

LAND FOR SALE

COMMONWEALTH AND LAFAYETTE INDUSTRIAL LAND

946 Lafayette Dr, Jacksonville, FL 32254



SALE PRICE:	\$250,000
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

KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Fleming Island, FL 32003

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

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

Kahle Commercial Group

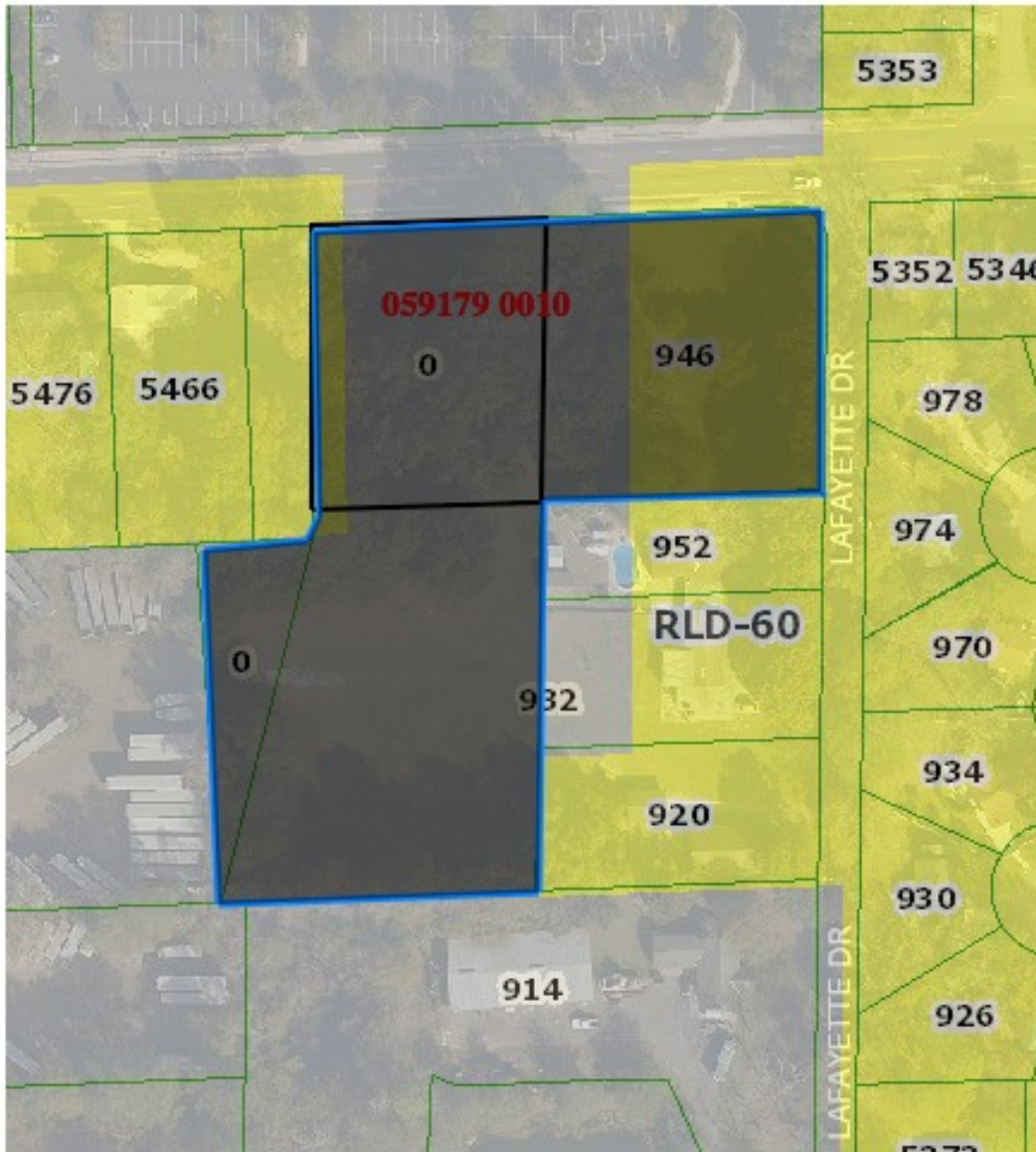
The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

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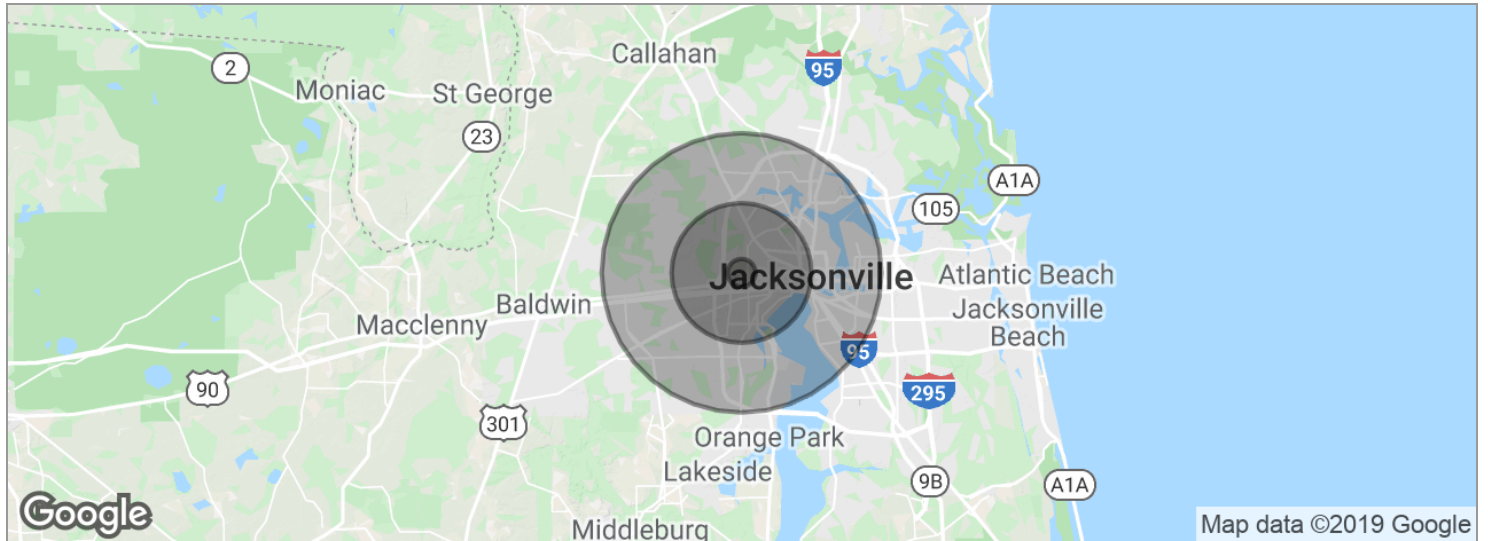
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,441	150,007	446,155
Median age	30.6	36.5	35.4
Median age (male)	31.5	35.0	33.9
Median age (Female)	29.7	37.5	36.9

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 2010 US Census

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PAGE 1 OF 1
BOUNDARY SURVEY
 LESS AND EXCEPT
 PORTION
 (NOT INCLUDED)

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 11 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

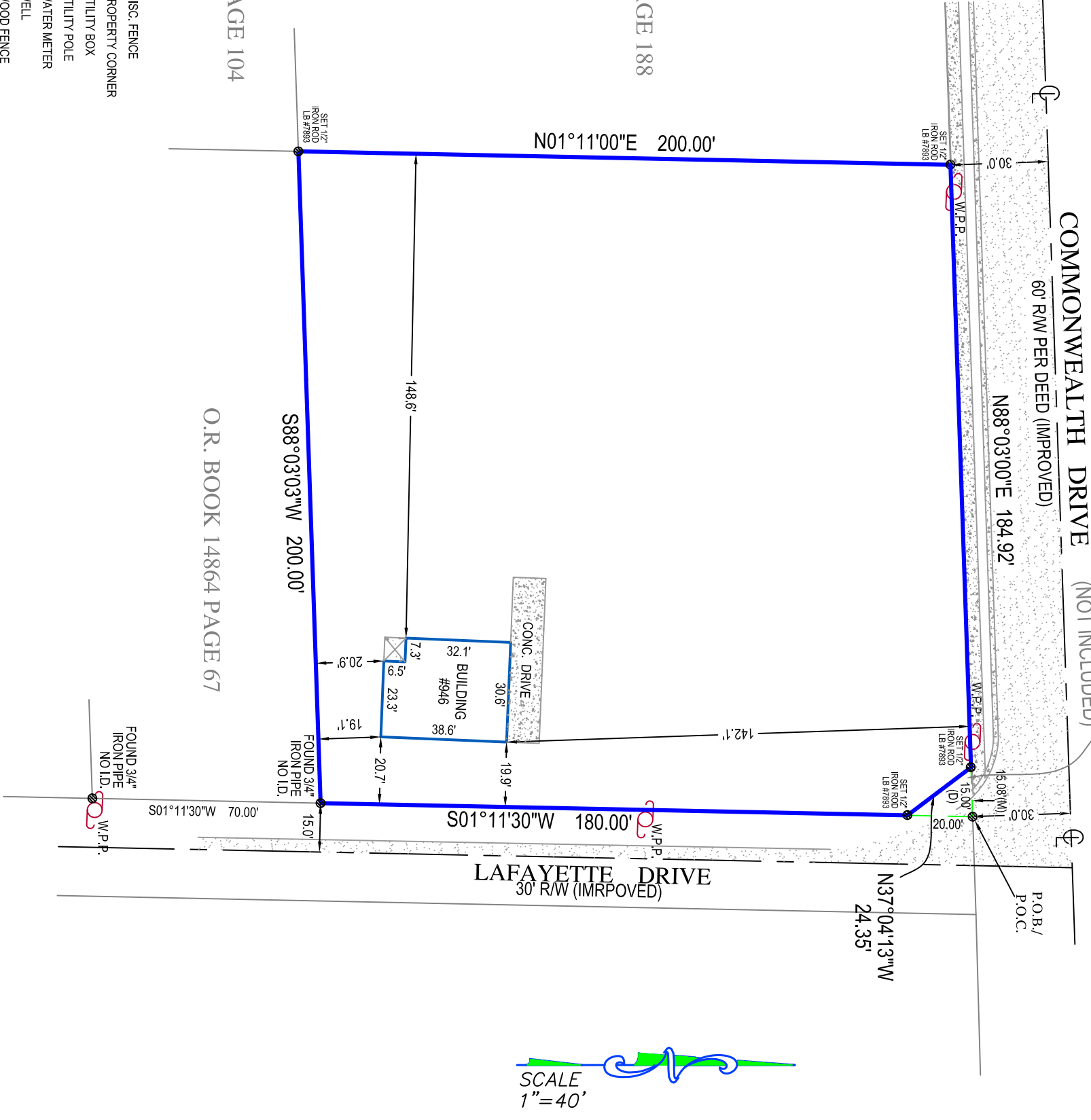
SURVEY NUMBER: 366366

O.R. BOOK 13099 PAGE 188

O.R. BOOK 7555 PAGE 104

O.R. BOOK 14864 PAGE 67

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



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

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

GENERAL NOTES:

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

REVISIONS:

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) 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.

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

ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
- CL CENTERLINE
- Δ CENTRAL / DELTA ANGLE
- ID. IDENTIFICATION
- L LENGTH
- LB LICENSED BUSINESS
- NA.V.D. NORTH AMERICAN VERTICAL DATUM
- NG.V.D. NATIONAL GEODETIC VERTICAL DATUM
- OHL OVERHEAD UTILITIES
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.K. PARKER KYLON MAIL
- P.R.C. POINT OF REVERSE CURVE
- PSM PROFESSIONAL SURVEYOR MAPPER
- P.T. POINT OF TANGENCY
- R RADIAL / RADIUS
- RW RIGHT OF WAY

BOUNDARY SURVEY

PAGE 1 OF 1

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 LAYALETTE 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

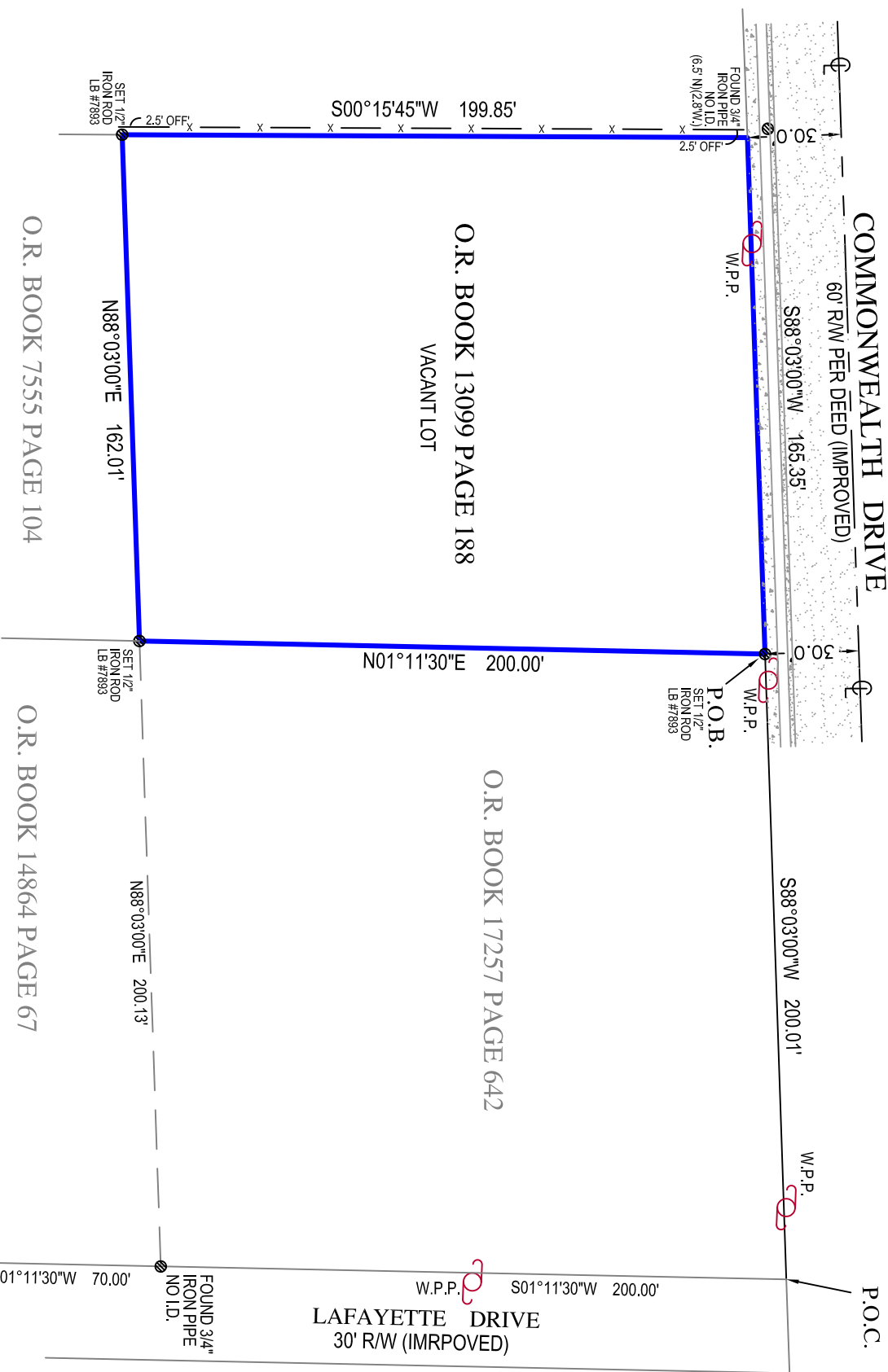
CERTIFIED TO:
 GEORGE E. MOTES, JR. ESTATES,:::

PROPERTY ADDRESS:
 XXX COMMONWEALTH DRIVE
 JACKSONVILLE, FL 32254

SURVEY NUMBER: 366370

CLIENT FILE NUMBER:

O.R. BOOK 14424 PAGE 671



ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
- C CENTERLINE
- Δ CENTRAL / DELTA ANGLE IDENTIFICATION
- L.D. LENGTH
- L LICENSED BUSINESS
- NA.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.H.L. 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
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

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- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

SYMBOL DESCRIPTIONS:

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

REVISIONS:

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) 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.

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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.

COMMUNITY NUMBER: 12077

PANEL: 0353

SUFFIX: H

FLOOD ZONE: X

FIELD WORK: 04/28/2019

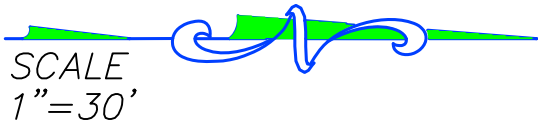
CERTIFIED TO:
GEORGE E. MOTES, JR. ESTATES; ; ;

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

SURVEY NUMBER: 366373

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
 - = CENTERLINE ROAD
 - = MISC. FENCE
 - = PROPERTY CORNER
 - = COVERED AREA
 - = MANHOLE
 - = WELL
 - = HYDRANT
 - = WATER METER
 - = EXISTING ELEVATION
 - = UTILITY POLE
 - = MENTAL FENCE
 - = WOOD FENCE
- ABBREVIATION DESCRIPTION:**
- AC = AIR CONDITIONER
 - AD = AIR DUCT
 - CD = CENTRAL DELTA ANGLE IDENTIFICATION
 - LB = LICENSED BUSINESS
 - NA.V.D. = NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - OH = OVERHEAD UTILITIES
 - P.C. = POINT OF CURVATURE
 - P.T.C. = POINT OF TANGENCY
 - P.K. = PAVEMENT KILN
 - P.S. = PROFESSIONAL SURVEYOR
 - P.M. = POINT OF MAPPING
 - R. = RADIAL / RADIUS
 - R.W. = RIGHT OF WAY



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