47" E 107.50'] ARE BY DEED, THOSE DISTANCES SHOWN THUS: (850') ARE BY PLAT, ALL OTHER BEARINGS AND DISTANCES SHOWN WERE FIELD MEASURED.  
 6) THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

**OFFICIAL RECORDS BOOK 16899, PAGE 2126**

**OFFICIAL RECORDS BOOK 9030, PAGE 2343**

**OFFICIAL RECORDS BOOK 9716, PAGE 1504**

**OFFICIAL RECORDS BOOK 10025, PAGE 2075**

**OFFICIAL RECORDS BOOK 11753, PAGE 1636**

**OFFICIAL RECORDS BOOK 16296, PAGE 2183**

**OFFICIAL RECORDS VOLUME 6771, PAGE 1258**

**OFFICIAL RECORDS BOOK 14433, PAGE 701**

**FLORIDA REGISTERED SURVEYOR NO. 5563**  
ROBERT D. TOMPSON

**DATE: JANUARY 12, 2015**

**SCALE: 1" = 30'**

**I HEREBY CERTIFY TO: PAMRIS PULANG CHAN, PEGGY PULPO CHAN, AND CHIN WAL CHAN, TAYLOR STEWART, HUSTON & DUSS, P.A., CHICAGO TITLE INSURANCE COMPANY**

NOTES:

- 1) THIS IS A BOUNDARY SURVEY.
- 2) BEARINGS ARE BASED ON THE SOUTH LINE OF TIMUQUANA ROAD AS BEING N 89°49'47" E.
- 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. 12031C0527H.
- 4) NO BUILDING RESTRICTION LINES BY PLAT.
- 5) ALL BEARINGS AND DISTANCES SHOWN THUS: [N 89°49'47" E 107.50'] ARE BY DEED, THOSE DISTANCES SHOWN THUS: (350') ARE BY PLAT. ALL OTHER BEARINGS AND DISTANCES SHOWN WERE FIELD MEASURED.
- 6) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD.

**SIZEMORE AND  
ASSOCIATES INC.**  
**SURVEYING & MAPPING**  
6282 DUPONT STATION CT. E. UNIT #2  
JACKSONVILLE, FLORIDA 32217  
(904) 737-6267

LICENSED BUSINESS #5878

REBLY CERTIFY TO: PAMRIS PULANG CHAN,  
GY PULPO CHAN, AND CHIN WAL CHAN;  
LOR. STEWART, HOUSTON & DUSS, P.A.  
ACCO TITLE INSURANCE COMPANY

THIS SURVEY MEETS THE MINIMUM TECHNICAL  
STANDARDS AS SET FORTH BY THE FLORIDA BOARD  
OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION  
27 FLORIDA STATUTES AND CHAPTER 5J-17  
FLORIDA ADMINISTRATIVE CODE.

Robert

*R. H. C. 1/2*  
FLORIDA REGISTERED SURVEYOR, NO. 5562

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ROBERT D. TOMPKINS  
DATE JANUARY 12, 2015

DATE: JANUARY 12, 2015  
SCALE: 1" = 30'

LESS IT BEARS THE SIGNATURE AND THE ORIGINAL  
SEAL OF A FLORIDA LICENSED SURVEYOR AND

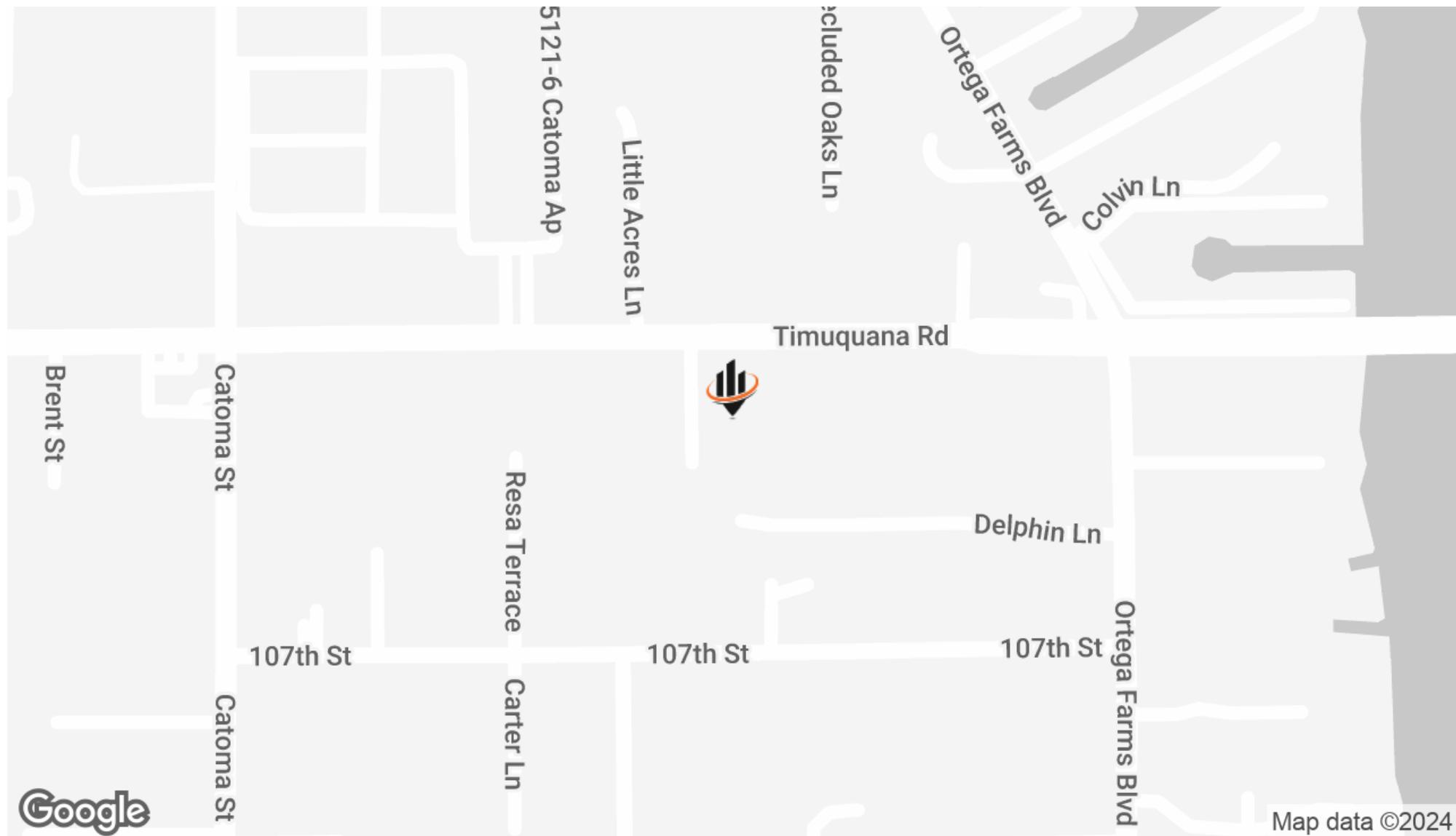
ED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
ER THIS MAP IS NOT VALID. ADDITIONS OR DELETIONS  
THIS MAP BY OTHER THAN THE SIGNING PARTY IS

THIS MAY BE COPIED BY OTHER THAN THE SIGNING PARTIES AS  
EXHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING  
PARTIES.

**M-250**



## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	8,973	167,844	581,429
<b>AVERAGE AGE</b>	35.7	36.9	38.2
<b>AVERAGE AGE (MALE)</b>	34.5	35.8	36.4
<b>AVERAGE AGE (FEMALE)</b>	36.3	38.5	39.9
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	4,046	74,552	254,736
<b># OF PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$55,555	\$65,442	\$65,385
<b>AVERAGE HOUSE VALUE</b>	\$170,606	\$203,317	\$183,294

\* Demographic data derived from 2020 ACS - US Census

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