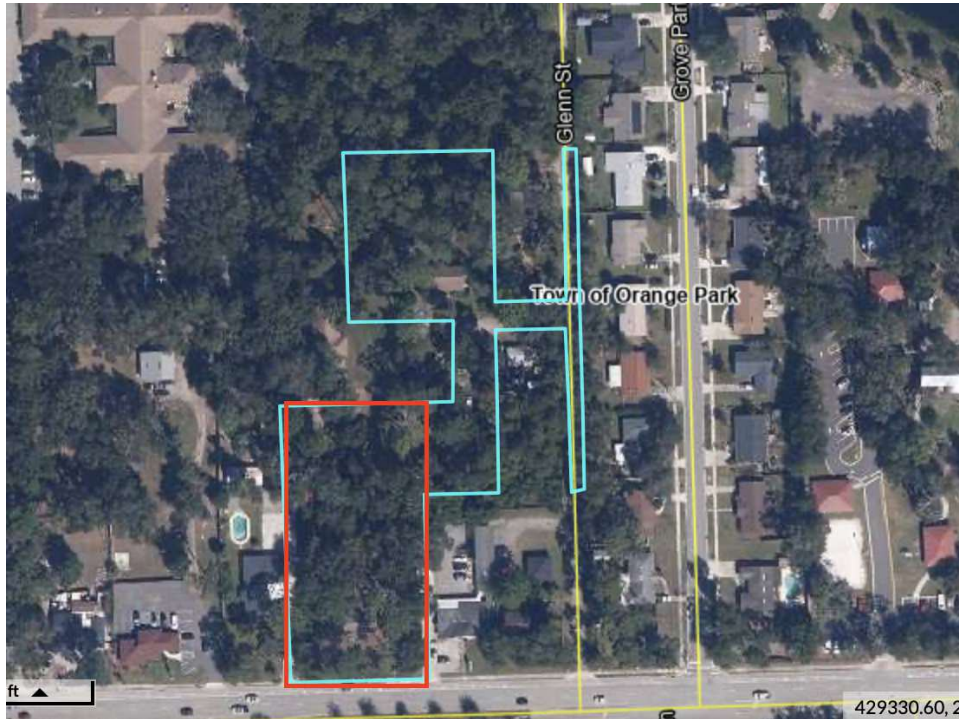


COMMERCIAL LAND FOR SALE

1141 KINGSLEY AVE

1141 Kingsley Ave, Orange Park, FL 32073



OFFERING SUMMARY

SALE PRICE:	\$400,000
NUMBER OF UNITS:	1
LOT SIZE:	0.9 Acres
BUILDING SIZE:	1,577 SF
ZONING:	CPO/RS2

PROPERTY HIGHLIGHTS

- COMMERCIAL LAND FOR REDEVELOPMENT
- 0.9 acres of land zoned CPO/RS2: (0.6 CPO, 0.3 RS2)
- High and dry with city water and sewer.
- Excellent location for an office.
- Property has 130 feet of frontage on Kingsley Ave, just east of the hospital.
- Approximately 303 feet deep.

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

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MAP SHOWING BOUNDARY SURVEY OF

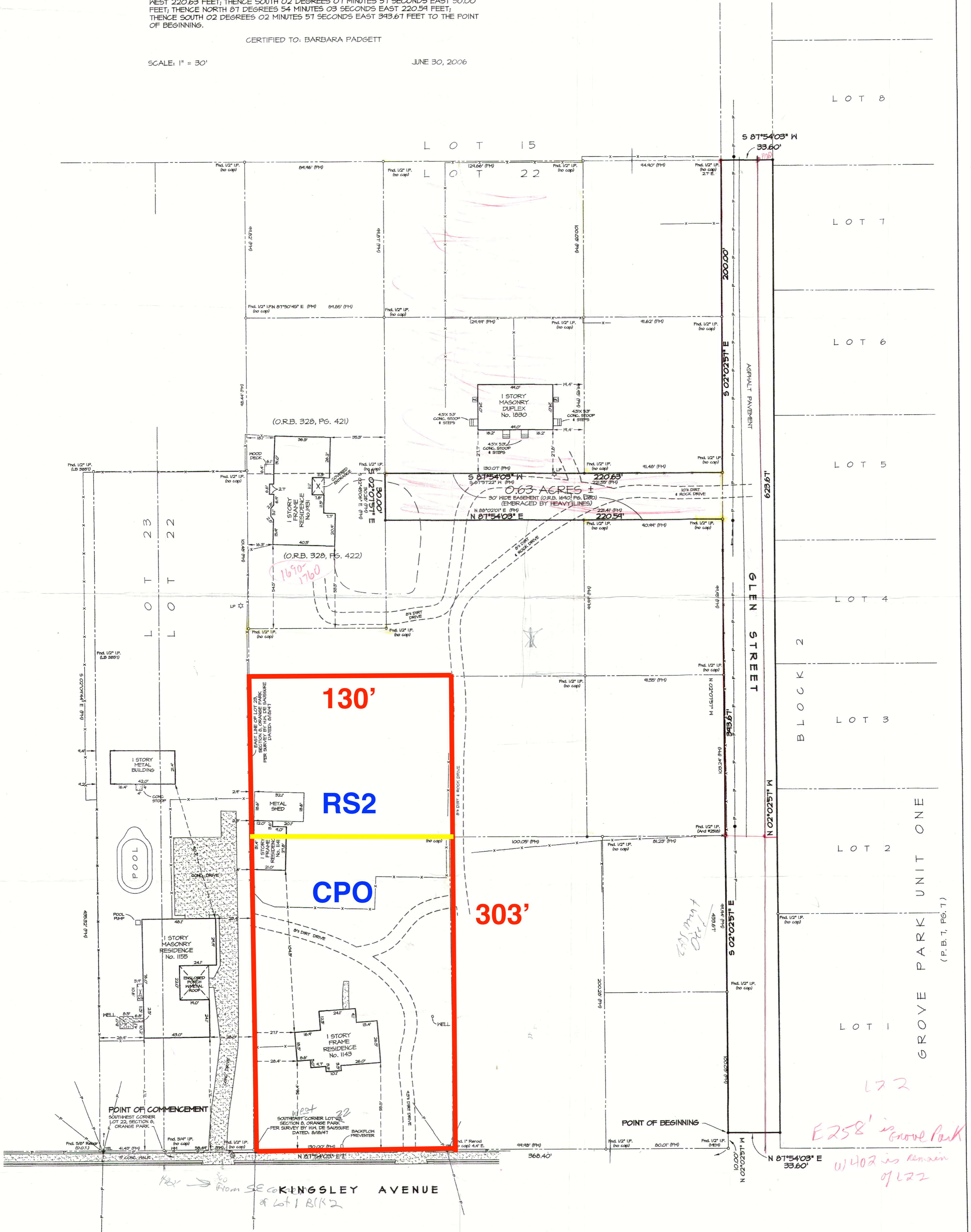
A PORTION OF LOT 22, SECTION 8, TOWN OF ORANGE PARK, ACCORDING TO PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE ON THE NORTH LINE OF KINGSLEY AVENUE RUN THE FOLLOWING 3 COURSES: 1) NORTH 87 DEGREES 54 MINUTES 03 SECONDS EAST 368.40 FEET; 2) NORTH 02 DEGREES 02 MINUTES 57 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING; 3) NORTH 87 DEGREES 54 MINUTES 03 SECONDS EAST 33.60 FEET TO THE WEST LINE OF GROVE PARK UNIT ONE, ACCORDING TO PLAT BOOK 7, PAGE 7 OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE NORTH 02 DEGREES 02 MINUTES 57 SECONDS WEST 623.61 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE ON LAST SAID LINE SOUTH 87 DEGREES 54 MINUTES 03 SECONDS WEST 33.60 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 57 SECONDS EAST 200.00 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 03 SECONDS WEST 220.63 FEET; THENCE SOUTH 02 DEGREES 01 MINUTES 51 SECONDS EAST 30.00 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 03 SECONDS EAST 220.54 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 57 SECONDS EAST 343.61 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: BARBARA PADGETT

SCALE: 1" = 30'

JUNE 30, 2006



GENERAL NOTES

1. Bearings shown hereon are based on bearing of the north line of Kingsley Avenue of North 87°54'03" East.

- This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
- Underground utilities serving or crossing this property have not been located or shown.
- Easements shown hereon are for drainage and utilities unless noted otherwise.
- This survey depicts visible improvements only; no underground improvements or footings were located.

LEGEND

- Found 4"x4" Concrete Monument
- Found
- Set 1/2" Iron Pipe (LB 1381)
- X- Fence
- P- Powerline/Pole and Anchor
- T- Telephone Line
- C- Cable TV Line
- AC Concrete Air Conditioner Pad
- ET Concrete Elec. Transformer Pad

NOTE: I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 15, 1980 which is vague, not to scale, and which shows streets not in their correct location. It appears, based on my interpretation of said Map, that the property is situated in ZONE 1C.

ABBREVIATIONS

- AC Air Conditioner
- IRLL Building Restriction Line
- Chd. Chord
- Conc. Concrete
- DB Dead Book
- Drng. Drainage
- Esm. Easement
- ET Concrete Elec. Transformer
- FM Field Measurements
- IP Iron Pipe
- L Arc Length
- O.R.B. Official Records Book
- P.B. Plat Book
- P.C. Point of Curve
- P.O.T. Point of Tangency
- PCP Permanent Control Point
- PMN Permanent Reference Monument
- R Route
- R/H Right-of-Way
- T Tangent Length
- ULS Utility
- Δ Delta (Central Angle)

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

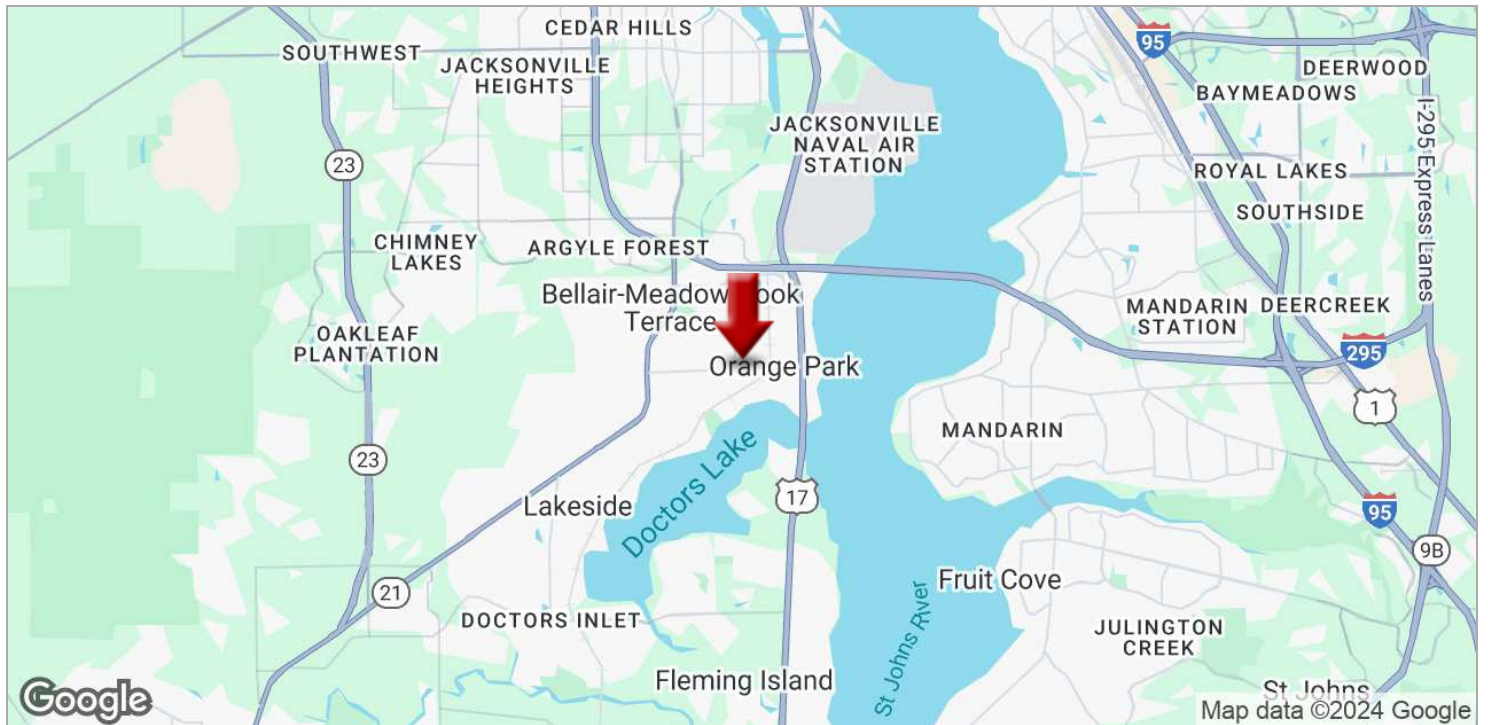
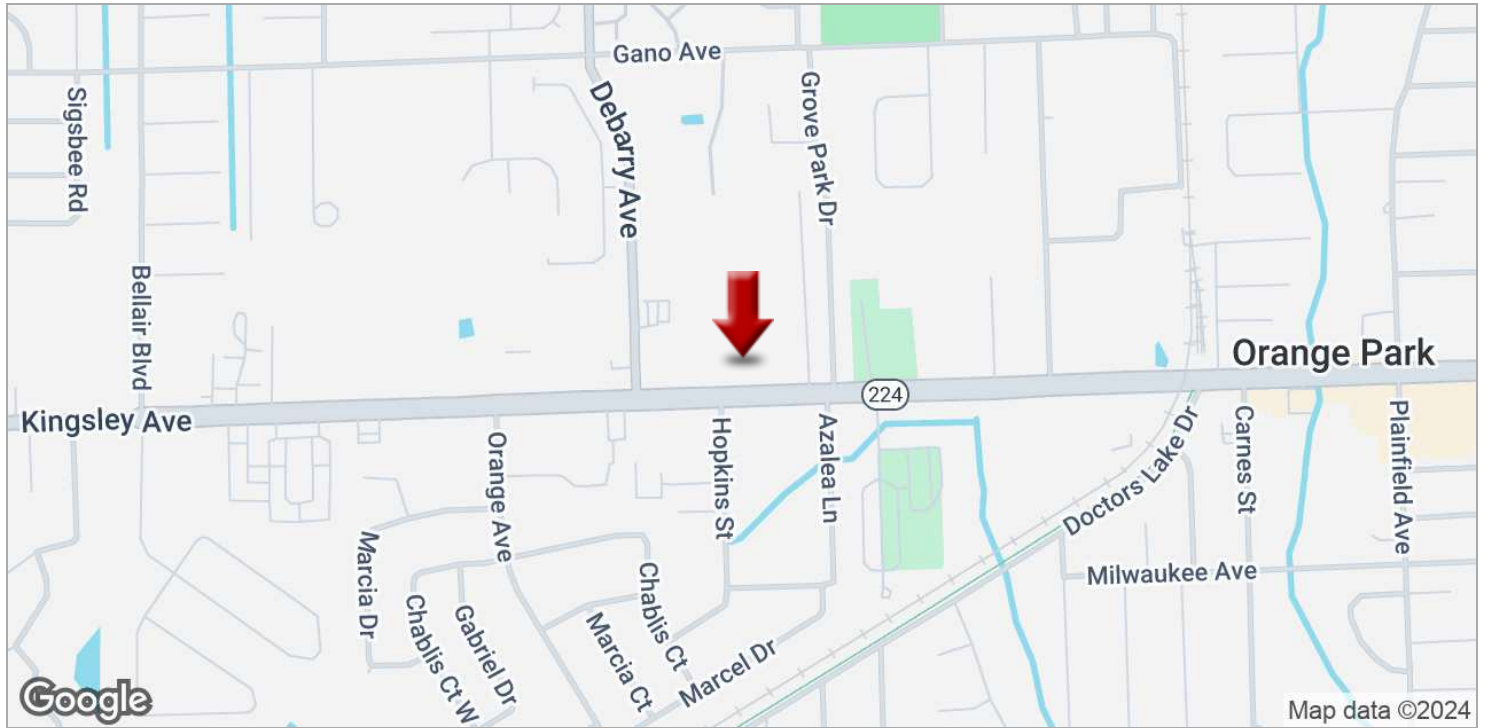
Harold T. Eiland
Harold T. Eiland
License No. LS 2518

Eiland & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32065
Telephone 904-272-1000

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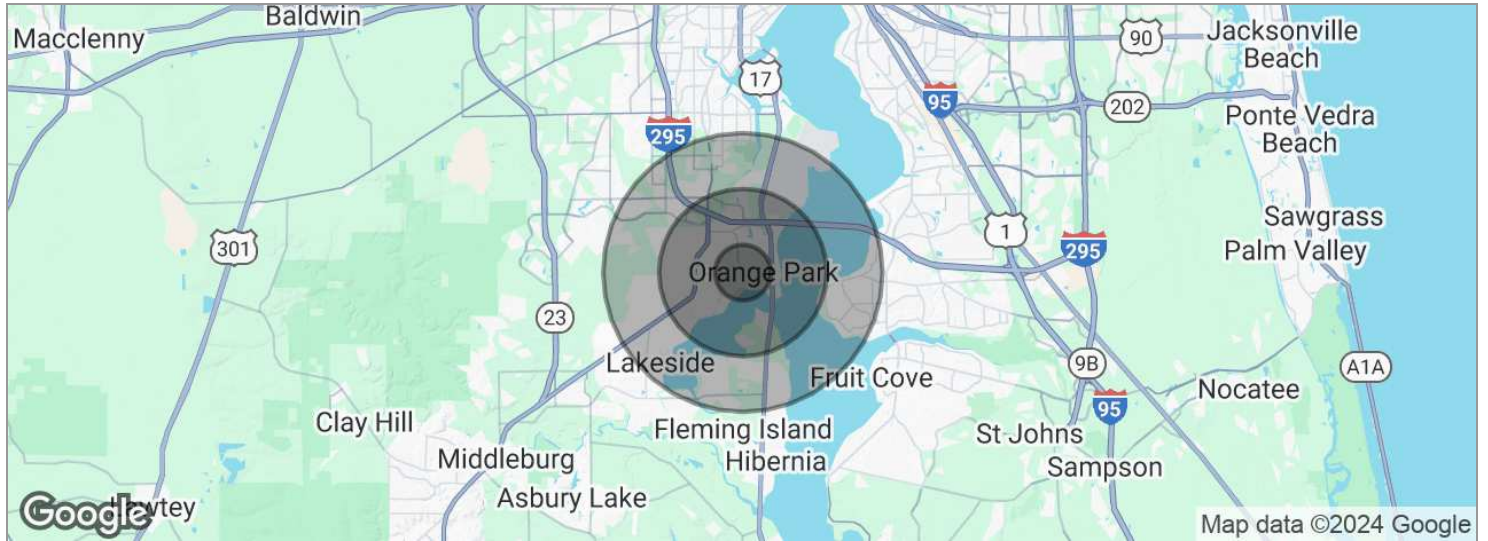
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,508	47,978	115,341
Median age	44.0	40.4	37.9
Median age (male)	40.9	38.5	36.7
Median age (Female)	46.9	42.5	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,013	18,757	43,173
# of persons per HH	2.5	2.6	2.7
Average HH income	\$63,701	\$74,700	\$78,849
Average house value	\$232,338	\$258,315	\$257,055

* Demographic data derived from 2020 ACS - US Census

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