

PECAN PARK AREA

45.1± AC Land Development on Main Street North

The site is along I -95 and is zoned Industrial Light supporting several uses including warehousing, light manufacturing, offices, residential, service establishments, medical clinics and restaurants

\$6,500,000
SALE PRICE

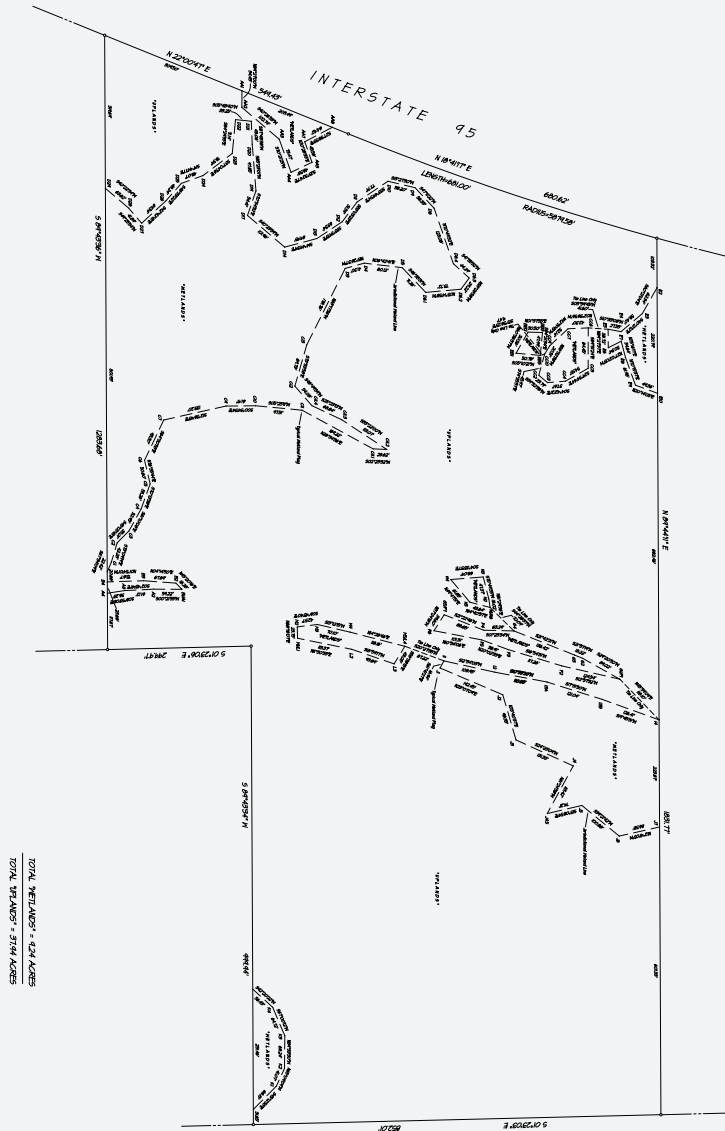
93.7± ACRES
ALSO AVAILABLE

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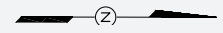
WETLAND SURVEY



SPECIFIC PURPOSE SURVEY MAP

TO SHOW WETLANDS WITHIN A PART OF LOT 9 AND TRUSS SUBDIVISION
 OF THE CITY OF JACKSONVILLE, FLORIDA, AND TO SHOW THE
 BOUNDARIES THEREOF AS RECORDED IN PLAT BOOK 1046, PAGE 17
 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 CERTIFIED TO: St. Johns Holding Company, Inc.
 SCALE: 1" = 100'

TOTAL WETLANDS = 324 ACRES
 TOTAL SPANDS = 5754 ACRES



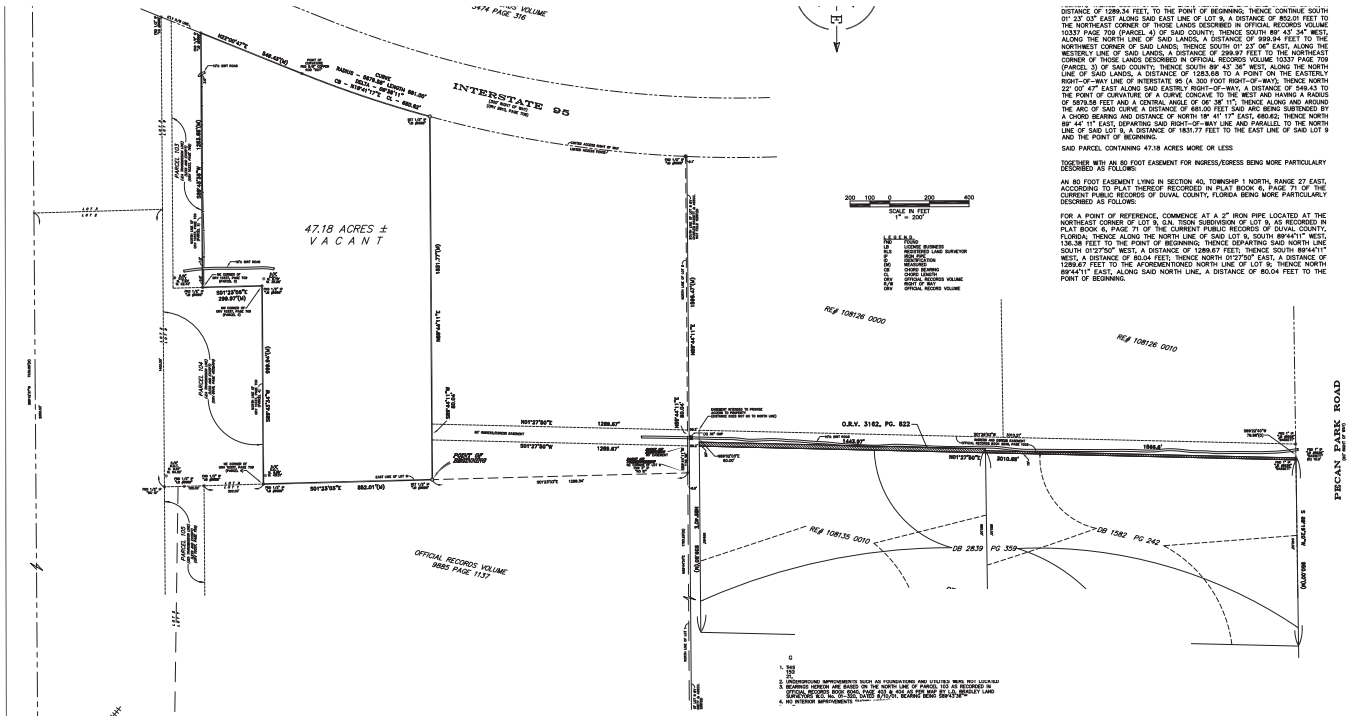
PROPERTY SPECIFICATIONS

Address	I-95 Jacksonville, FL 32218
Size	45.1± acres
RE#	108145 - 0000
Zoning	Industrial Light
Frontage	1,690' ± on I-95
Proposed Uses	Warehousing, light manufacturing, offices, service establishments, medical, restaurant, multifamily development

\$6,500,000
SALE PRICE

SITE HIGHLIGHTS

- 45.1± acres
- Land Use/Zoning - Light Industrial
- Strategically located in the path of growth
- Close to a lot of retail, medical and service amenities at Rivercity Marketplace
- Great access to I-95 and I-295
- Could be a perfect residential play as well, based on the residential growth in the area
- Close proximity to JAXPort Blount Island and Dames Point terminals, also Jacksonville International Airport



Demographics

Source: Esri Business Analyst Online

2020 TOTAL POPULATION



1 mile: 1,030
3 mile: 16,905
5 mile: 49,914

2020 AVERAGE HH INCOME



1 mile: \$71,525
3 mile: \$77,820
5 mile: \$81,715

2025 PROJECTED POPULATION

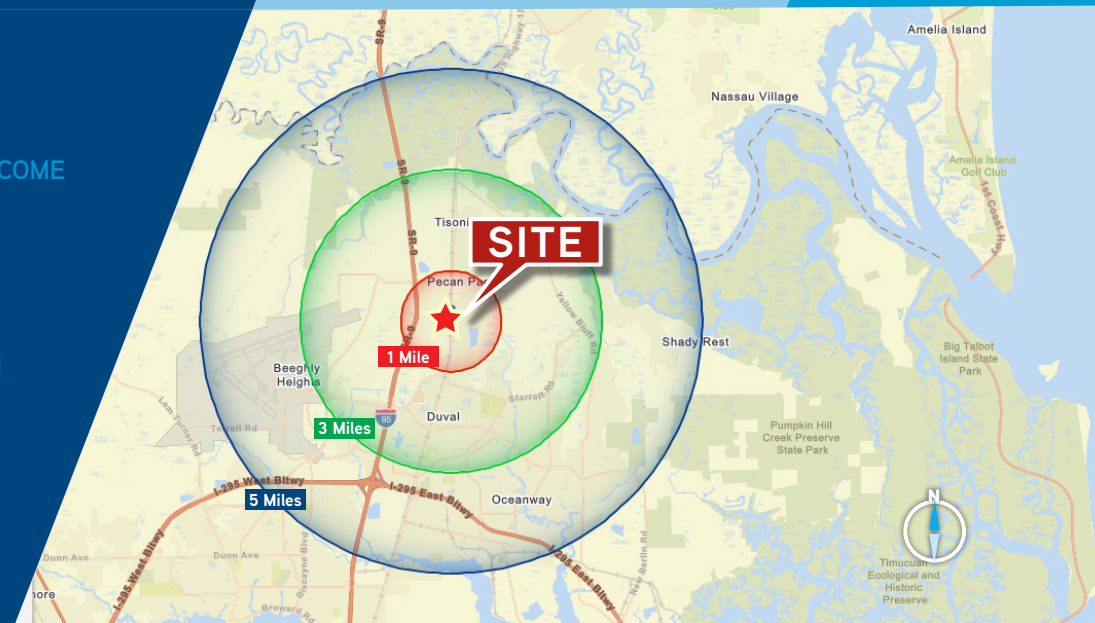


1 mile: 1,216
3 mile: 19,291
5 mile: 54,752

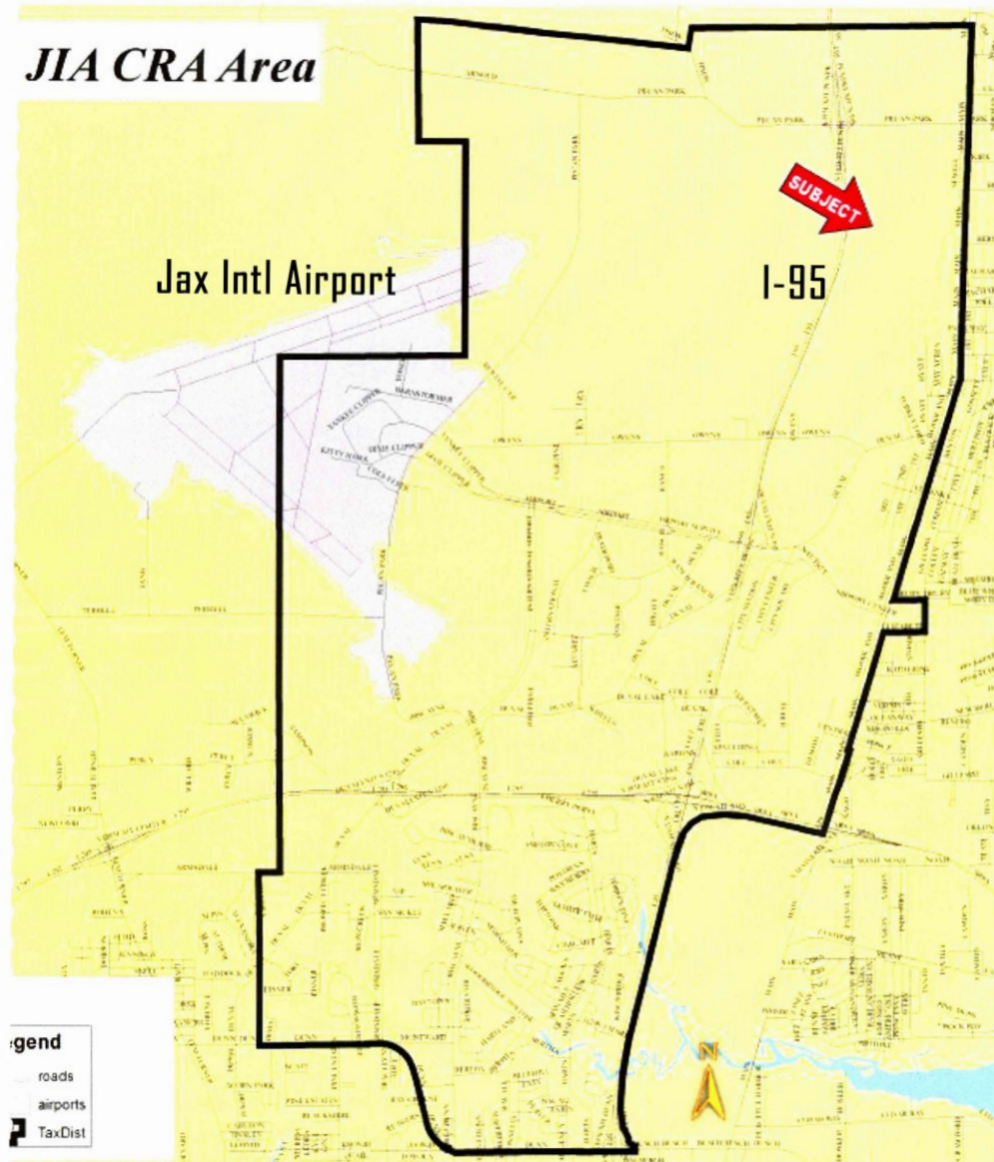
2025 PROJECTED HH INCOME



1 mile: \$78,322
3 mile: \$86,559
5 mile: \$91,885



Southeast Quadrant of Pecan Park Rd. & I-95 Jacksonville FL



North Jacksonville is one of the fastest growing areas of Jacksonville and home to the Jacksonville International Airport Community Redevelopment Area (JIA CRA). The goal of the JIA CRA is to increase the city's tax base by creating employment opportunities and recruiting businesses that enhance the image of the area. More specifically, the JIA CRA is a mechanism to stimulate development and fund infrastructure improvements within the 14,245 acre area. COJ.net



Strategic Location

8 Hour Drive Time
61+ Million people

Consisting of approximately 135 million square feet, the Jacksonville industrial market closed the third quarter of 2019 with a vacancy rate of 4%, up from the 2.6% in third quarter 2018. Jacksonville's two deep-water ports, three major interstates – I-95, I-10 and I-75 three major railroads and international airport system help Jacksonville rank as one of the best cities for logistics infrastructure according to Global Trade. Jacksonville's industrial market conditions are attractive to both users and investors due to the metropolitan area's growing, well-diversified economy and prime location in the Southeast.

86,000± AADT



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