

TURNKEY INVESTMENT OPPORTUNITY

7638 MAILES Court #101,102,201,202 Jacksonville, FL 32210 | \$750,000



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PROPERTY OVERVIEW

7638 MAILES Court #101,102,201,202 Jacksonville, FL 32210

- Purchase price: \$750,000
- Lot Size: 0.17 acres
- Zoning: RMD-D



Turnkey investment opportunity in a rapidly growing Jacksonville market. 7638 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. 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.

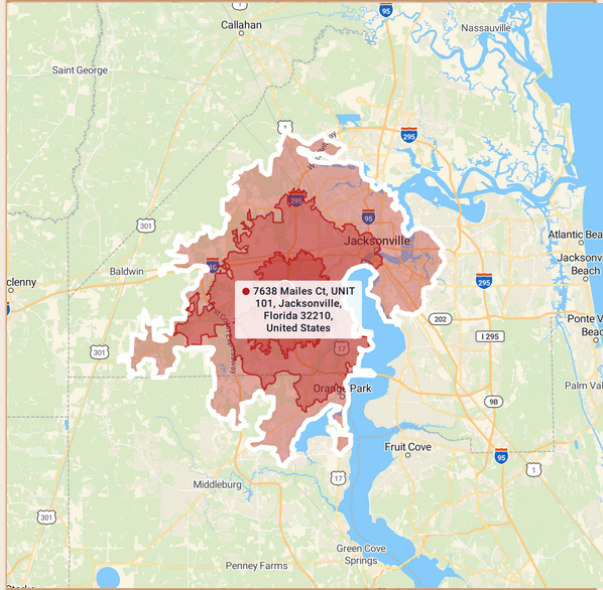
Built for low maintenance and long-term performance, this is a quality, income-producing asset ideal for investors seeking a newer-construction hold with minimal near-term capital needs. Now offered at \$750,000.

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

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)

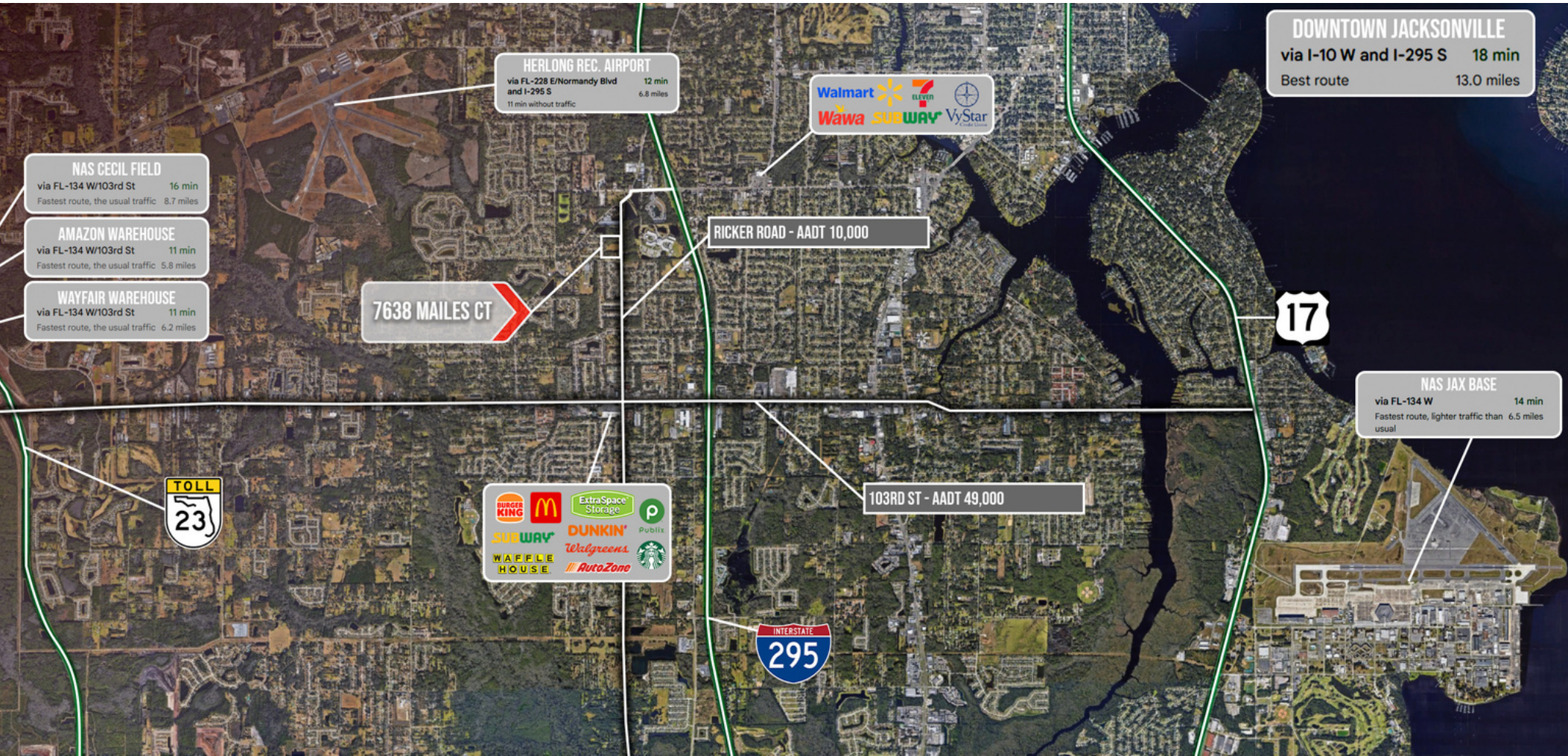
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	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	6.46%	6.47%	6.18%	5.69%	5.44%	4.69%	5.39%
5 - 9	6.56%	6.60%	6.33%	5.93%	5.86%	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%
HOUSEHOLD INCOME							
<\$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%
KEY FACTS							
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
HOUSING FACTS							
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
INCOME FACTS							
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

LOCATION OVERVIEW

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