

For Sale | Land

Calvary Chapel - Land Development

11357 Old Kings Road, Jacksonville, FL 32219



PROPERTY HIGHLIGHTS

- 20 Acres +/-, in Jacksonville Florida
- All utilities (septic & well)
- Potential uses include; Single-Family, Multifamily, Tiny Home Community, Senior Living Community

11357 Old Kings Road, Jacksonville, FL 32219

Michael Saunders & Company
TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden

941.957.3730

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Commercial

**CALVARY CHAPEL PROPERTY
LAND**

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SECTION I

Property Information





OFFERING SUMMARY

Sale Price: \$3,950,000

Price / Acre: \$197,500

Lot Size: 20 Acres

Zoning: RR

Market: Jacksonville

Traffic Count: 4,200

PROPERTY OVERVIEW

The offering is for 20+/- acres in Jacksonville, FL on Old Kings Hwy just off Hwy 1. Located in a growing area of Jacksonville. Property is zoned special use and currently has a church "Calvary Chapel Church of God," 12 homes and a warehouse. Great Redevelopment opportunity. Would be a great location for Single-Family, Multifamily, Tiny House Community or a Senior Living Community. Enjoy Kayaking and Fishing on Little Trout River which runs through the property.

Forbes Magazine rated Jacksonville as the 5th fastest growing city in the US and the 3rd highest in projected wage growth in 2017. Jacksonville has the largest land mass of any city in the USA.

The area is growing fast with many housing communities recently built and being built.

San Mar Corporation, Adesa (Auction House), Amazon Distribution Center and Manheim Jacksonville are near the property. Employees are in need of housing.

LOCATION OVERVIEW

Located 13 miles from Downtown Jacksonville, 13 miles from Jacksonville Port Authority and 32 miles to Jacksonville Beach. 4.3 Miles to Jacksonville Ranch Club and 3.7 miles to new residential community of Villages of Westport.

SECTION 2

Location Information





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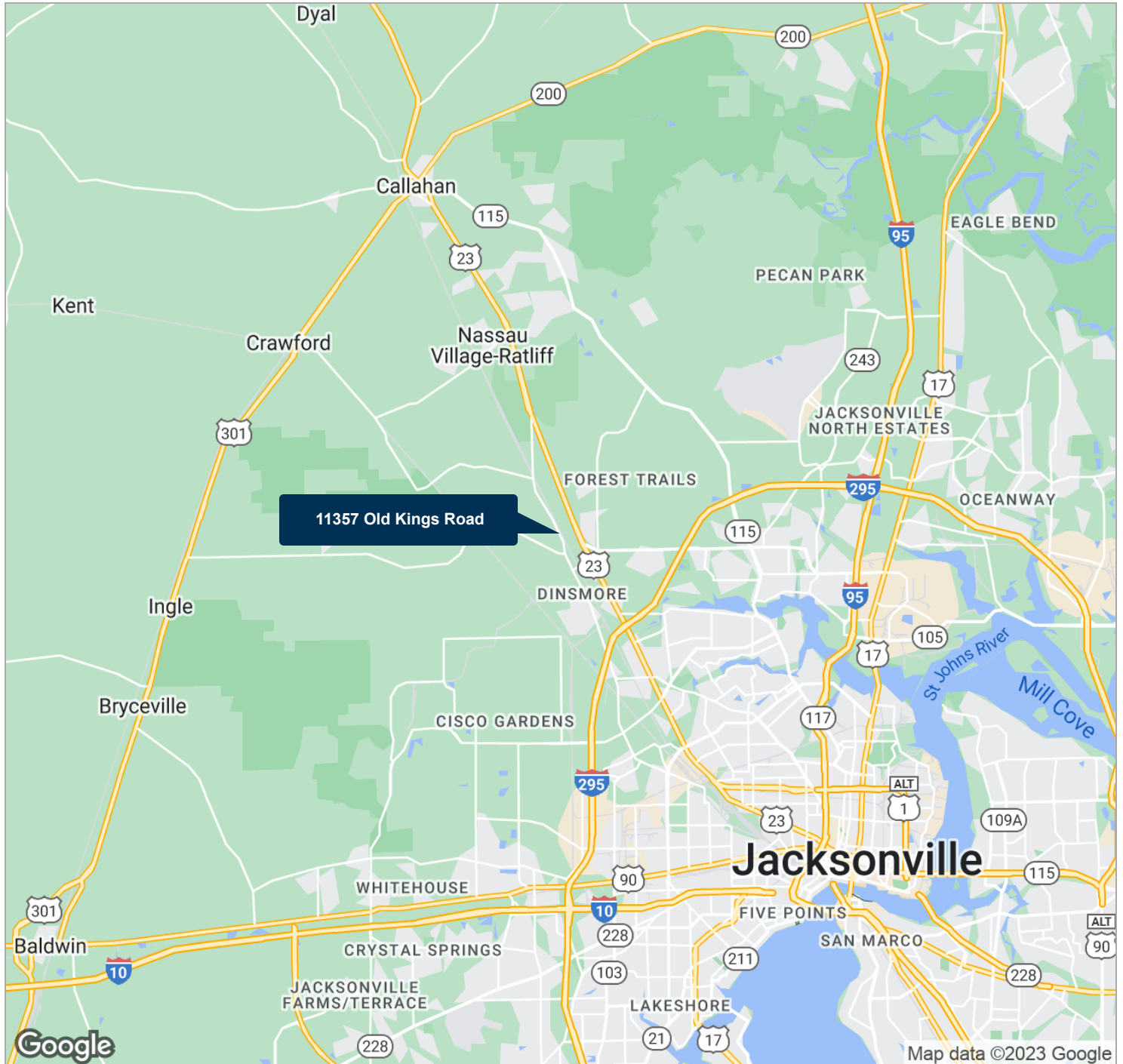
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SECTION 3

Demographics





Commercial

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	1 MILE	5 MILES	10 MILES
Total households	439	12,023	72,451
Total persons per hh	3.0	2.7	2.7
Average hh income	\$59,396	\$54,628	\$45,910
Average house value			\$134,693

	1 MILE	5 MILES	10 MILES
Total population	1,323	32,863	195,213
Median age	33.0	38.3	35.6
Median age (male)	32.4	36.6	33.6
Median age (female)	33.5	40.2	37.5

* Demographic data derived from 2020 ACS - US Census

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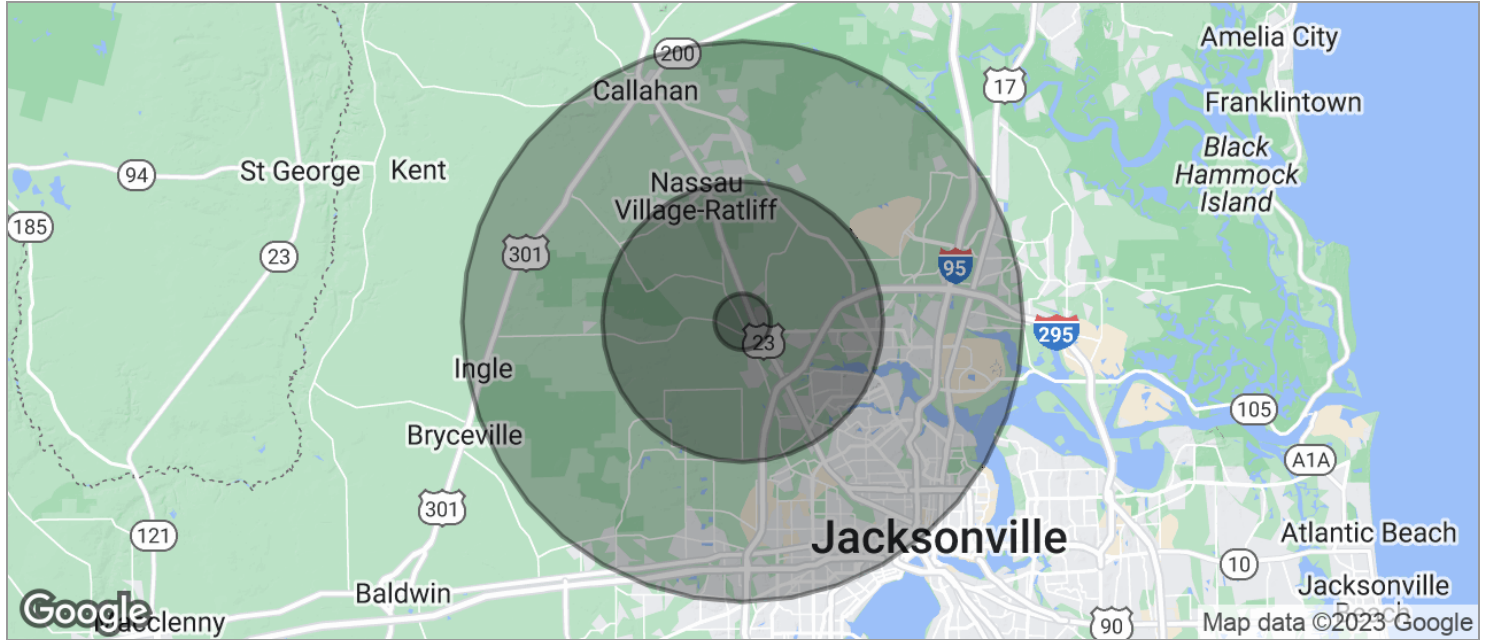
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POPULATION

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MEDIAN AGE (MALE)	32.4	36.6	33.6
MEDIAN AGE (FEMALE)	33.5	40.2	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
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# OF PERSONS PER HH	3.0	2.7	2.7
AVERAGE HH INCOME	\$59,396	\$54,628	\$45,910
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SECTION 4

Advisor Bios



GAIL BOWDEN

Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

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