



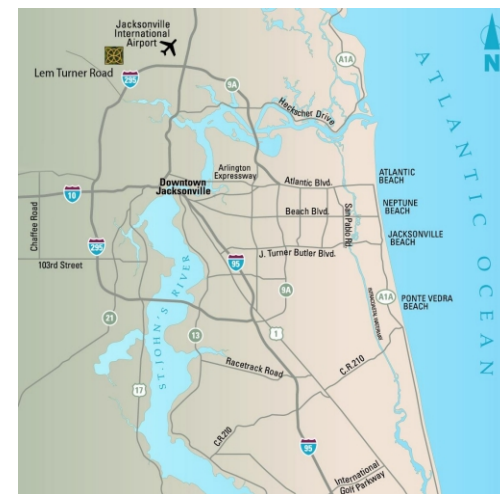
Percy Village/Percy Oaks

Jacksonville, Florida- Duval County



Location

Northeast Quadrant of
I-295 and Lem Turner Road
Duval County, Florida



Joyce Development Group, Inc

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Percy Village/Percy Oaks

Jacksonville, Florida- Duval County

THE MARKET

	Population	Average Household Income
3-mile	19,873	\$55,198
5-mile	60,096	\$52,807
10-mile	223,121	\$44,524

Traffic Counts:

I-295- 45,000 ADT

Lem Turner- 12,500 ADT

Percy Oaks

20-acre Residential Site
presently engineered for
39 single family lots

Percy Village

5 acre Commercial Site
NE Corner of Lem Turner &
Percy Road

