

Arlington Daycare Center

6902 Lillian Road, Jacksonville, Florida 32211

FOR SALE

➔ **Location:** Southeast Corner of Lillian and Bert Roads

➔ **Estimated Building Size:** 4,768 +- SF

➔ **Estimated Land Size:** 21,955 +- SF / .50 +- Ac.

➔ **Parking:** Asphalt Paved – 13 Spaces / 2.81:1000 SF

➔ **Year Built:** 1978

➔ **Zoning:** Residential Medium Density (RMD-D)

➔ **Utilities:** City Water, Sewer & Electric - JEA

➔ **Capacity:** 101 Students

➔ **Sale Price:** \$799,000.00



Cord Butler

Phone: (904) 465-1000

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Phillip Hewett

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Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN A PUBLICLY AVAILABLE TITLE INSURANCE COMPANY, TITLE COMMITMENT #1008178, DATED FEBRUARY 12, 2023 AT 10:09 PM.

SCHEDULE A DESCRIPTION

THAT CERTAIN TRACT OR PARCELS OF LAND BEING A PART OF FARM TRACT 31, ALDERMAN REALTY CO. 3 FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 8, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD (A 50 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF BERT ROAD (A 50 FOOT RIGHT-OF-WAY) THENCE SOUTH 35 DEGREES EAST ALONG SAID EASTERLY RIGHT-OF-WAY OF BERT ROAD, 158 FEET; THENCE NORTH 65 DEGREES EAST, 160 FEET; THENCE NORTH 05 DEGREES WEST, 158 FEET TO A POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD; THENCE SOUTH 65 DEGREES WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, 160 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN TRACT OR LAND TOWN OF THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, PURSUANT TO A STIPULATED FINAL ADJUSTMENT AS TO PARCELS 130 & 131 TO SAID NO. 10, 101118 OF THE GREAT SOUTHWEST CORNER, 101118, PLAT FOR DUVAL COUNTY, FLORIDA, ENTERED SEPTEMBER 4, 2003 UNDER NO. 20040404, SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED SEPTEMBER 11, 2003 IN OFFICIAL RECORDS BOOK 10658, PAGE 372, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 49, THE F. RICHARD GRANT, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD (A 50 FOOT RIGHT-OF-WAY) AS PRESENTLY ESTABLISHED WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD (A 50 FOOT RIGHT-OF-WAY) AS PRESENTLY ESTABLISHED; THENCE NORTH 65 DEGREES EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, A DISTANCE OF 160 FEET TO A POINT OF BEGINNING; THENCE SOUTHERLY, THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, BEING A PART OF A 65 DEGREE ARC OF A CIRCLE, FOR AN ARC LENGTH OF 39.24 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES WEST, 39.24 FEET TO A POINT OF TRANSIT; THENCE ON THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD, THENCE NORTH 65 DEGREES WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD, A DISTANCE OF 24.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM ALL OF THE ABOVE ANY PORTION LYING WITHIN ANY PUBLIC ROAD OR RIGHT-OF-WAY.

NOTES CORRESPONDING TO SCHEDULE B

1. EASEMENT AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED SEPTEMBER 11, 2003 IN OFFICIAL RECORDS BOOK 10658, PAGE 372, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, (APPLICABLE, PLOTTED AND SHOWN)

LAND AREA

21,995.5 SQUARE FEET
0.501 ACRES

PARKING INFORMATION

REGULAR - 13
HANDICAP - 1
TOTAL - 14

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120510201L, WHICH BEARS AN EFFECTIVE DATE OF 11/02/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" AREA OF MINIMAL FLOOD HAZARD USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N 42° 02' 30" W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83-2011. LATITUDE = 30° 19' 52.04" N. LONGITUDE = -81° 03' 05.47" W. CONVERGENCE ANGLE = N 90° 11' 43.388" E.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF ALTA SURVEY

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.

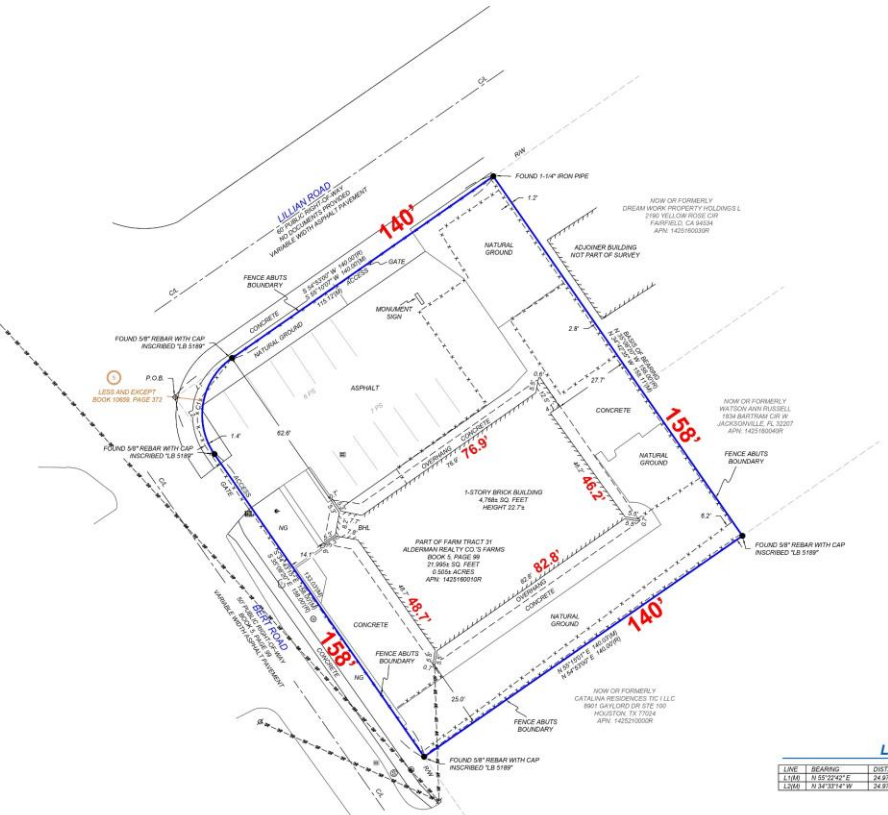
ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED
AMENDING ZONING REPORT

ITEM	REQUIRED	OBSERVED	NOTES
PERMITTED USE	EDUCATION		BECAUSE THERE MAY BE A
MIN. LOT AREA	21,995.5 SQ. FT.		RECORD OF THE PROPERTY
MIN. LOT WIDTH	125.0'		OF THE APPLICABLE ZONING
MIN. BLDG COVERAGE	4,768.0 SQ. FT.		CODES, WE REFER YOU TO
MIN. SETBACKS FRONT	62.6'		DUVAL COUNTY FOR ZONING
MIN. SETBACKS SIDE	14.1'		LAWS AND APPLICABLE
MIN. SETBACKS REAR	25.0'		VOICES.
MAX. BUILDING HEIGHT	22.7'		ZONING PROVIDED BY:
PARKING REGULAR	13		
PARKING HANDICAP	0		
PARKING TOTAL	13		
ADDITIONAL INFORMATION			

ALTA/NSPS LAND TITLE SURVEY

6902 LILLIAN ROAD
JACKSONVILLE, FLORIDA 32211
DUVAL COUNTY



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 55° 22' 42\"/>	24.97'	L2	N 55° 11' 52\"/>	24.97'
L3	N 10° 32' 14\"/>	24.97'	L4	N 10° 32' 14\"/>	24.97'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	35.24'	35.24'	N 57° 10' 10\"/>	89° 30' 58\"/>
C2	25.00'	35.24'	35.24'	S 57° 10' 10\"/>	89° 30' 58\"/>

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO A TRANSIT TABLE ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO A TRANSIT TABLE ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURNING GROUND.
- COMPLETED FIELD WORK WAS FEBRUARY 14, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF LILLIAN ROAD AND BERT ROAD, WHICH ABUTS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO LILLIAN ROAD AND BERT ROAD, BOTH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBORDINATE INSTRUMENTS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE A EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THEREIN. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT WANT TO DETERMINE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DUVAL COUNTY PROPERTY APPRAISER.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJACENT PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

VICINITY MAP



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- SANITARY MANHOLE
- POWER POLE
- RAIL ROAD
- TELEPHONE FEEDER
- WATER METER
- DRINK WATER
- GUY POLE
- RIGHT-OF-WAY
- NATURAL GROUND
- CERTIFIED LINE
- RECORD DIMENSION
- MEASURED/CALCULATED DIMENSION
- BNL
- BUILDING HEIGHT LOCATION
- P.O.B.
- POINT OF BEGINNING
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE

SURVEYOR'S CERTIFICATE

TO: LITTE & WISE REALTY LLC, VALLEY NATIONAL BANK, GARRETT LAW FIRM, P.A., FORBITY NATIONAL, TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/14/2023.
DATE OF PLAT OR MAP: 10/17/2023

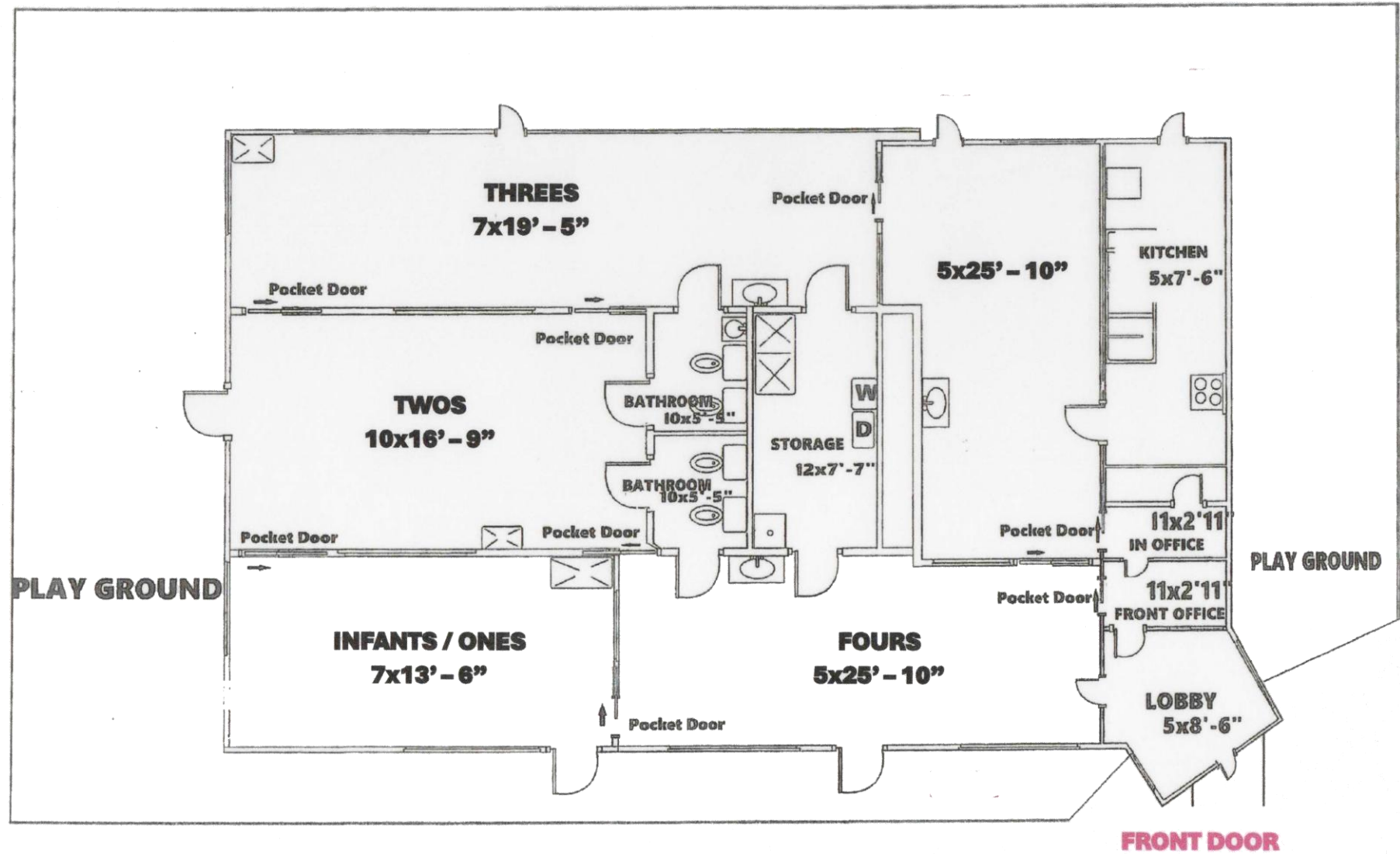
PETER S. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER (59813)
STATE OF FLORIDA
FLORIDA C.S.B. 8173



3825 N. SHILOH DRIVE - JAYSTEVILLE, AR 72703
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OFFICE: 479.443.4026 FAX: 479.582.1883
EMAIL: SURVEY@BLEWNC.COM WWW.BLEWNC.COM

SURVEYOR JOB NUMBER: 23-0864
SURVEY DRAWN BY: CT - 10/18/2023
SURVEY REVIEWED BY: AJ
SHEET: 1 OF 1

FLOOR PLAN



INTERIOR PHOTOS



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

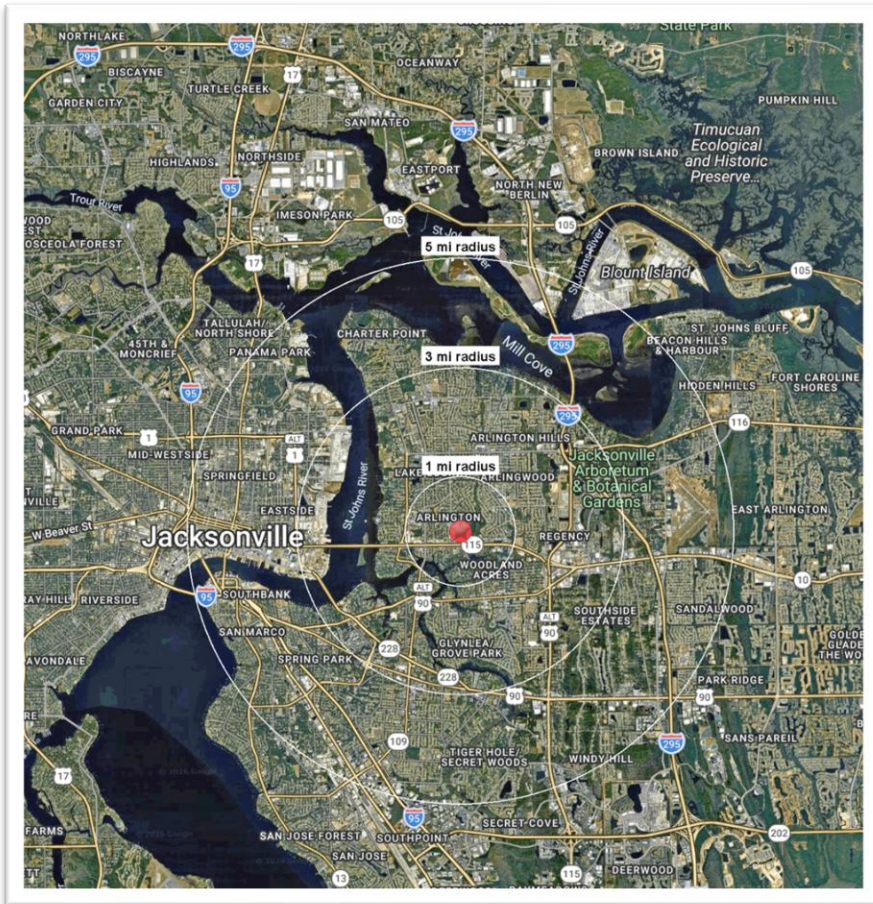
EXTERIOR PHOTOS



AREA DEMOGRAPHICS



6902 Lillian Road, Jacksonville, Florida 32211



	1 MILE	3 MILES	5 MILES
2026 Population	13,074	94,925	214,737
2031 Projected Population	13,017	95,285	216,672
2026 Total Households	5,019	38,653	87,720
2031 Projected Households	4,960	38,531	88,112
Average Household Income	\$81,833	\$88,076	\$93,350
2026 Median Age	35.0	34.9	35.8
2026 Total Housing Units	5,756	43,719	100,040
2026 Total Businesses	807	5,279	15,630

