



Offering Memorandum
9501 Normandy Blvd, Jacksonville, FL 32221

PRB | PREFERRED
REAL ESTATE
BROKERS

BOR: Jose Fleming Lic # BK3398881

EXCLUSIVELY LISTED BY

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SR 228 (Normandy Blvd, Jax, FL.)

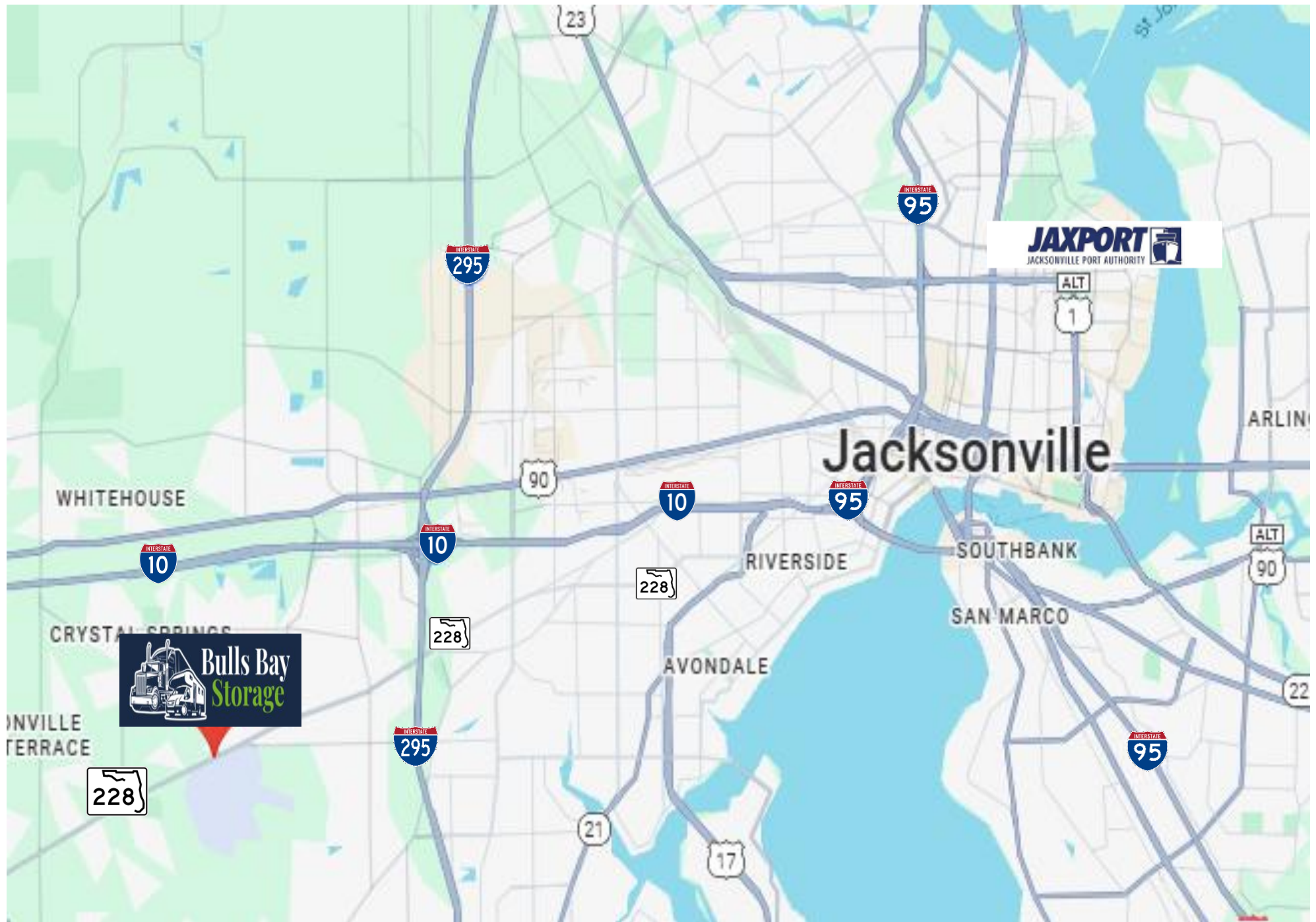


Bulls Bay
Storage

Location Highlights

- **Gateway to Distribution Across the United States:** Strategically located near I-295, I-95, I-10, US Hwy 90 and JAXPORT; making it a natural hub for long-haul freight connecting to major cities across the country.
- **Located Directly on SR 228:** State Road 228 interchanges with I-10 and I-90
- **Located approximately 3.2 miles from I-10:** Connects major cities from Florida to California. Major cities in transit include Jax FL, Pensacola FL, Mobile AL, New Orleans LA, Baton Rouge LA, Houston Tx, San Antonio TX, El Paso Tx, Las Cruces NM, Phoenix AZ and Los Angeles CA and Santa Monica CA.
- **Located approximately 4.5 miles from I-295:** I-295 is a beltway around central Jacksonville that acts as an auxiliary route to I-95, I-10 and US 90.
- **Located approximately 10 miles from I-95 via I-10:** I-95 the longest north to south interstate on the East Coast connecting from Miami to the Canadian Border. Major cities in transit include Savannah GA, Richmond VA, Washington DC, Baltimore MD, Philadelphia PA, Newark NJ, New York City, New Haven Ct, Providence RI, Boston MA and Portland ME.
- **Located approximately 15.4 miles from JAXPORT:** Florida's No. 1 container port located at the crossroads of major transportation networks. It connects 140 ports globally and serves as a vital Strategic Seaport for military cargo.







**Bulls Bay
Storage**

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Jacksonville, FL 32221



Investment Highlights

- **Versatile Zoning & Land Use:** PUD zoning accompanied by a rare special variance allowing Outdoor Storage offers flexibility for current and future land use of Trucking Parking, RV & Boat storage, or repurposing based on local regulations.
- **Secured 24 / 7 Access:** Fully operational, secured and fenced. Featuring LED perimeter lighting, seven surveillance cameras with smartphone access and infrared tag readers procuring a stabilized yard.
- **Size & Capacity:** This 3.57-acre parcel located directly on SR 228 provides ample size with ease of access.
- **Income Stability:** Immediate cash flow with Month-to-Month leases delivers consistent revenue while allowing the flexibility for potential rent increases in a high-demand market.
- **JAXPORT Expansion Drives Demand:** JAXPORT is one of the fastest growing US ports with 1.8B invested for future expansion and strong ties to global shipping lanes fueling demand for truck parking and drop yards.
- **National Shortage = Pricing Power:** The national truck parking shortage (one space for every 11 trucks on the road) and barrier of entry for new Outdoor Storage sites creates an undersupply. This allows investors to capture premium rental rates per space.
- **Population & E-Commerce Growth:** Jacksonville's population growth and its role as an e-commerce distribution hub will continue to increase the demand for Outdoor Storage.
- **Resilient Asset Class:** Challenging Barrier to Entry for new Outdoor Storage sites, low CapEx and low maintenance contribute to strong cash on cash returns due to limited operating expenses and reoccurring revenues.



**Bulls Bay
Storage**

Price

\$1,884,387

CAP

7.50%

NOI

\$141,329

Price/AC

\$527,840

9501 Normandy Blvd
Jacksonville, FL
32221

Offering Summary

Property Name	Bulls Bay Storage
Property Address	9501 Normandy Blvd, Jax, FL 32221
Parcel Number	009067-0100
Garage	1
Duplex	1
Homes	2
Total Spaces	57
16x70	48
16x35	9
Spaces Occupied	54
Current Occupancy	95%
Zoning	PUD with a variance for IOS
Lot Size	3.57 acres

Annualized Operating Data

Current Income	\$175,020
Gross Potential Income	\$186,240
Expenses	
Property Tax	-\$9,441
Insurance	-\$8,083
Utilities	-\$8,167
Maintenance	-\$8,000
Total Expenses	\$33,691

Pricing

Current NOI	\$141,329
Cap Rate	7.50%
Price	\$1,884,387







Bulls Bay
Storage

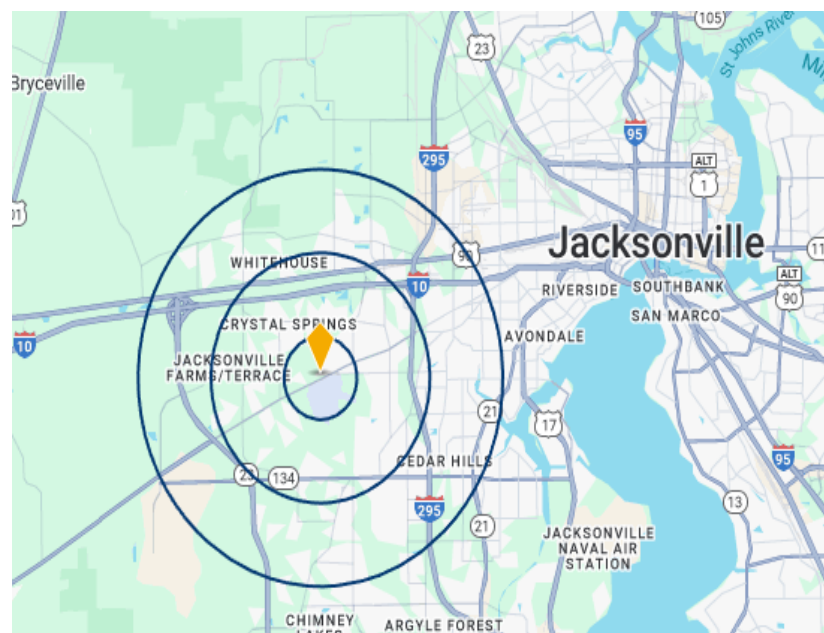


Population

	1 mile	3 miles	5 miles
2020 Population	5,337	55,331	123,709
2024 Population	5,377	55,633	127,195
2029 Population Projection	5,635	58,280	133,778
Annual Growth 2020-2024	0.2%	0.1%	0.7%
Annual Growth 2024-2029	1.0%	1.0%	1.0%
Median Age	34.6	36.7	36.6
Bachelor's Degree or Higher	22%	19%	16%
U.S. Armed Forces	42	442	1,066

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$81,738	\$77,558	\$68,603
Median Household Income	\$59,100	\$63,767	\$56,157
< \$25,000	157	2,880	9,302
\$25,000 - 50,000	389	4,374	11,342
\$50,000 - 75,000	583	4,487	9,943
\$75,000 - 100,000	297	2,767	6,487
\$100,000 - 125,000	102	2,246	4,394
\$125,000 - 150,000	96	1,530	2,781
\$150,000 - 200,000	111	862	1,673
\$200,000+	96	653	1,058



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