

LAND FOR SALE

COMMONWEALTH AND LAFAYETTE INDUSTRIAL LAND

946 Lafayette Dr, Jacksonville, FL 32254



SALE PRICE: \$250,000

AVAILABLE SF:

LOT SIZE: 3 Acres

ZONING: IL/RLD-60

MARKET: Jacksonville MSA

SUBMARKET: Northwest

PRICE / SF: \$1.91

PROPERTY OVERVIEW

Industrial land with a small wooden structure that needs repair or demolition. Includes 3 parcels and portion of fourth parcel for a total of 3.0 acres. Located on Commonwealth Ave between Edgewood Ave and Ellis Rd with good access to I-10. No known wetlands issues or environmental issues, previously used as residential. IL zoning in place except for a portion of parcel on Lafayette that is zoned RLD-60. Fairly level

PROPERTY HIGHLIGHTS

- Corner of Commonwealth Ave and Lafayette Dr.
- Mostly cleared - 3.0 acres
- IL and RLD-60 Zoning
- Great Access to I-10
- \$250,000

KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32065

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
Broker Associate
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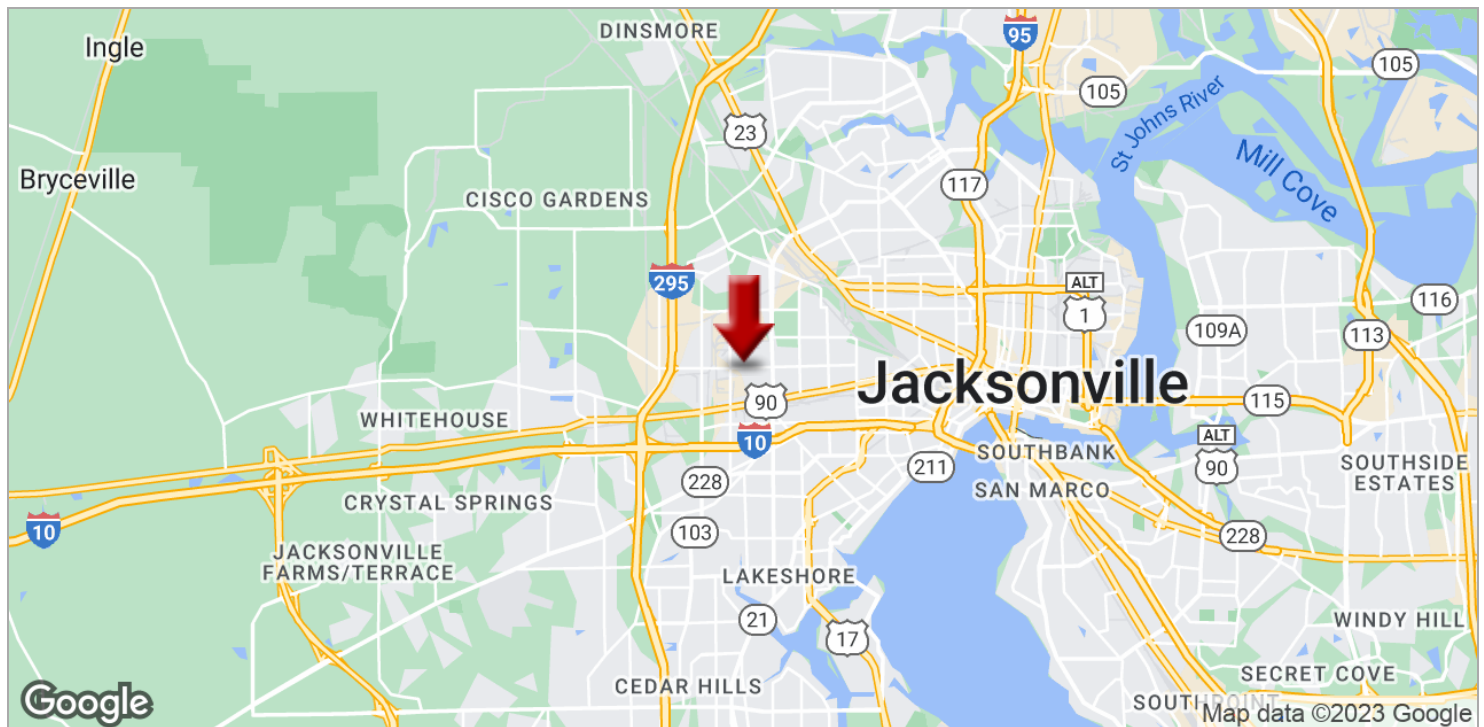


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,441	150,007	446,155
Median age	30.6	36.5	35.4
Median age (male)	31.5	35.0	33.9
Median age (Female)	29.7	37.5	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	802	59,543	172,328
# of persons per HH	3.0	2.5	2.6
Average HH income	\$42,994	\$47,554	\$52,723
Average house value	\$95,788	\$181,058	\$191,756

* Demographic data derived from 2020 ACS - US Census

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LEGAL DESCRIPTION:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE LYING, AND BEING IN THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS: FOR POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ADAMS ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED BY THE COUNTY ENGINEERS OFFICE) WITH THE EAST LINE OF THE NE 1/4 OF NW 1/4 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 26 EAST; THENCE SOUTH 1 DEGREE 11 MINUTES 30 SECONDS WEST 200 FEET ALONG SAID EASTERLY LINE OF THE NE 1/4 OF NW 1/4 OF SAID SECTION 18, TOWNSHIP 2 SOUTH, RANGE 26 EAST; THENCE SOUTH 88 DEGREES 3 MINUTES WEST 200 FEET; THENCE NORTH 1 DEGREE 11 MINUTES EAST 200 FEET; THENCE EAST 200 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ADAMS ROAD TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF LAND DEEDED TO THE STATE OF FLORIDA DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT, THENCE SOUTH 0°53'21" WEST, 20 FEET, THENCE NORTH 37°04' 13" WEST 24.35 FEET, THENCE NORTH 87°49'51" EAST 15 FEET TO THE POINT OF BEGINNING.

COMMUNITY NUMBER: 120077
PANEL: 0353
SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 04/28/2019

CERTIFIED TO:
GEORGE E. SMITH, ; ;

PROPERTY ADDRESS:
946 LAFAYETTE DRIVE
JACKSONVILLE, FL 32254

SURVEY NUMBER: 366366

ABBREVIATION DESCRIPTION:

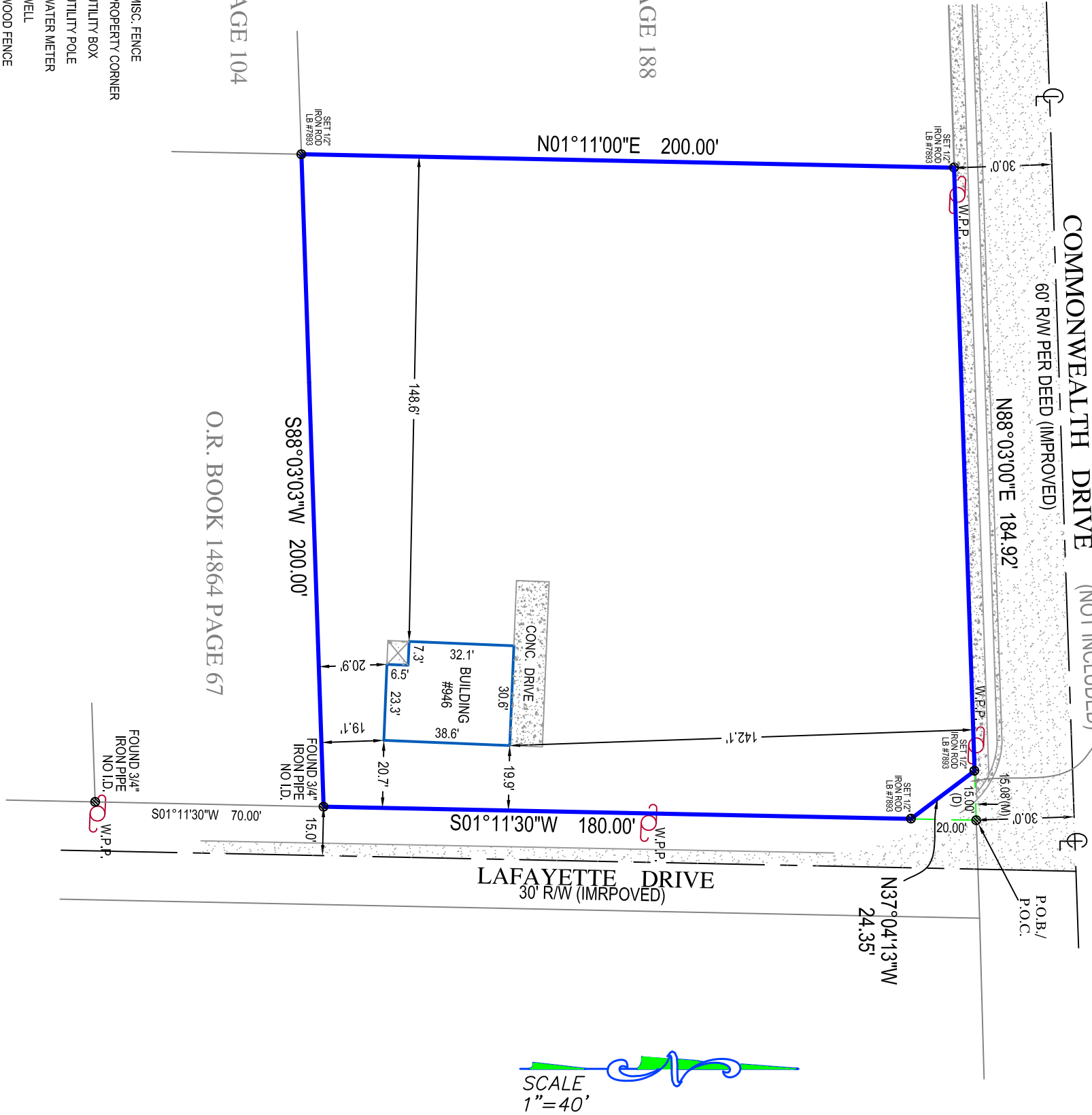
- A/C AIR CONDITIONER
C CENTERLINE
C.D. CENTRAL / DELTA ANGLE
I.D. IDENTIFICATION
L LENGTH
LB LICENSED BUSINESS
NA.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
O.H. OVERHEAD UTILITIES
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVE
P.K. PARKER KYLON NAIL
P.R.C. POINT OF REVERSE CURVE
PSM PROFESSIONAL SURVEYOR MAPPER
P.T. POINT OF TANGENCY
R RADIAL / RADIUS
R.W. RIGHT OF WAY

SURVEY NOTES
ASPHALT CROSSING PROPERTY LINE
ON NORTH EASTERLY SIDE OF LOT.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- SYMBOL DESCRIPTIONS:
- | | | | |
|--|----------------------|--|-------------------|
| | = CATCH BASIN | | = MISC. FENCE |
| | = CENTERLINE ROAD | | = PROPERTY CORNER |
| | = COVERED AREA | | = UTILITY BOX |
| | = EXISTING ELEVATION | | = UTILITY POLE |
| | = HYDRANT | | = WATER METER |
| | = MANHOLE | | = WELL |
| | = METAL FENCE | | = WOOD FENCE |



REVISIONS:

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUTE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LEGAL DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2, SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF COMMONWEALTH AVENUE (A 60.0 FOOT RIGHT-OF-WAY); WITH THE WEST LINE OF LAYAYETTE DRIVE (A 30.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88° -03'-00" WEST, 200.01 FEET, ALONG THE SOUTH LINE OF SAID COMMONWEALTH AVENUE, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° -03'-00" WEST, 165.35 FEET, ALONG THE SOUTH LINE OF SAID COMMONWEALTH AVENUE; THENCE SOUTH 00° -15'-45" WEST, 199.85 FEET; THENCE NORTH 88° -03'-00" EAST 162.01 FEET THENCE NORTH 01° -11'-30" EAST 200 TO THE POINT OF BEGINNING.

COMMUNITY NUMBER: 120077
PANEL: 0353
SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 04/28/2019

CERTIFIED TO:
GEORGE E. MOTES, JR. ESTATES,;;

PROPERTY ADDRESS:
XXX COMMONWEALTH DRIVE
JACKSONVILLE, FL 32254

SURVEY NUMBER: 366370

CLIENT FILE NUMBER:

ABBREVIATION DESCRIPTION:

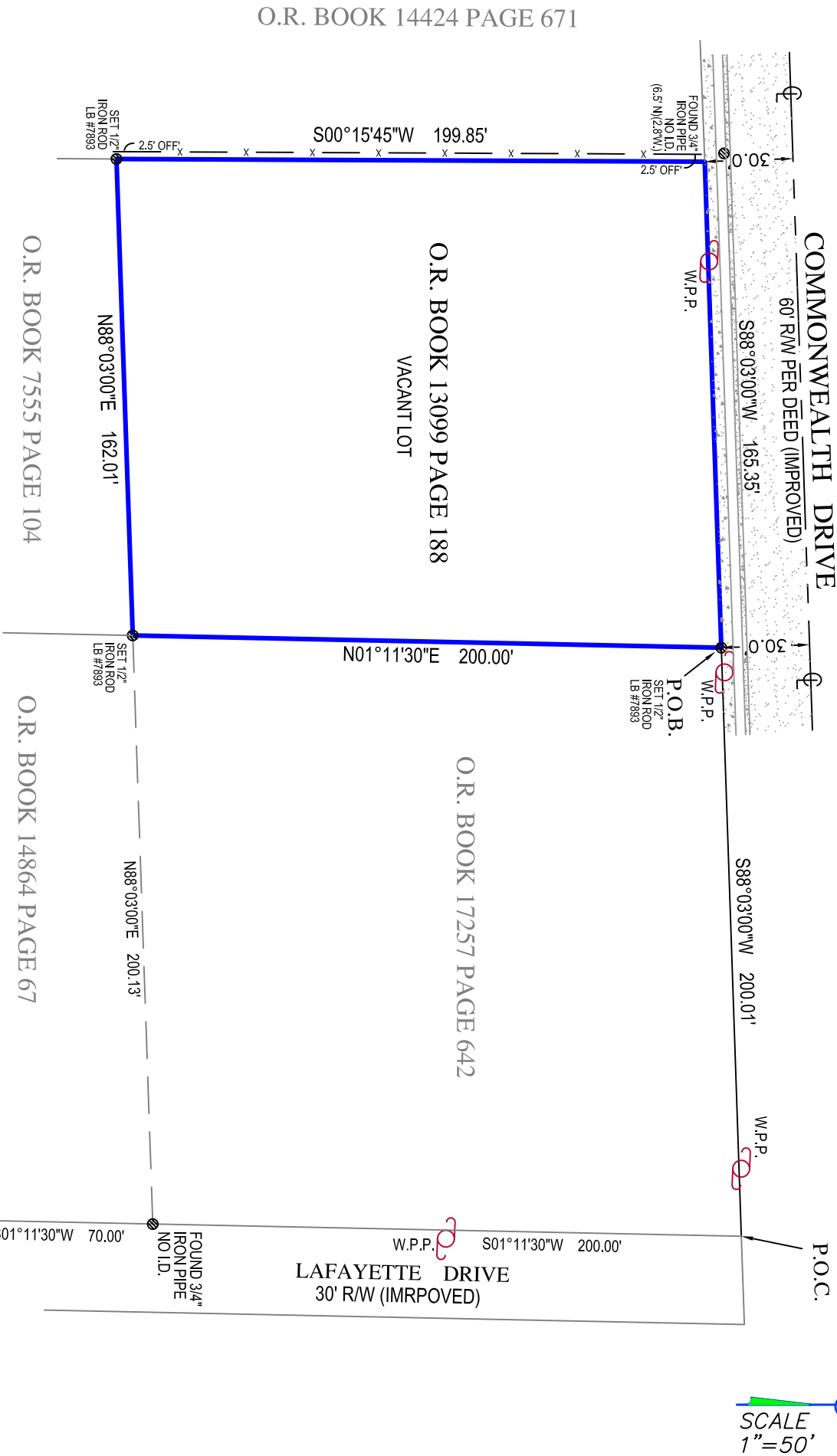
- A/C AIR CONDITIONER
C CENTERLINE
I.D. IDENTIFICATION
L LENGTH
LB LICENSED BUSINESS
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OHL OVERHEAD UTILITIES
P.C. POINT OF CURVATURE
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P.K. PARKER KYLON NAIL
P.R.C. POINT OF REVERSE CURVE
PSM PROFESSIONAL SURVEYOR MAPPER
P.T. POINT OF TANGENCY
R RADIAL / RADIUS
RW RIGHT OF WAY

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

GENERAL NOTES:

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BOUNDARY SURVEY

LEGAL DESCRIPTION:

PORTION OF 932 LAFAYETTE DRIVE PARCEL 1
O.R. BOOK 7555 PAGE 104

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF COMMONWEALTH AVENUE (A 60.0 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF LAFAYETTE DRIVE A (30.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88° 03' 00" WEST, 365.36 FEET, ALONG THE SOUTH LINE OF SAID COMMONWEALTH AVENUE, THENCE SOUTH 00° 15' 45" WEST, 199.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 15' 45" WEST, 20.23 FEET, THENCE SOUTH 14° 32' 01" WEST, 264.29 FEET, TO THE SOUTH LINE OF OF THE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 224, PAGE 468, THENCE NORTH 88° 07' 00" EAST, 222.84 FEET ALONG THE LAST MENTIONED LINE; THENCE NORTH 01° 11' 30" EAST 274.32 FEET; THENCE SOUTH 88° 03' 00" WEST 162.01 FEET TO THE POINT OF BEGINNING.

0 ELLIS ROAD PARCEL 2
O.R. BOOK 8505 PAGE 581

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF COMMONWEALTH AVENUE (A 60.0 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF LAFAYETTE DRIVE A (30.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88° 03' 00" WEST, 365.36 FEET, ALONG THE SOUTH LINE OF SAID COMMONWEALTH AVENUE, THENCE SOUTH 00° 15' 45" WEST, 220.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14° 32' 01" WEST, 264.29 FEET, TO THE SOUTH LINE OF THE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 224, PAGE 468; THENCE NORTH 01° 53' 49" WEST, 253.82 FEET, THENCE NORTH 88° 07' 22" EAST, 82.55 FEET; TO THE POINT OF BEGINNING.

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PANEL: 0353

SUFFIX: H

FLOOD ZONE: X

FIELD WORK: 04/28/2019

CERTIFIED TO:
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PROPERTY ADDRESS:
932 LAFAYETTE DRIVE & 0 ELLIS AVENUE
JACKSONVILLE, FL 32254

SURVEY NUMBER: 366373

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+X.X' = EXISTING ELEVATION
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M = WATER METER
M = MANHOLE
W = WELL
— = METAL FENCE
— = WOOD FENCE
- ABBREVIATION DESCRIPTION:
AC AIR CONDITIONER
C.C. CENTRAL HEATING
ID. IDENTIFICATION
L. LENGTH
LB. LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
O.H. OVERHEAD UTILITIES
P.C. POINT OF CURVATURE
P.K. POINT OF BEGINNING
P.M. PROFESSIONAL SURVEYOR
P.T. POINT OF TANGENCY
R. RADIAL / RADUS
R.W. RIGHT OF WAY



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