


SINGLE TENANT NET LEASE OFFERING

DOLLAR GENERAL | 15 YEAR NNN LEASE

DOLLAR GENERAL®

6372 C.R. 218
MAXVILLE, FLORIDA 32234 (JACKSONVILLE)
30.14609,-82.00837

 PRICE UPON REQUEST

 \$177,085.08

 15 YEAR INITIAL TERM
ABSOLUTE NET LEASE

 INVESTMENT GRADE
CORPORATE GUARANTEE

HIGHLIGHTS


- STRATEGICALLY LOCATED IN THE CLAY HILL AREA WITHIN CLAY COUNTY (PART OF JACKSONVILLE MSA)
- EXCELLENT CONNECTIVITY
- JACKSONVILLE, FLORIDA IS THE #1 MOST POPULOUS CITY IN FLORIDA AND 11TH MOST POPULOUS CITY IN THE U.S., BOASTING RAPID GROWTH (LARGEST IN FLORIDA, 7TH LARGEST NATIONALLY IN 2018)
- CLAY COUNTY IS ONE OF THE FASTEST GROWING COUNTIES IN FLORIDA BY POPULATION PERCENTAGE
- IN AN AREA POISED FOR MAJOR RESIDENTIAL GROWTH, WITH LARGE SCALE RESIDENTIAL DEVELOPMENTS UNDERWAY NEARBY
- CORNER SITE WITH EXCELLENT TRAFFIC VISIBILITY
- HIGH INCOME AREA, HIGH PAYING JOBS SURROUNDING THE SITE
- CLAY ELEMENTARY SCHOOL DIRECTLY ADJACENT TO THE SITE
- ACCESS TO I-10 AND THE FIRST COAST EXPRESSWAY (DIRECTLY TO THE EAST), ENHANCE ACCESSIBILITY
- NEW CONSTRUCTION, STORE OPENED IN MAY 2024
- ARCHITECTURALLY UNIQUE, EXTENSIVELY UPGRADED CONSTRUCTION

DOLLAR GENERAL




SWIFTCREEK
COMMERCIAL

AMBER CRAWFORD
BROKER / OWNER

 800.833.0499

 DollarGeneral@SwiftCreekRealty.net

 SwiftCreekRealty.net

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DISCLAIMER:

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*ACTUAL LOCATION



SITE HIGHLIGHTS:

- JACKSONVILLE MSA
- MINUTES FROM CECIL COMMERCE CENTER: A MAJOR COMMERCIAL & INDUSTRIAL HUB AND HOME TO CECIL AIRPORT/CECIL SPACEPORT
- SURROUNDED BY GROWTH, STRONG EMPLOYMENT BASE
- DIRECTLY ACROSS THE STREET FROM CLAY ELEMENTARY SCHOOL (418 STUDENTS)
- BENEFITS FROM DAILY SCHOOL TRAFFIC AND NEARBY EMPLOYMENT, ENSURING EXCELLENT VISIBILITY

NEARBY RESIDENTIAL GROWTH:

- BRIDLE CREEK WITH 1,200 UNITS, 7.14 MILES FROM THE SITE
- 301 VILLAGES WITH 15,000 ENTITLED UNITS, 9.59 MILES FROM THE SITE

NEARBY COMMERCIAL GROWTH:

- IKO INDUSTRIES IS BUILDING A NEW \$270 MILLION FACILITY THAT WILL BE OPERATIONAL IN 2025 ADDING 100 NEW JOBS (1.30 MILES)
- BOEING'S 150,000 SQUARE FOOT OPERATIONS FACILITY (\$39 MILLION) OPENED IN JANUARY 2024, ADDING 400 MORE JOBS AT CECIL AIRPORT (9.25 MILES)

NEARBY INFRASTRUCTURE IMPROVEMENTS UNDERWAY:

- FIRST COAST EXPRESSWAY, MAJOR THOROUGHFARE CONNECTING CLAY COUNTY, DUVAL COUNTY AND ST. JOHNS COUNTY, DRIVING ECONOMIC GROWTH
- CATHEDRAL OAK PKWY CONNECTS THE FIRST COAST EXPRESSWAY AND C.R. 218
- 301 BYPASS ROUTE COMPLETED 2020, ALONG U.S. 301, JUST SOUTH OF THE SITE, IMPROVING LOGISTICS FOR THE AREA



NEW STORE WITH EXTENSIVE UPGRADES

2.00 ACRE SITE

NEW CONSTRUCTION

10,640 SQUARE FOOT BUILDING

STORE OPENED IN MAY 2024



EXCELLENT CONNECTIVITY TO THE REGION VIA NEARBY U.S. 301, I-10 & FIRST COAST EXPRESSWAY

CORNER SITE AT C.R. 218 (14,500 AADT) & C.R. 217 (3,500 AADT)

EXTENSIVE FRONTAGE ALONG C.R. 218 & C.R. 217

1.49 MILES TO U.S. 301-PRIMARY HIGHWAY FOR RESIDENTS & COMMUTERS

9.54 MILES TO I-10

10.6 MILES DIRECTLY EAST TO THE FIRST COAST EXPRESSWAY



UNDERWAY WITH ENTITLEMENTS ALLOWING FOR MORE THAN 16,000 HOUSEHOLDS (WITHIN A 10 MILE RADIUS)

UNDERSERVED MARKET-NEAREST COMPETITION (GAS STATION) 3.34 MILES NORTH OF THE SITE

HIGH INCOME AREA, BOASTING AN \$80,743 MEDIAN HOUSEHOLD INCOME IN A 3 MILE RADIUS

SELLER IS A TRUSTED DOLLAR GENERAL DEVELOPER WITH A METICULOUS CONSTRUCTION AND TRANSACTION PROCESS THAT MAKES THESE TRANSACTIONS EXTREMELY SMOOTH AND RELIABLE. THEY HAVE SUCCESSFULLY DELIVERED OVER 225 DOLLAR GENERAL LOCATIONS OVER 10+ YEARS.

DOLLAR GENERAL®


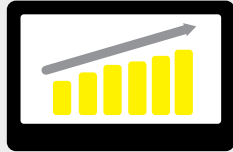



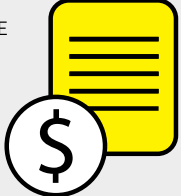

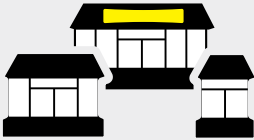

WHY DOLLAR GENERAL?

Was founded in 1939 in Scottsville, KY. They have been serving customers for 80+ years, and are now located throughout **47 states and Mexico**. They operate over 19,000 stores and employ more than 170,000 people. They are America's largest small-box discount retailer by sales. Dollar General has a history of excellent performance in a variety of market types including rural and suburban markets and has developed an initiative to expand into more densely populated areas. In February 2023, they opened their first store in Mexico.

From 1990 through 2021, Dollar General achieved 31 consecutive years of positive same-store sales growth. 2022 revenues exceeded \$37.8 billion, with a net income of \$2.42 billion and a net worth in excess of \$46.65 billion. In 2023, they opened 1,039 stores. They recently announced plans to expand their supply chain with construction of a dual facility in Blair, NE (which supplies both Dollar General and DG Fresh products) and two distribution hubs in Newnan, GA and Fort Worth, TX. There are also plans to expand existing distribution facilities in Jonesville, SC and Amsterdam, NY.

Dollar General thrived throughout the pandemic, becoming an essential business that sells essential goods and that has continued to grow in locations and employees, and continues to service its growing customer base during both uncertain times and times of economic stability.

DOLLAR GENERAL AT-A-GLANCE*

<p>19,147 STORES</p> 	<p>106 TH RANKING ON THE FORTUNE 500 LIST</p> 	<p>RANKED #145 ON S&P 500 INDEX</p> 
<p>\$37.8 BILLION IN SALES</p>  <p>IN FISCAL YEAR 2022</p>	<p>\$3.3 BILLION OPERATING PROFIT</p>  <p>IN FISCAL YEAR 2022</p>	<p>\$2.4 BILLION NET INCOME</p>  <p>IN FISCAL YEAR 2022</p>
<p>~170,000 EMPLOYEES</p> 	<p>MULTIPLE STORE FORMATS TO SERVE OUR CUSTOMERS</p> 	<p>LOW-PRICED PRODUCT MODEL > 2,000 ITEMS PRICED AT \$1 OR LESS</p>  <p>AT 2022 FISCAL YEAR END</p>

* Data as of March 3, 2023, unless otherwise noted
* Information from Dollar General Website

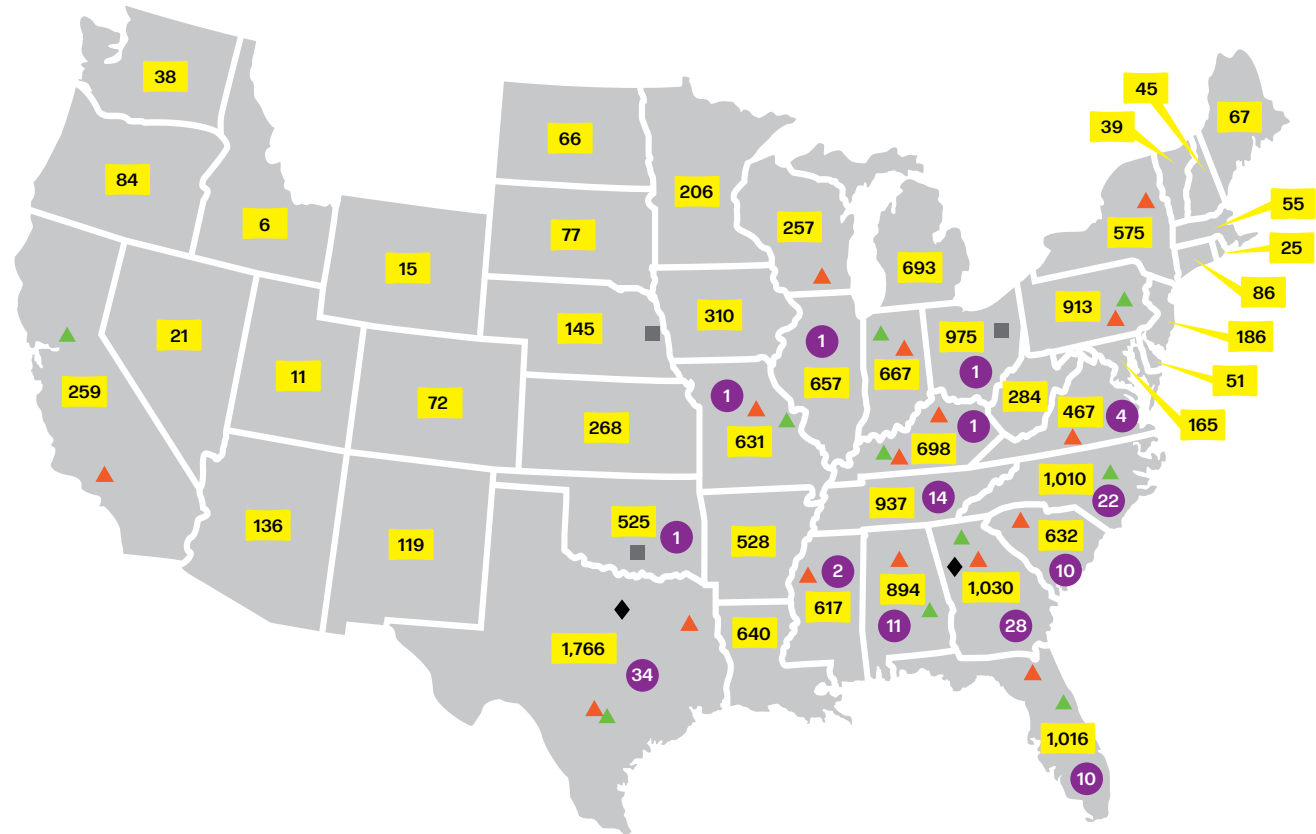
**19,147+
STORES**

ACROSS 47 STATES

AS OF 3/3/2023

DOLLAR GENERAL®

- DOLLAR GENERAL Stores**
- popshelf Stores**
- Distribution Center**
- Fresh Distribution Center**
- Combination Distribution Center**
- Regional Hub Distribution Center**



LEARN MORE ABOUT DOLLAR GENERAL AT
WWW.DOLLARGENERAL.COM



LEASE SUMMARY

TENANT:	DOLGENCORP, LLC
GUARANTOR:	DOLLAR GENERAL CORPORATION GUARANTEED BY PARENT COMPANY (NYSE: DG) GUARANTOR IS "INVESTMENT GRADE"
LEASE TYPE:	ABSOLUTE NNN NO LANDLORD EXPENSES
PRIMARY TERM:	FIFTEEN (15) YEARS
ANNUAL RENT:	\$177,085.08
RENEWAL OPTIONS:	FOUR (4) OPTION PERIODS FOR 5 YEARS EACH
RENT INCREASES:	10% PER RENEWAL OPTION

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-15	\$177,085.08	\$14,757.09	
16-20 (OPTION 1)	\$194,793.60	\$16,232.80	10%
21-25 (OPTION 2)	\$214,272.96	\$17,856.08	10%
26-30 (OPTION 3)	\$235,700.28	\$19,641.69	10%
31-35 (OPTION 4)	\$259,270.32	\$21,605.86	10%

BUILDING SUMMARY

CONSTRUCTION	NEW CONSTRUCTION, STORE OPENED IN MAY 2024
EXTENSIVE UPGRADES	<ul style="list-style-type: none"> • FAUX WINDOWS AND SHUTTERS ON FRONT & SIDES • AWNINGS OVER EACH WINDOW • BRONZE FINISH STOREFRONT • CEMENTITIOUS PANELS ON FURRING STRIPS OVER METAL PANELS
BUILDING SIZE	10,640 SQUARE FEET
BUILDING MATERIAL	METAL FRAME, CONCRETE FOUNDATION
EXTERIOR	CEMENTITIOUS PANELS ON FURRING STRIPS OVER METAL PANELS
ROOF	STANDING SEAM METAL ROOF
HVAC	ROOF MOUNTED HVAC UNITS
FLOORS	POLISHED CONCRETE FLOORING SYSTEM
CEILING	OPEN PLAN W/O GRIDS FOR HVAC DUCTS
PARKING	ASPHALT, 54 PARKING SPACES
PROTOTYPE/LAYOUT	FRONT ENTRY



*ACTUAL LOCATION



*SAMPLE PHOTOS



*ACTUAL LOCATION





SITE SUMMARY

PART OF JACKSONVILLE MSA

EXCELLENT VISIBILITY

AT INTERSECTION OF C.R. 218 (14,500 AADT) AND C.R. 217 (3,500 AADT)

EXTENSIVE FRONTAGE (328' ON C.R. 218 AND 237' ON C.R. 217)

CLAY HILL ELEMENTARY SCHOOL, DIRECTLY ACROSS THE STREET FROM THE SITE, HAS 418 STUDENTS

45 MPH SPEED LIMIT ON C.R. 218 (DROPPING TO 20 MPH SCHOOL ZONE)

UNDERSERVED MARKET | LIMITED TO NO NEARBY COMPETITION

ONGOING RESIDENTIAL DEVELOPMENTS ARE EXPANDING THE CUSTOMER BASE AND CHANGING THE REGION

Strategically located in the Clay Hill area within Clay County (part of Jacksonville MSA). This **prime location** on **C.R. 218 (14,500 AADT)** and **C.R. 217 (3,500 AADT)** offers an **excellent opportunity** for this brand new Dollar General. This is a highly visible location with **328' of frontage on C.R. 218 and 237' on C.R. 217**. The speed limit is **45 mph on C.R. 218** and **20 mph during school zone hours**. The site will enjoy **exceptional visibility, customer reach, and brand exposure**.

The site is **located directly adjacent to Clay Hill Elementary School, with 418 students** picked up and dropped off daily. This generates significant daily traffic and offers convenient access to a customer base.

Ongoing residential growth and major investments like **IKO Industries' \$270 million facility** (opening 2025 and adding 100 jobs) fuel consumer spending and demand.

The site has a perfect location filling a gap in the market. **There are no competitors in the immediate trade area**, except a gas station 3.34 miles away.



THE TRADE AREA

Strategically located in the Clay Hill area within Clay County (part of Jacksonville MSA). The site is in an area that will be undergoing a dramatic transformation over the next 10 to 15 years.

There are 4,520 households within a 7-mile radius that have a **high median income of \$83,132**, and an **average household income of \$107,847** within a 10 minute drivetime radius, offering strong buying power.

Proximity to major highways, including U.S. 301, I-10, and the First Coast Expressway, facilitates easy access to the Jacksonville area.

Cecil Commerce Center is a significant economic development asset for Jacksonville. It's one of the most sought-after locations in the Southeastern United States for manufacturing, supply chain logistics, and industrial end users. **Cecil Commerce Center is home to Cecil Airport/Spaceport, the eighth licensed commercial spaceport in the U.S. and the first authorized horizontal launch site facility on the East Coast.** Several major aerospace industry leaders have a presence here, including The Boeing Company, Flightstar Aircraft Services Inc., LSI, The Department of Homeland Security, U.S. Coast Guard and U.S. Customs and Border Protection, Navy Fleet Readiness Center Southeast, and Wood Group Pratt and Whitney. It is located just 9.7 miles northeast from the site. **Cecil Airport provides Northeast Florida with an economic impact of close to \$3 billion annually, over 11,000 jobs and has a total annual payroll of close to \$700 million.**

AllianceFlorida at Cecil Commerce Center is a public-private partnership between Hillwood, a multinational real estate developer, and the City of Jacksonville, Florida. Hillwood, a multinational real estate developer, will invest more than \$1.3 billion to develop the entire 31-million-square-foot master plan. These developments will attract the companies that will bring thousands of new jobs and expand the tax base.

- <https://www.jacksonville.gov>

Jacksonville Equestrian Center is a popular hub for equestrian enthusiasts, with world-class facilities like covered/outdoor arenas and RV accommodations. The center hosts diverse events (horse shows, family-friendly events and community gatherings), attracting residents and visitors, and contributing to the local economy. It is located 8.75 miles northeast of the site.

Commercial growth:

- IKO Industries is building a \$270 million, 300,000 sq. ft. facility (1.3 miles west from the site), adding 100 jobs and opening in 2025.
- Anderson Columbia Asphalt, the largest highway construction firm in the Southeast, is located 1.35 miles west from the site.
- Boeing has expanded its presence at Cecil Airport/Spaceport (9.25 miles from the site) by building a new 150,000 square foot operations facility for \$39 million. The new facility is located next to the recently completed 370,000 square foot maintenance facility that cost \$183 million. The new facility is expected to create 400 new jobs.
- A new air traffic control tower and mission control center officially opened for operations at Cecil Airport/Spaceport. The additions were built to accommodate additional flights and space missions.

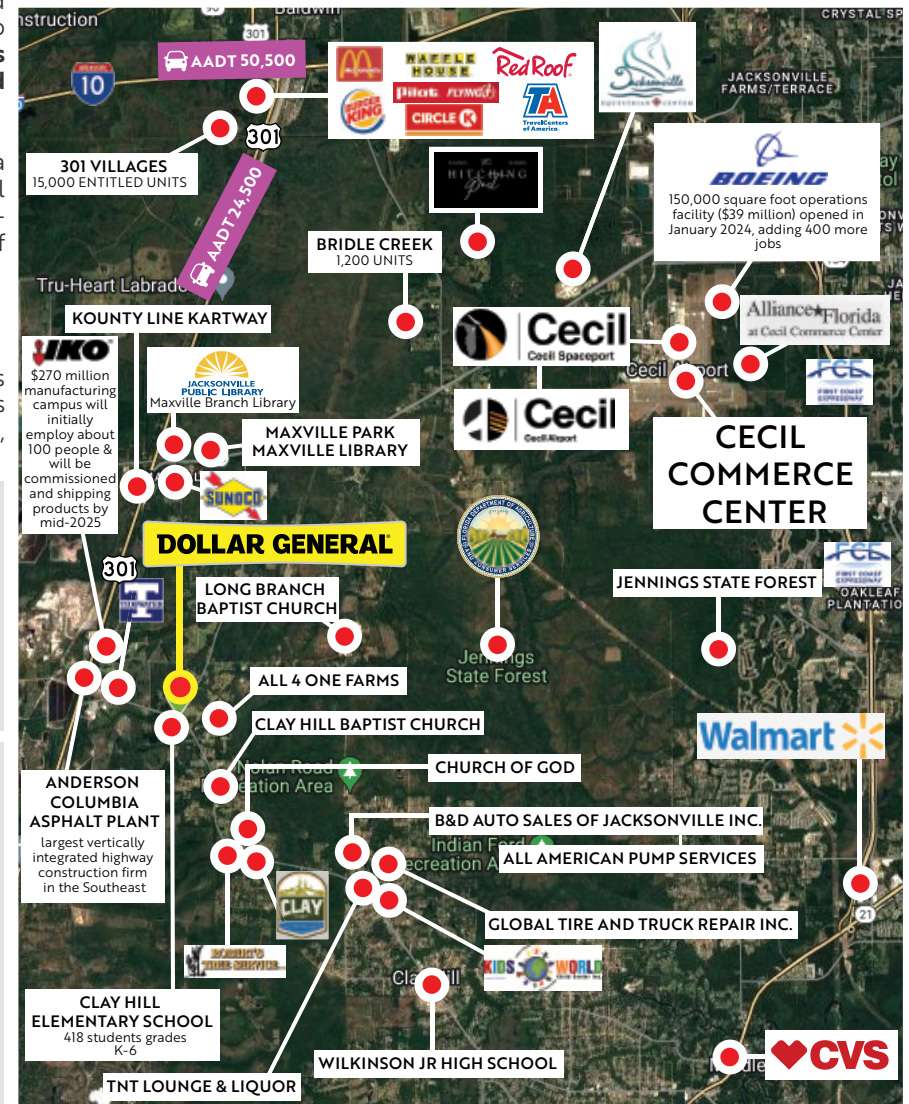
Residential growth to inject massive consumer power:

- Bridle Creek (7.14 miles from the site) is a residential development with 1,200 units.
- 301 Villages, a new residential development with 15,000 entitled units, is 9.59 miles from the site.

Convenience:

Residents and commuters will benefit from this convenient location, with easy access to everyday essentials. There is no competition in the immediate trade area except a gas station located 3.34 miles away and a Walmart 10.4 miles from the site.

This site benefits from abundant traffic created by the adjacent school and the significant employment base provided by neighboring companies like IKO Industries and Anderson Columbia.



CLAY HILL ELEMENTARY SCHOOL

- Located directly across the street from the site
- The school has 418 students in grades K-6
- There are 53 employees

IKO INDUSTRIES

- Building a 300,000 square foot facility that will be operational in 2025
- Located 1.30 miles west of the site
- Anticipating 100 employees

ANDERSON COLUMBIA ASPHALT PLANT

- One of the largest vertically integrated highway construction firms in the Southeast
- Located 1.33 miles west of the site

CLAY HILL BAPTIST CHURCH

- Located 1.50 miles southeast along C.R. 218

CECIL COMMERCE CENTER

- A massive commercial and industrial development
- Home to Cecil Airport/Spaceport: First licenced horizontal launch commercial spaceport on the East Coast
- Several major aerospace industry leaders have presence here
- Located 9.7 miles northeast from the site

JENNINGS STATE FOREST

- Entrances from C.R. 217 and C.R. 218
- Popular outdoor attraction
- Located 8.38 miles east of the site

KOUNTY LINE KARTWAY

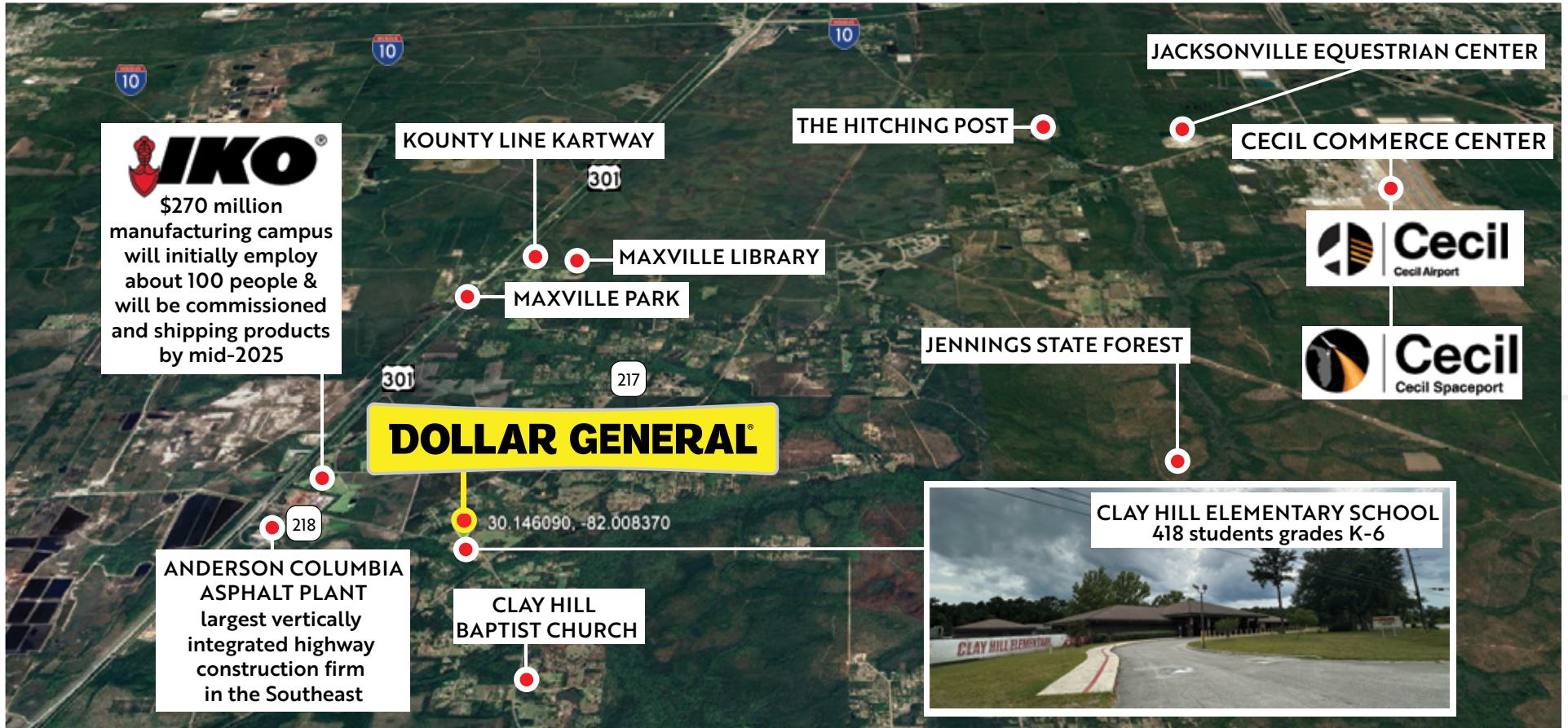
- Go-kart track that hosts races
- Located along U.S. 301
- 3.35 miles northwest of the site

MAXVILLE PARK

- Has 3 baseball fields and a large playground
- Located 3.71 miles north of the site

MAXVILLE LIBRARY

- Located approximately 3.80 miles north of the site



Cecil Airport/Cecil Spaceport at Cecil Commerce Center is not two separate entities, but rather a single facility with a dual purpose, owned by Jacksonville Aviation Authority. It is located 9.7 miles northeast from the site.

Cecil Airport serves **military aircraft, corporate aircraft, general aviation and air cargo**. It hosts facilities used by major **aerospace companies**.

Cecil Airport provides Northeast Florida with an economic impact of close to \$3 billion annually, over 11,000 jobs and has a total annual payroll of close to \$700 million.

Cecil Spaceport holds the distinction of being the **first licensed horizontal launch commercial spaceport on the East Coast**. Several companies and organizations are currently using or planning to use Cecil Spaceport for their missions including:

- Aevum, Inc., a company from Alabama, planning to launch autonomous satellites for research and commercial purposes from Cecil Spaceport in 2024.
- Space Perspective, a company developing a balloon-power capsule for **suborbital space tourism**. They are expected to conduct test flights from Cecil Airport.

Commercial air flights continue, with some 100,000 flight operations each year at Cecil Airport.

CECIL AIRPORT/CECIL SPACEPORT HAS HAD EXPONENTIAL GROWTH:

- Boeing has recently completed its new 370,000 square foot maintenance, repair and overhaul facility at Cecil Airport. The project cost \$183.6 million.
- Boeing has expanded its presence at Cecil Airport, on Jacksonville's westside, with construction of a new 150,000 square foot Component Operations facility (\$39 Million) to service U.S. Navy and Air Force aircraft. The facility, which inspects and repairs airplane parts, has been erected near Boeing's maintenance facility. The company opened the new hangar in January 2024, adding 400 more jobs at Cecil Airport in Jacksonville.
- A 39,000 square foot airplane hangar and office facility is under construction on the northwest side of Cecil Airport, for a total cost of nearly \$12 million. The new hangar and office space will be leased to ManTech Advanced Systems International Inc., which has a contract with the U.S. Navy Maritime Patrol and Reconnaissance Airport Program.
- A new air traffic control tower and mission control center recently opened for operations at Cecil Airport/Spaceport. The tower was built to serve more flights and space missions.



WHO IS AT CECIL AIRPORT

MILLION AIR

<https://www.millionaircecil.com/>

- Fixed-base operator (FBO)
- Offers a variety of services to general aviation, corporate, and military aircraft including:
 - Fueling
 - Hangar and tie-down space
 - Concierge services
 - Rental car services
 - On-site customs and immigration services

FLIGHTSTAR AIRCRAFT SERVICES

<https://mroholdings.com/facilities/flightstar/>

- Provides heavy maintenance, repair, overhaul (MRO) services to the commercial aviation industry
- Offers a broad range of services, including airframe heavy maintenance, component support, and customized solutions
- Major employer in the Jacksonville area
- \$30 million expansion at Cecil Airport in 2013

LSI

<https://lsijax.com/>

- Specializes in training and technical support services for:
 - U.S. government
 - Foreign militaries
 - Aerospace industry
- Offers a wide range of services, including:
 - Technical training
 - Publications services
 - Simulator training

BOEING COMPANY

<https://www.boeing.com/>

- World's largest aerospace company and leading manufacturer of commercial jetliners and defense, space and security system
- Primary activity is to serve the U.S. Navy and Air Force, including maintenance, repair and renovations on various military planes
- Operates multiple locations within Cecil Airport. 370,000 square foot (\$186.3 million) maintenance, repair and overhaul facility and 150,000 square foot (\$39 million) Component Operations facility

WOOD GROUP PRATT AND WHITNEY

<https://www.prattwhitney.com/>

- Specialize in engine maintenance, repair, and overhaul (MRO) services, including
 - Line maintenance
 - Comprehensive component repairs
 - Engine hot section inspections
 - Engine testing



ADDITIONAL TENANTS INCLUDE:

FLORIDA ARMY NATIONAL GUARD - ARMY AVIATION SUPPORT FACILITY

<https://www.goarmy.com>

U.S. NAVY FLEET READINESS CENTER, SOUTHEAST

<https://frcse.navair.navy.mil/>

FLORIDA STATE COLLEGE AT JACKSONVILLE

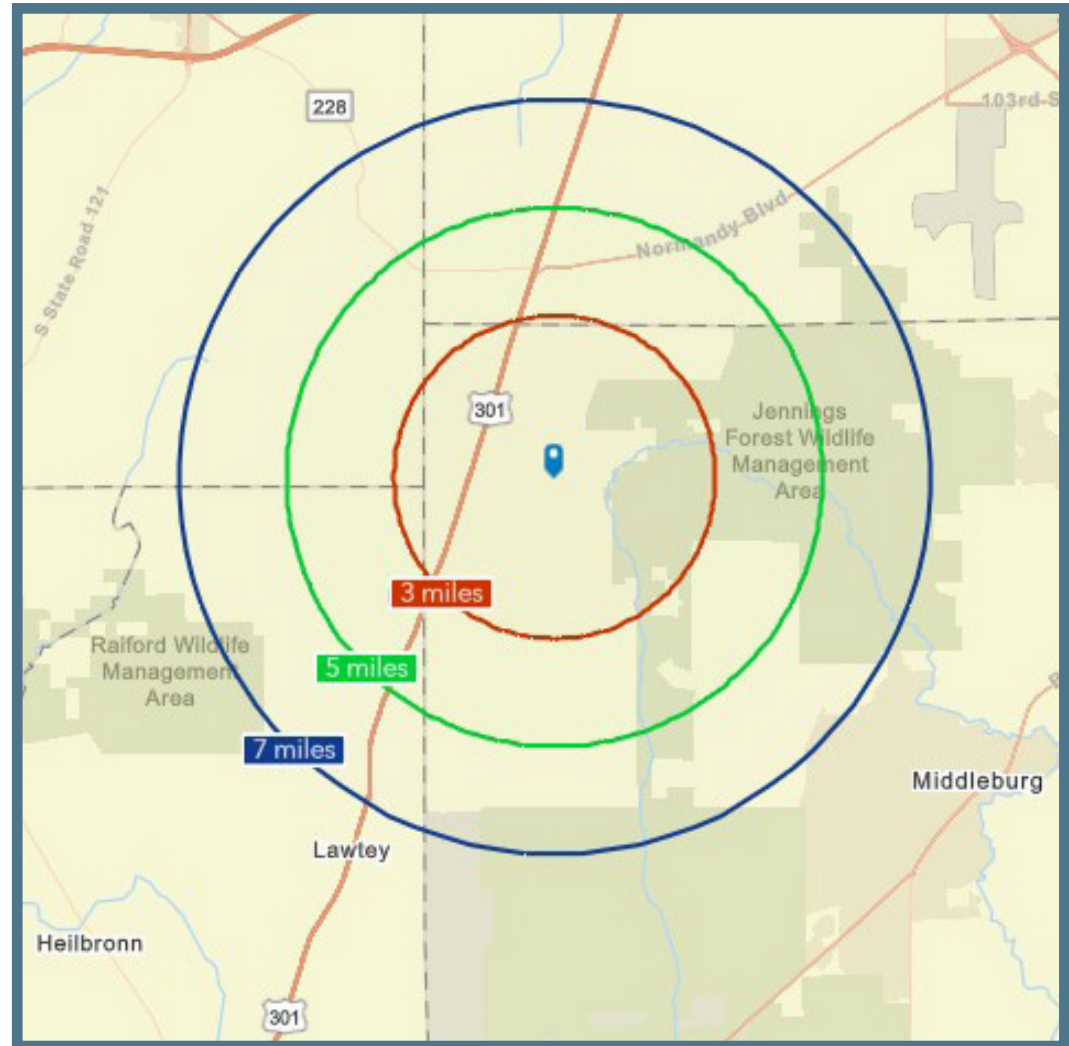
<https://www.fscj.edu/>


U.S. COAST GUARD HITRON


<https://www.atlanticarea.uscg.mil/>


 **DEMOGRAPHICS SUMMARY**

CATEGORY	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS	15 MIN DRIVETIME
POPULATION	1,604	6,277	12,600	14,779
HOUSEHOLDS	597	2,304	4,520	5,015
POPULATION MEDIAN AGE	41.3	38.9	37.6	38.2




\$85,765
MEDIAN HH
INCOME IN A 10
MIN DRIVETIME


\$107,847
AVG. HOUSEHOLD
INCOME IN A 10
MIN DRIVETIME


12,600
EST. POPULATION
IN A 7 MILE
RADIUS

FLORIDA GROWTH

- **Florida** boasts a booming **economy**, ranking as the **fourth largest in the United States**. **Florida’s GDP Growth** now makes it the **14th largest economy in the world**.
- **Massive amount of economic activity:** Florida’s Gross Domestic Product (GDP) is around \$1.6 trillion. Florida’s economy grew by 55% in the past five years.
- Florida’s unemployment rate was 3.3% in April 2024.
- Florida’s labor force continues to thrive, with 350,000 more people entering the labor force at an annual growth rate of 3.2 percent over the year, faster than the national growth rate of 2.3 percent.

JACKSONVILLE MSA

- The Jacksonville Metropolitan Statistical Area (MSA) is the largest in Florida by population, with over 1.5 million residents.
- The current metro area population of Jacksonville in 2024 is 1,345,000, a 1.13% increase from 2023.
- #9th highest projected 5-year population growth in U.S.
- **Jacksonville is the #4th fastest growing city in the United States** (U.S. Census Bureau-2024)
- **Jacksonville MSA** is the MSA with the **4th largest growth rate by employment gains**. (U.S. Bureau of Labor Statistics)

DUVAL COUNTY GROWTH

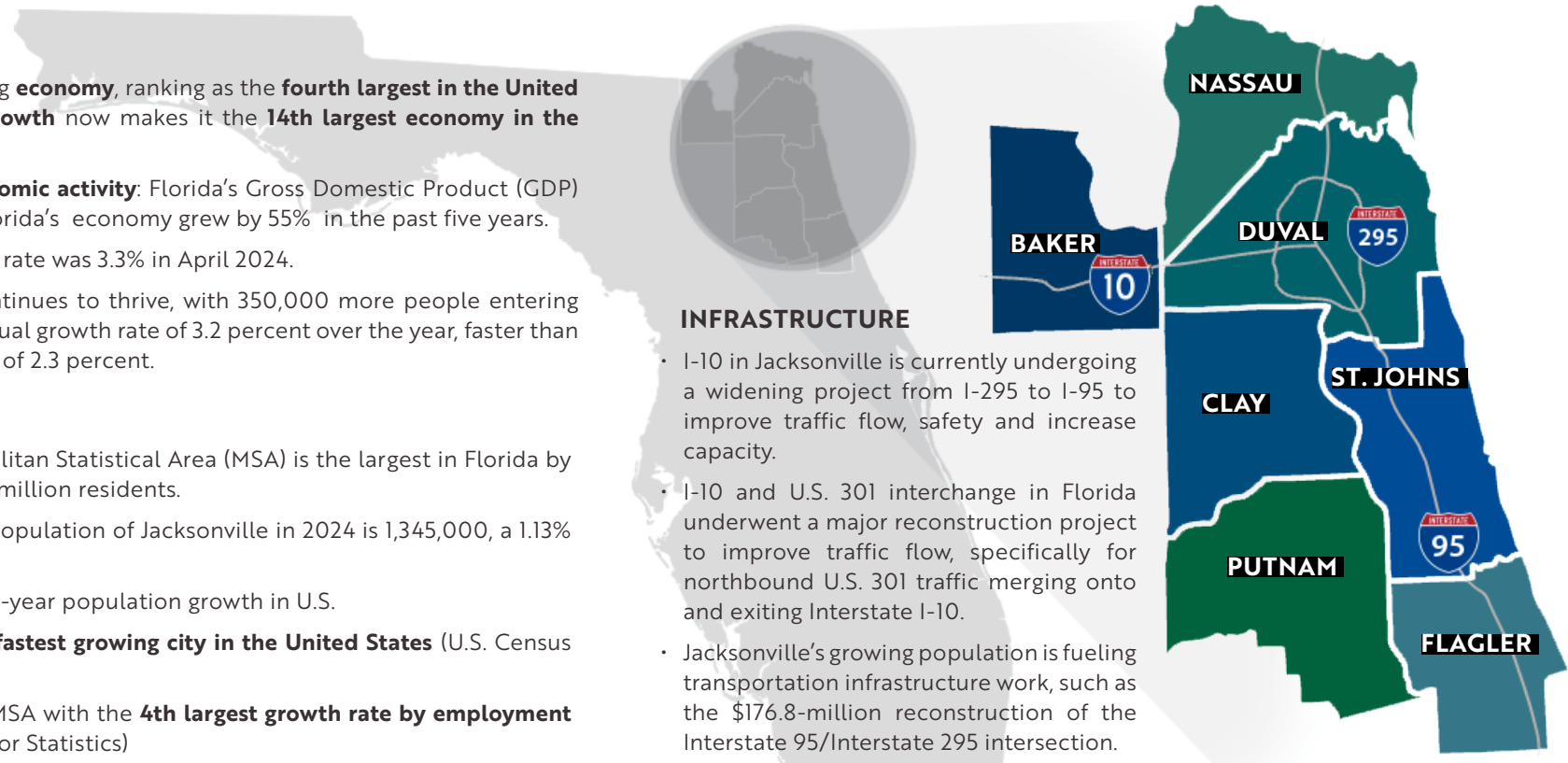
- The GDP (Gross Domestic Product) of Duval County in 2022 was estimated to be around \$90,080,022 according to the Federal Reserve Bank of St. Louis [FRED].
- Duval County is home to Jacksonville, the #1 most populous city in Florida.
- Jacksonville is ranked the 2nd hottest job market in the United States, and the top market in Florida by The Wall Street Journal.
- FloridaCommerce announced the Jacksonville area had the fastest private sector over-the-year job growth rate compared to all the metro areas adding 28,600 new private sector jobs over the year in October 2023, a 4.0 percent increase. The Jacksonville area labor force increased by 5.5 percent (+46,361) over the year in October 2023.
- Jacksonville saw a net growth of 67 percent of corporate relocations, the highest of any major U.S. city from 2022-2023. More than 150 corporate, regional and divisional headquarters currently operate in the Jacksonville region, showing there is no slowing down of corporate operations demand.

INFRASTRUCTURE

- I-10 in Jacksonville is currently undergoing a widening project from I-295 to I-95 to improve traffic flow, safety and increase capacity.
- I-10 and U.S. 301 interchange in Florida underwent a major reconstruction project to improve traffic flow, specifically for northbound U.S. 301 traffic merging onto and exiting Interstate I-10.
- Jacksonville’s growing population is fueling transportation infrastructure work, such as the \$176.8-million reconstruction of the Interstate 95/Interstate 295 intersection.

CLAY COUNTY GROWTH

- Governor Ron DeSantis awarded more than \$3.5 million to the Clay County Board of County Commissioners through the Governor’s Florida Job Growth Grant Fund for targeted infrastructure improvements.
- Clay County’s population has grown 35% in the last ten years.
- Clay County is one of the fastest growing counties in Florida. It’s being fueled by the construction of the First Coast Expressway.
- The county’s population growth is surpassing Florida’s growth rate. It is expected to reach 300,000 in 25 years.
- Second highest median household income in region.
- The vibrant Jacksonville Region is one of the fastest growing areas in the United States and Clay County is the fastest growing county in the Jacksonville MSA.



Jacksonville, Florida is the **#1 most populous city in Florida**.

Jacksonville is the **11th most populous city in U.S., boasting rapid growth** (largest in Florida, 7th largest nationally in 2018).

Jacksonville was recognized as a top business and career destination (#22 on Forbes 2019 list) and a desirable retirement haven (Forbes Best Places lists in 2018 and 2022).

As Jacksonville expands, more of its **workforce is living outside the city in the communities of Middleburg, Starke, Green Cove Springs and Clay Hill**.

First Coast Expressway is a **major artery that is easily accessible to the east and runs through the heart of Clay County to connect I-10 in Duval County to I-95 in St. Johns County**, driving economic growth throughout northeast Florida.

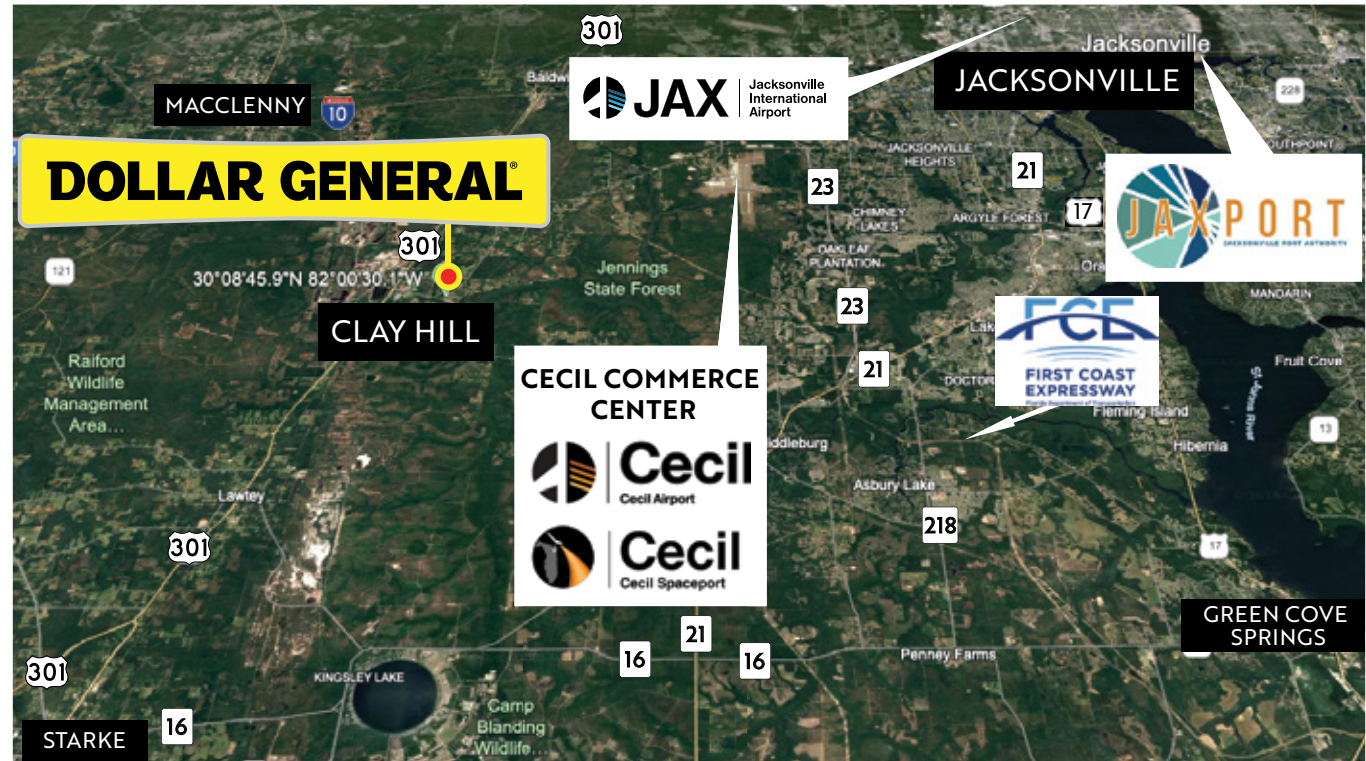
The Cathedral Oak Parkway is a significant infrastructure project currently under construction (expected to be completed 2025) in Clay County, Florida, connecting the **First Coast Expressway and County Road 218 (directly east along C.R. 218)**. This will be a **direct route for the Clay Hill community to get to the First Coast Expressway, and to Jacksonville and St. Johns, stimulating economic growth and development**.

Jacksonville’s International Airport (JIA) served approximately **7,446,084 million passengers in 2023**, offering direct flights to major domestic and international destinations.

Port of Jacksonville (JaxPort) is the **largest port by volume in Florida**, and the **14th largest container port in the United States**. It has an annual economic impact of over **\$31 billion, including 138,500 jobs across the state of Florida**.

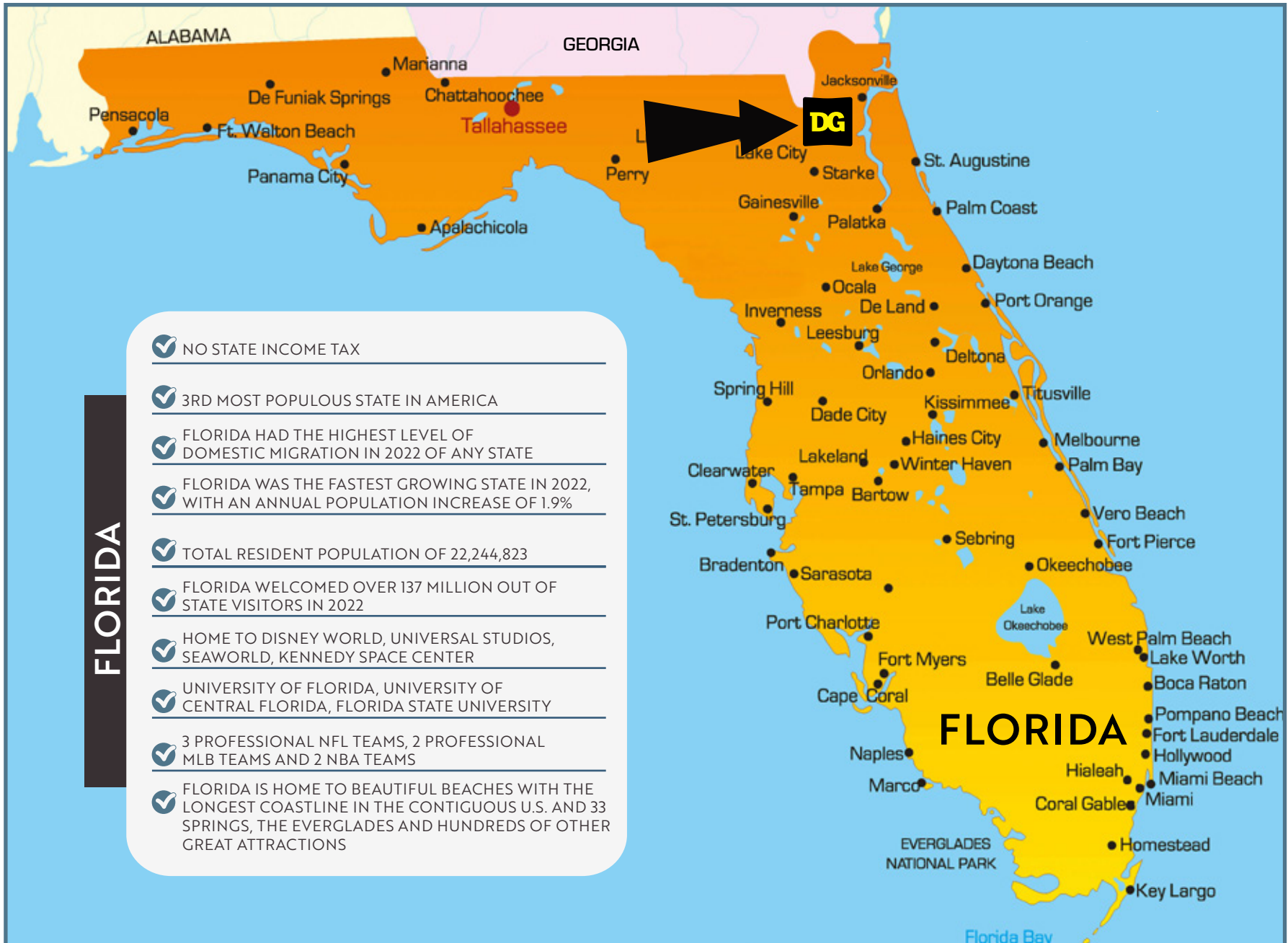
The Downtown Investment Authority, The City of Jacksonville, the Jacksonville Jaguars and their team owner Shad Khan’s Iguana Investments, have partnered together in a \$387-million plan to revive Jacksonville’s downtown area (expected to be completed in 2026). The first phase of this project includes The Shipyards, which will incorporate:

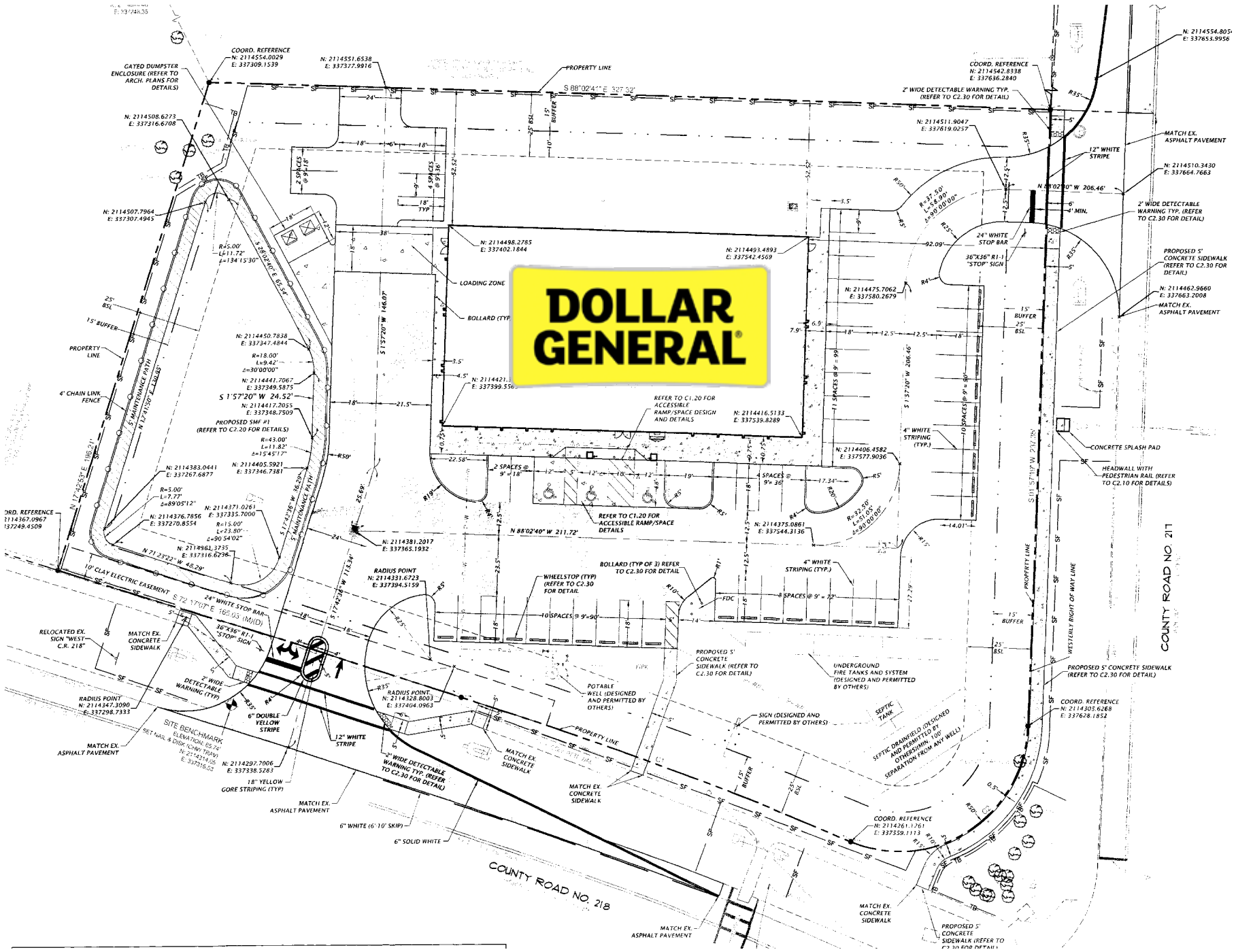
- A five-star hotel (The Four Seasons)
- Condominiums, apartments, office space
- A marina
- A world-class orthopedic center

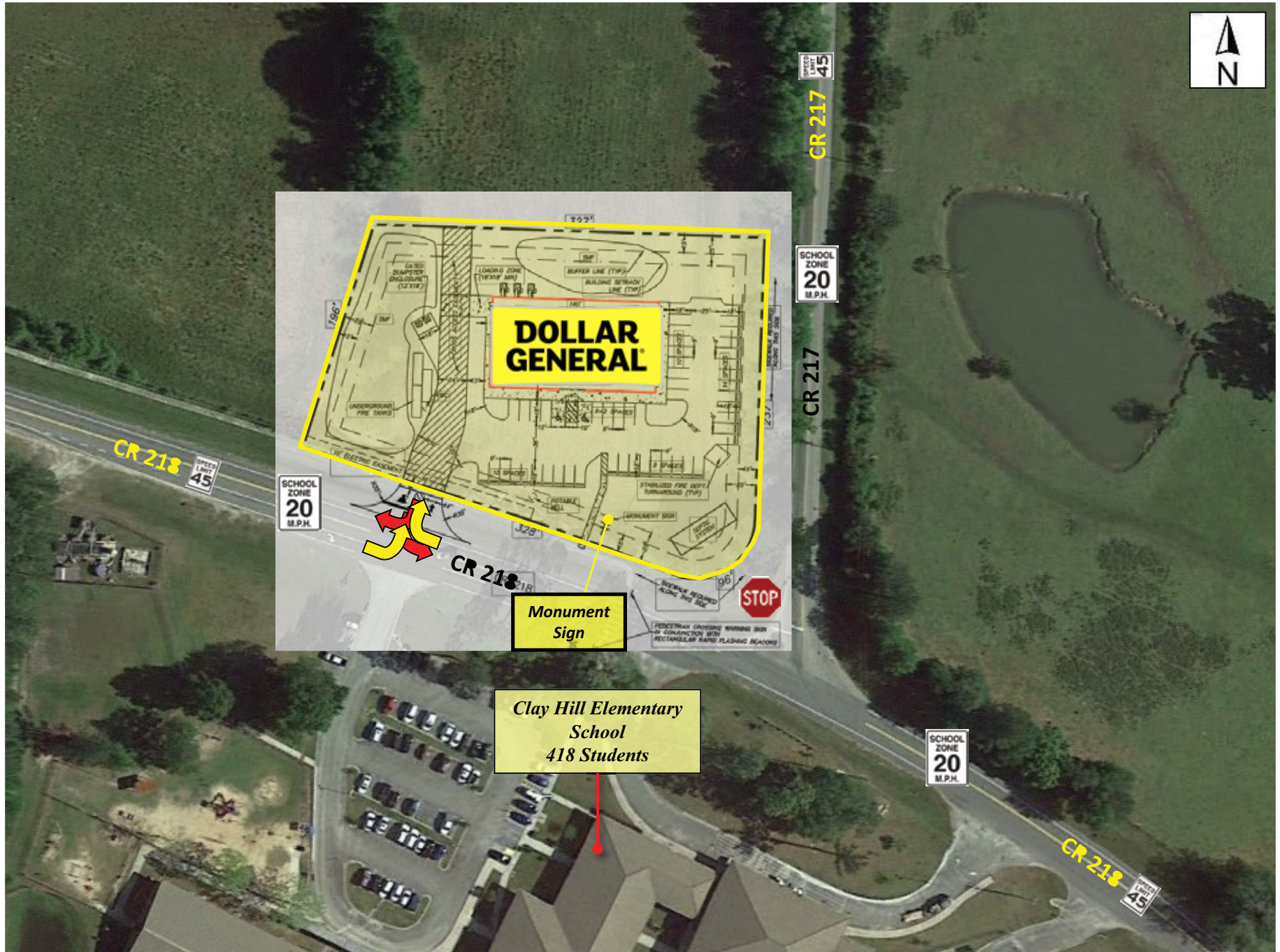


A \$250 million project called Riverside in downtown Jacksonville is also under construction and includes retail and residential components.

There are \$4.7 billion in projects in review, under construction or proposed in Downtown Jacksonville.







ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.

GET IT DONE.

We deliver! Our mindset of “not accepting no as an answer” has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



AMBER
CRAWFORD, CCIM
BROKER / OWNER
LIC. REAL ESTATE BROKER
FLORIDA, GEORGIA, ARKANSAS

THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

AT OUR CORE

COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =
SOLVES PROBLEMS & EARNS BIG RESULTS
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM