

LAND FOR SALE

Corner Location in Front of Neighbor



NWQ BEAVER ST AT EDNALEE ST, JACKSONVILLE, FL

1.6 ± ACRES

MARKETMASTERS

OF THE SOUTHEAST

PROPERTY FEATURES

- ▶ Corner location, exit on Beaver St or Ednalee St
- ▶ Zoned CCG-1 Commercial
- ▶ Located in front of Paradise Village residential neighborhood
- ▶ 350'± frontage on West Beaver St
- ▶ 200'± frontage on Ednalee
- ▶ Daily traffic count 7500 vehicles
- ▶ Parcel ID. 006837-0010
- ▶ Asking price \$180,000



MARKETMASTERS
OF THE SOUTHEAST

1890 Kingsley Ave, Suite 102
Orange Park, FL 32073
www.marketmastersSE.com

Phillip Parsons, Broker
904-272-0435
pparsons@mmsejax.com

Property Info
County: Duval
ID: #9570

LAND FOR SALE

Corner Location in Front of Neighborhood

NWQ BEAVER ST AT EDNALEE ST, JACKSONVILLE, FL
1.6 ± ACRES



MARKETMASTERS
OF THE SOUTHEAST



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	3,840	32,018	65,942
Pop. Est. 2021	3,935	34,105	70,177
2016 Est. Avg. HH Income	\$83,620	\$75,945	\$64,166

Traffic Count	Daily	Trucks
W Beaver St	7,500	1,043

Source: Florida Department of Transportation (FDOT)



1890 Kingsley Ave, Suite 102
Orange Park, FL 32073
www.marketmastersSE.com

Phillip Parsons, Broker
904-272-0435
pparsons@mmsejax.com

Property Info
County: Duval
ID: #9570