

# TURNKEY INVESTMENT OPPORTUNITY

7638 MAILES Court #101,102,201,202 Jacksonville, FL 32210 | \$825,000



Courtney Smith  
(786) 587-8702  
Courtney@welchteam.com

Ryan Cleary  
(352) 270-4132  
Ryan@welchteam.com

Scan to view online



301 Kingsley Lake Dr. Suite #502 St. Augustine, FL 32092  
904-712-3304 | Commercial@welchteam.com

## PROPERTY OVERVIEW

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Turnkey investment opportunity in a rapidly growing Jacksonville market. 7368 Mailes Ct is a newly constructed (2023) four-unit multifamily property, each offering 2 bedrooms and 2 bathrooms with modern finishes and strong rental appeal. Three units are currently leased, providing immediate income with upside through lease-up of the final unit.

Built for low maintenance and long-term performance, the property is projected to achieve a CAP rate exceeding 6% once fully stabilized. Offered at \$825,000, this is a strong opportunity for investors seeking a quality, income-producing asset.



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Purchase price: \$825,000

Lot Size: 0.17 acres

Zoning: RMD-D

In Duval County (Jacksonville), RMD-D zoning stands for Residential Medium Density – Duplex/Multifamily and is intended to accommodate medium-density residential development. This zoning allows for duplexes, quadplexes, townhomes, and other small multifamily uses, making it well-suited for income-producing residential properties.

RMD-D permits a higher density than single-family zoning while maintaining neighborhood-scale development standards. For investors, this zoning confirms the property's multifamily use is permitted and provides flexibility for continued rental operations or potential future redevelopment, subject to applicable lot size, parking, and setback requirements.

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Ideally located with quick access to I-295 and I-95, and just minutes from major retail, dining, and daily conveniences, this property is also near major employers including Wayfair and Amazon, attracting a strong and stable tenant base seeking accessibility and convenience



# PROPERTY PHOTOS

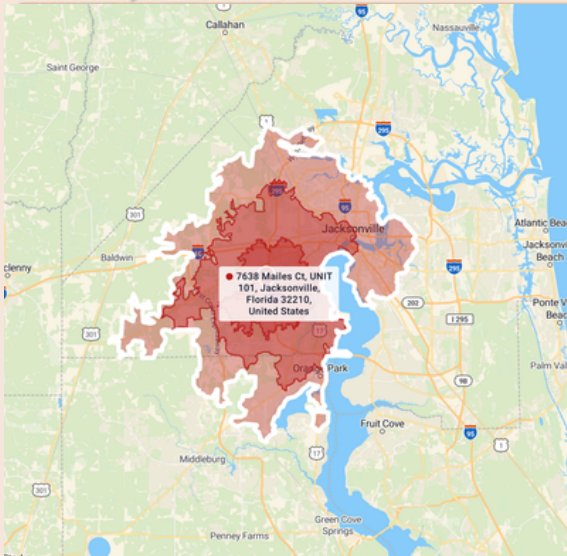
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# BENCHMARK DEMOGRAPHICS

7638 Mailes Ct, Unit 102, Jacksonville, Florida, 32210

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	Florida	USA
0 - 4	6.46%	6.47%	6.18%	5.69%	5.44%	4.69%	5.39%
5 - 9	6.56%	6.60%	6.33%	5.93%	5.86%	5.03%	5.75%
10 - 14	6.89%	6.46%	6.21%	5.73%	6.04%	5.34%	5.98%
15 - 19	7.71%	7.07%	6.36%	6.05%	6.22%	5.84%	6.47%
20 - 34	20.78%	20.66%	20.78%	21.29%	19.22%	18.43%	20.33%
35 - 54	25.77%	25.12%	25.56%	25.70%	25.63%	24.41%	25.20%
55 - 74	20.41%	21.65%	22.18%	22.41%	23.50%	25.55%	22.82%
75+	5.48%	5.98%	6.43%	7.24%	8.09%	10.74%	8.05%
<b>HOUSEHOLD INCOME</b>							
<\$15,000	13.8%	11.5%	10.7%	9.8%	8.1%	8.0%	8.3%
\$15,000-\$24,999	7.7%	7.3%	6.3%	5.5%	5.0%	5.8%	5.9%
\$25,000-\$34,999	7.4%	8.0%	7.4%	6.4%	5.8%	6.7%	6.3%
\$35,000-\$49,999	16.5%	14.4%	12.7%	11.0%	9.8%	10.5%	9.8%
\$50,000-\$74,999	18.7%	19.8%	18.9%	17.8%	16.5%	16.9%	15.6%
\$75,000-\$99,999	14.4%	13.4%	13.8%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	14.4%	17.1%	17.6%	18.9%	19.6%	18.4%	17.8%
\$150,000-\$199,999	3.3%	4.9%	6.2%	7.5%	9.3%	8.7%	9.8%
\$200,000+	3.8%	3.5%	6.3%	10.3%	13.0%	12.1%	14.0%
<b>KEY FACTS</b>							
Population	19,304	93,757	249,632	1,054,465	1,764,628	23,027,836	339,887,819
Daytime Population	13,822	79,759	244,554	1,140,746	1,765,462	22,846,618	338,218,372
Employees	9,394	44,464	121,706	525,747	841,514	10,832,721	167,630,539
Households	7,079	35,967	100,575	431,039	699,626	9,263,074	132,422,916
Average HH Size	2.72	2.59	2.45	2.39	2.47	2.43	2.50
Median Age	36.2	37.0	37.9	38.7	40.4	43.6	39.6
<b>HOUSING FACTS</b>							
Median Home Value	201,050	234,320	293,216	355,630	395,594	416,969	370,578
Owner Occupied %	54.9%	54.9%	57.6%	58.2%	66.7%	67.2%	64.2%
Renter Occupied %	45.1%	45.1%	42.4%	41.8%	33.3%	32.8%	35.8%
Total Housing Units	7,566	38,779	108,948	468,453	767,323	10,635,372	146,800,552
<b>INCOME FACTS</b>							
Median HH Income	\$56,012	\$60,657	\$66,278	\$74,128	\$82,649	\$78,205	\$81,624
Per Capita Income	\$26,843	\$29,501	\$35,162	\$41,767	\$45,252	\$44,891	\$45,360
Median Net Worth	\$77,094	\$89,381	\$117,381	\$153,805	\$249,654	\$253,219	\$228,144

