



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

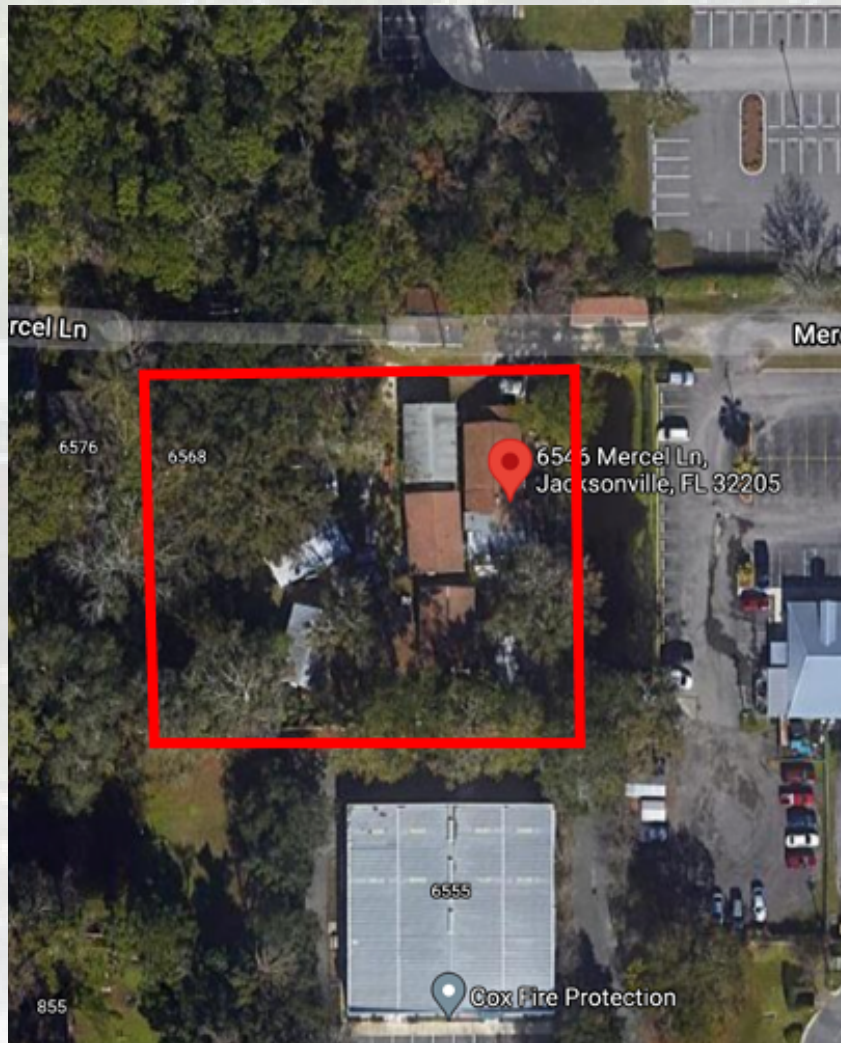
## MERCEL LANE PROPERTY

AVAILABLE SPACE

0.87 Acres

ASKING PRICE

\$179,000



# FOR SALE

CBCWORLDWIDE.COM

### OFFICE

Ronald W Palmer  
904 540 8887  
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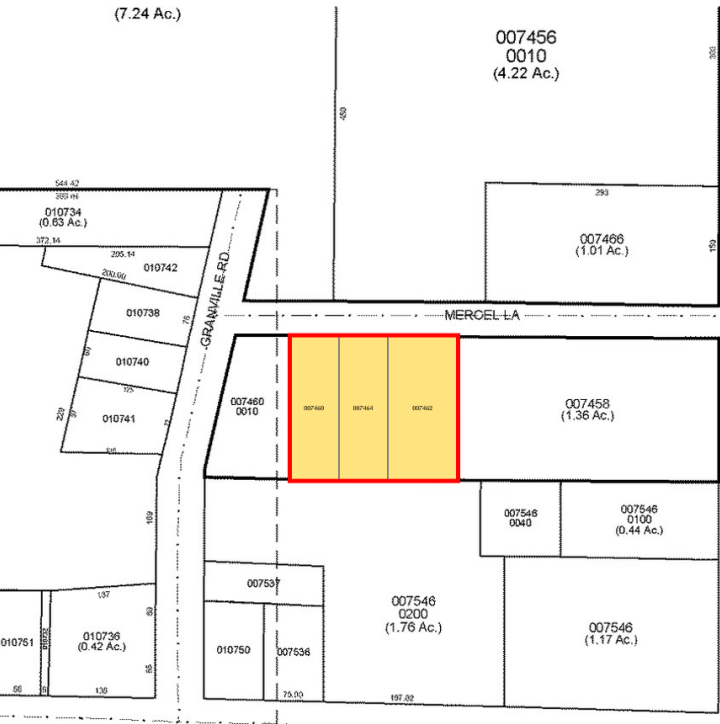
**COLDWELL BANKER COMMERCIAL  
PREMIER PROPERTIES**  
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084  
904.827.1717



# MERCEL LANE PROPERTY

6546 Mercel Lane, Jacksonville, FL 32205

SALE



## OFFERING SUMMARY

Sale Price: \$179,000

Available SF:

Lot Size: 0.87 Acres

Zoning: Commercial-Office

Market: Jacksonville

Price / SF: \$4.72

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## PROPERTY OVERVIEW

Adjacent to Cross Creek Barbeque, Ameris Bank and Cox Fire Protection on Mercel Lane at Lane Ave South and a short distance from Normandy Blvd (228), Three parcels together. Great commercial application possible.

Three lots being sold together:  
Lot 1: 6546 Mercel Lane  
Lot 2: 6568 Mercel Lane  
Lot 3: APN# 0074640000R  
STRAP 0074600000R, 0074640000R, 0074620000R

Cash, Bank Financing, Owner would consider Owner Financing with \$75,000 Down, amortization 20 Year with a 3 Year Call.



6546 Mercel Lane, Jacksonville, FL 32205



## HOUSEHOLDS & INCOME

\* Demographic data derived from 2020 ACS - US Census

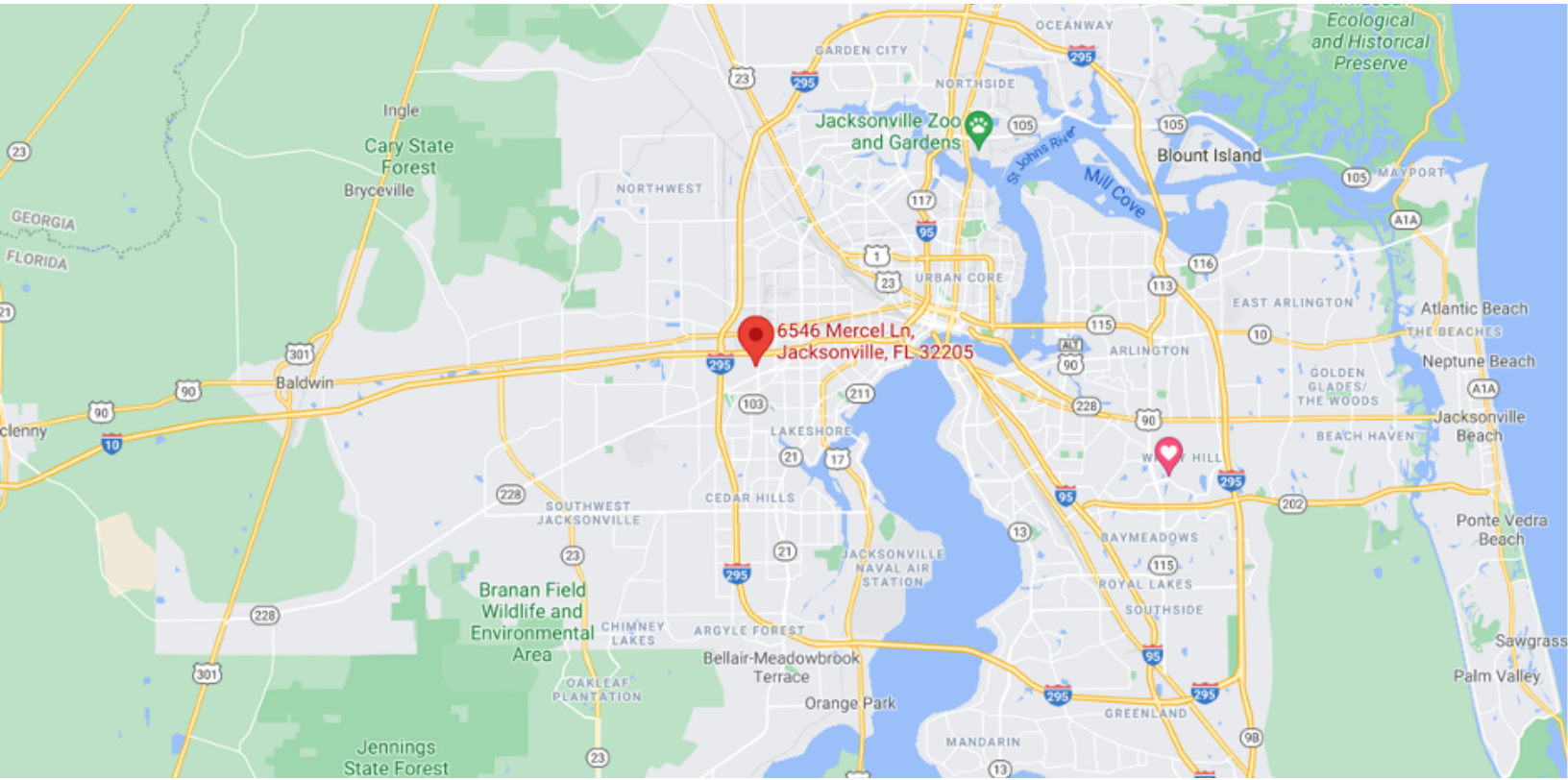




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SALE



### MARKET OVERVIEW

Investors have been especially active in the capital markets in Northwest Jacksonville, making it one of the most heavily traded submarkets in the region over the past several years. Historical trading trends have largely held true in the past 12 months. Annual sales volume has averaged \$17.1 million over the past five years, including a 12-month high of \$30.6 million over that stretch. The recorded transaction volume here reached \$23.6 million in the past year. General retail drove that volume. Market pricing, based on the estimated price movement of all properties in the submarket, sat at \$135/SF during the third quarter of 2021. That market price is up compared to the third quarter from last year, but that price is looking up at the average for the region. Market cap rates, at 7.9%, are only a few basis points lower than last year's.

As for the pipeline, development has been relatively steady over the past few years in Northwest Jacksonville, and that trend has continued in the third quarter. Northwest Jacksonville is a very liquid investment market, characterized by heavy trading, and those trends have largely held serve in the past 12 months. At \$135/SF, market pricing is considerably lower than the region's average pricing.

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