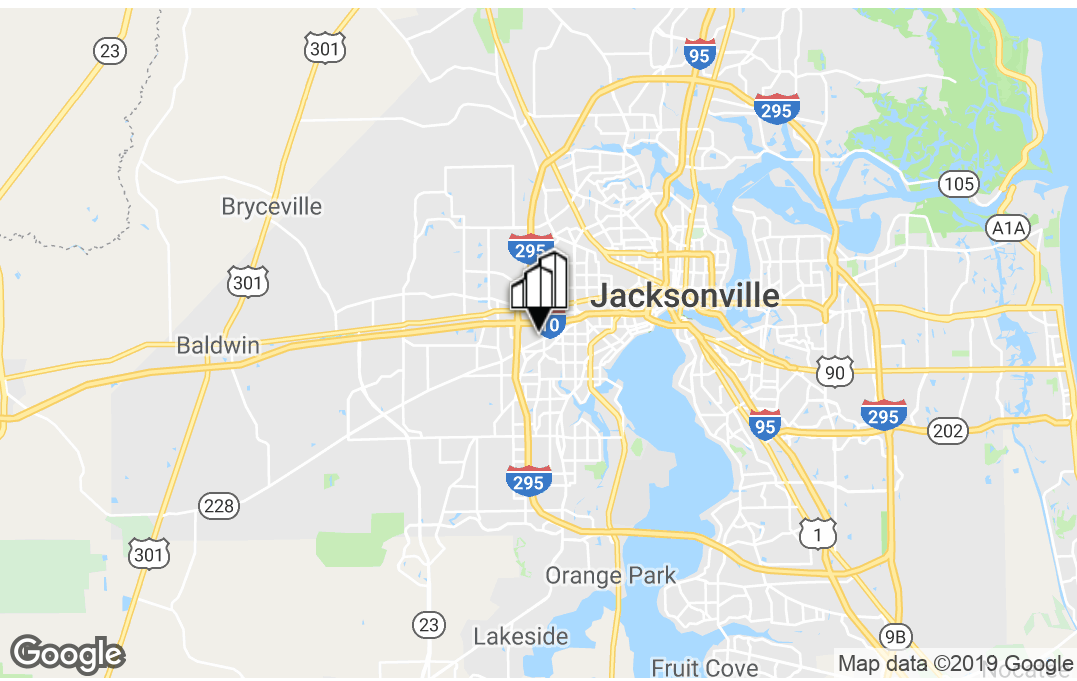


# MIXED-USE DEVELOPMENT OPPORTUNITY

## 6690 NORMANDY BLVD JACKSONVILLE, FL 32205



PRIMEREALTY



### For More Information:

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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.



Jacksonville, FL 32205



**OFFERING SUMMARY**

Sale Price:	Subject To Offer
Lot Size:	1 Acre - 10.47 Acres
Market:	Jacksonville
Sub-market:	West Jacksonville
Zoning:	CCG-2
Parcel:	010730-0000
Frontage:	369' on Normandy Blvd
Property Type:	Commercial / Retail

**PROPERTY OVERVIEW**

Prime Realty is pleased to introduce this 10.47 acre parcel of land located with 369' of frontage on Normandy Blvd. Located in an opportunity zone directly next to a Walmart Super Center and in close proximity to other retail. The property's CCG-2 zoning allows for a variety of commercial uses. Businesses and industries looking to grow recognize Northeast Florida as one of the fastest growing regions in the U.S.

**PROPERTY HIGHLIGHTS**

- 1 acre to 10.47 acres available
- Located in an Opportunity Zone
- High traffic counts of 28,000 vehicles per day on Normandy Blvd.
- Tall pylon signage available
- Adjacent to Walmart Super Center

**Karen Hong**

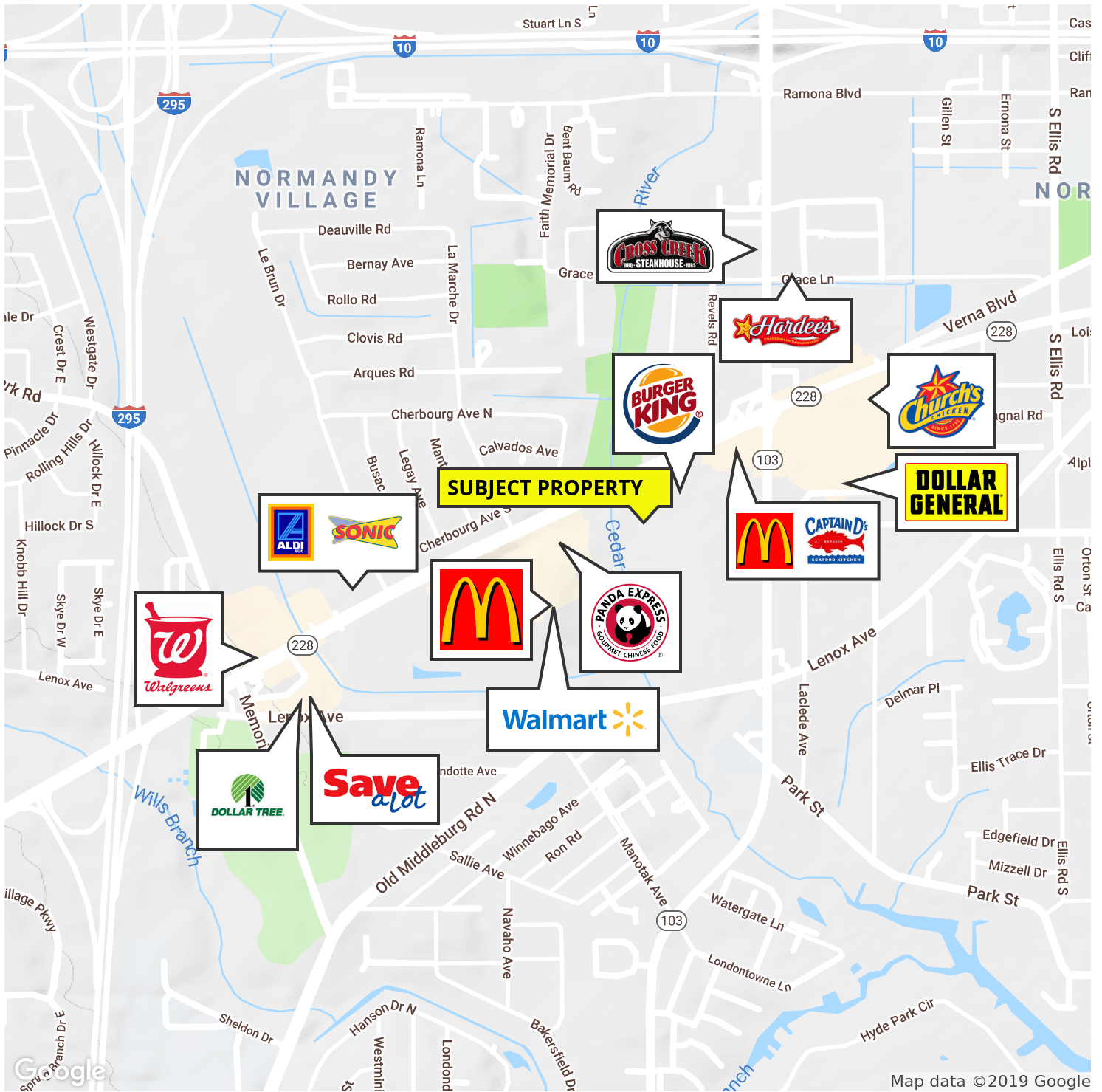
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Retail Map



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Survey



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# WHAT IS AN OPPORTUNITY ZONE?

Established by the 2017 Tax Act, **Opportunity Zones** are comprised of selected, low-income census tracts designated by governors and certified by the U.S. Treasury. These geographies are also eligible for New Markets Tax Credits and frequently other incentive programs.

**Opportunity Zones** provide tax incentives to connect private investment capital with low-income communities. The strategy provides preferential tax treatment for those who invest unrealized capital gains in Opportunity Funds. The Opportunity Funds then invest the capital in Opportunity Zone businesses and real estate.

**Opportunity Zone:** A low-income census tract (**LIC**), as determined within New Markets Tax Credits legislation, is designated as an Opportunity Zone (**OZ**) by the governor of the of the state or territory in which it is located. Designations will stay in place for 10 years.

Up to 25% of LICs in a U.S. state or territory may be designated as **Opportunity Zones**.

Up to 5% of census tracts contiguous to LICs may be designated as **Opportunity Zones**, if the median family income of the census tract does not exceed 125% of the median family income of the LIC to which the tract is contiguous.

States or territories in which there are fewer than 100 LICs may designate up to 25 LICs as **Opportunity Zones**.

## INVESTOR INCENTIVES INCLUDE:

**Deferral of Taxes** on capital gains invested in qualified Opportunity Zone Funds, **Reduction of Taxes** on investments held in qualified Opportunity Zone Funds 5+ years, and **Cancellation of Taxes** on new gains made through qualified Opportunity Zone Fund investments held 10+ years.

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## Sub-Market Developments



### SUB-MARKET DEVELOPMENTS

Exciting things are happening in West Jacksonville! Many new developments are taking place, creating new jobs and new opportunity for this Jacksonville sub-market.

#### WAYFAIR

- Known as "Project Jaguar" this Jax development specializes in selling home goods, furniture, appliances, decor and pet products.
- Planned Size: 1.2 million square feet, making it among the city's largest warehouse buildings.
- Employment: This development will create opportunity for 122 future warehouse jobs in West Jacksonville.
- Address: 13483 103rd Street, 32221
- Distance from subject property: 8.5 miles (14 minute drive)



#### AMAZON

- Will be handling large consumer items like furniture, household decor, mattresses and gardening tools.
- Planned Size: 1 million square feet.
- Employment: This development will create approx. 1,000 new jobs.
- Address: 13333 103rd Street, 32221
- Distance from subject property: 8.5 miles (14 minute drive)



#### JINKOSOLAR

- Chinese solar panel manufacturer.
- Planned Size: 300,000 square feet.
- Employment: This development will create approx. 200 new jobs.
- Address: 4660 New World Avenue, 32221
- Distance from subject property: 8.4 miles (15 minute drive)

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## Developments



### NEARBY DEVELOPMENT

- 1.) Wawa is building next at Normandy Boulevard and Cassat Avenue in Westside, Jacksonville.
- 2.) Ace Hardware is in the works for Normandy Square. The city approved a permit for R&R General Contractors Inc. of Altamonte Springs to renovate space at the Westside shopping center at a cost of almost \$298,000.
- 3.) Johnson Development Associates Inc. of Spartanburg proposes a 232,488-square-foot warehouse project in Westlake Industrial at 9779 Pritchard Road in West Jacksonville.
- 4.) Minutes from Cecil Commerce Center, an industrial development offering huge opportunity in more than 4,700 available acres, shovel-ready sites, and multi-modal connections that put domestic and global markets within easy reach.
- 5.) The next step in commercial space flight is set for Jacksonville's Westside at Cecil Spaceport as officials there are planning a commercial launch for late 2018 or early 2019.

### MARKET OVERVIEW

With its beginnings dating back to 1763, The Westside area features waterfront mansions, Tudor-style homes, and modest wooden-frame houses dating back to the early 1900s. The Westside is well-known for its full-service marinas, nautical outfitters, and boating facilities. It is also the home of Naval Air Station Jacksonville the birthplace of the Blue Angels, the U.S. Navy's world-renowned flight demonstration team. The Westside provides convenient access to the water for boating and fishing enthusiasts. is home to one of the best equestrian centers on the East coast, Jacksonville Equestrian Center.

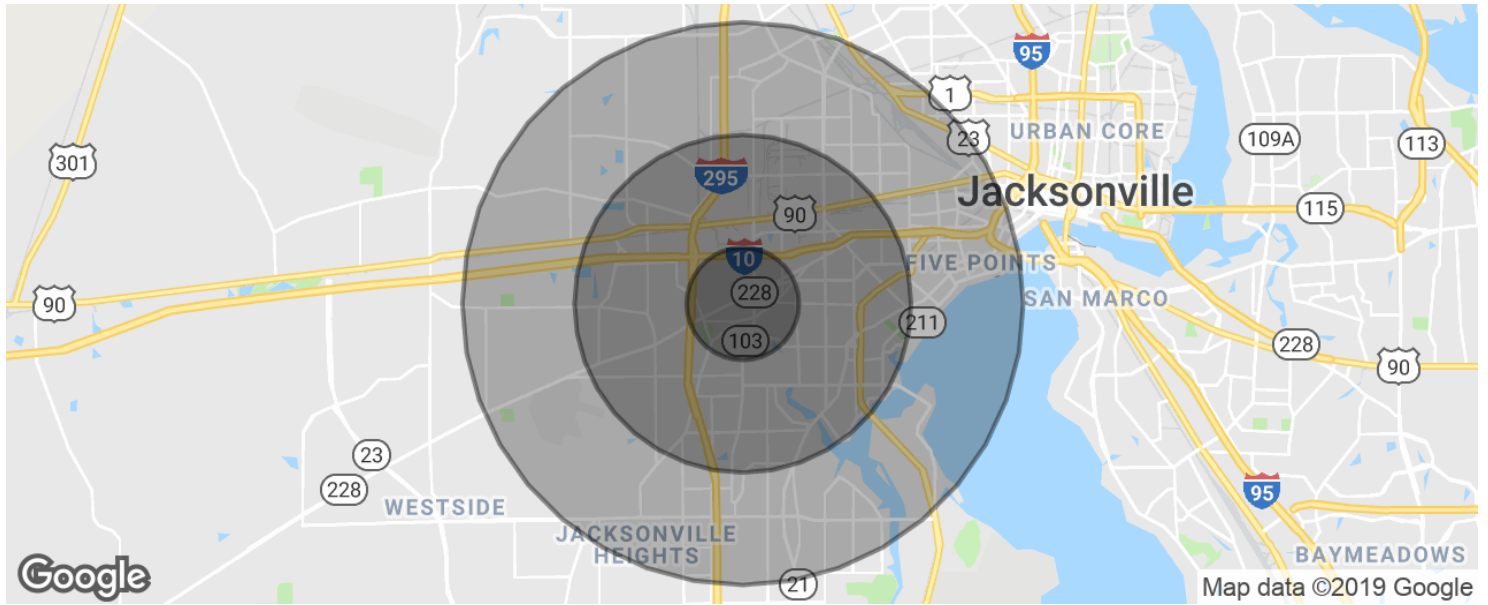
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	9,111	64,798	160,462
Projected 2023 Population	9,549	67,281	167,674
2018 - 2023 Population Change	0.94%	0.75%	0.88%
Households	3,677	25,781	63,022
Median Age	33.6	37.9	37.1
Median Household Income	\$36,366	\$42,905	\$44,323
Average Household Income	\$46,916	\$54,760	\$61,914
Per Capita Income	\$19,114	\$21,973	\$24,582



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