

Back on the Market



Exit 357



Normandy Blvd

400 Unit Multifamily Acreage

Ramona Boulevard, Jacksonville, FL

LAND FOR SALE



Premier
COMMERCIAL

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Executive Summary

Premier Commercial Inc is pleased to offer to qualified principals the opportunity to acquire a 72-acre land parcel at the high-profile intersection of I-10 and I-295 in Jacksonville, Florida. This parcel has two zoning designations, a 34.48-acre northern portion zoned medium density residential (RMD-D), with the southern 38+/- acre portion having conservation zoning (CSV). **Nearly Shovel Ready. A complete Due Diligence package has been completed on this site, including: ALTA survey, topo survey, Geotech, phase I, zoning verification letter, site plan approval, wetlands studies, civil drawings (near completion).**

The 34-acre residential land is planned for more than 400 residential units, the maximum limit given current sewer capacity to nearby sewer connections provided by the City of Jacksonville. It should be noted that the property was rezoned to RMD-D in 2020 which allows up to 20 units per acre or 689 units. For purposes of this offering and valuation we are assuming the property would be developed with up to 350-400 residential multi-story units. The adjacent conversation land, a beautiful natural preserve of mature forest lands, becomes an amenity to the residences of the development and can offer the developer the opportunity to create nature paths which may qualify for the property's recreational and open space requirements.

The property enjoys quick access to all of the Jacksonville area due to its nearby access to I-10 and I-95. Downtown Jacksonville is approximately 15 minutes to the east. The property is served by Ramona Boulevard which runs directly into the site coming from the east and benefits from a signalized intersection at Lane Boulevard S. with nearby entry and exit ramps to I-10. Major employers, including manufacturing facilities, located within a five-mile radius.

The 34 acre RMD-D portion of the property has a mix of wetlands and uplands, with sufficient land area to accommodate desired density with minimal wetlands mitigation.

Both water and sewer capacity has been confirmed by the City of Jacksonville with locations and particulars described in a summary report prepared by Kimberly Horn consultants.

The entire 72 acre entitled property is available for purchase at a price of \$6,450,000.

Market Aerial

Jacksonville
International
Airport

INTERSTATE
95

INTERSTATE
295

INTERSTATE
10

Downtown
Jacksonville

Subject Property

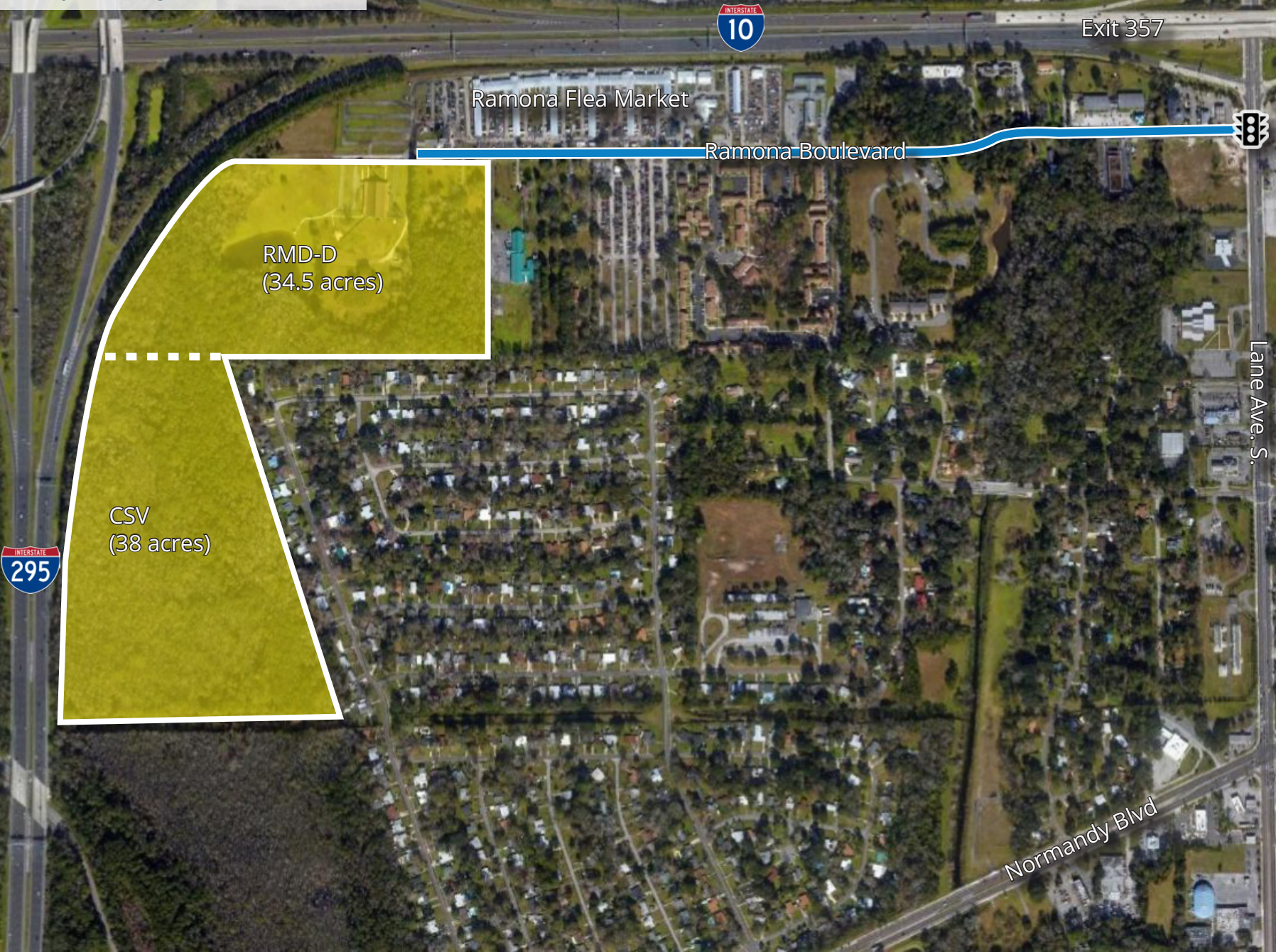
St. Johns River

INTERSTATE
295

INTERSTATE
95

Click Here for an interactive map,
or visit <http://bit.ly/2LHqQIM>

Property Aerial



Site Characteristics

- » Acreage: 72 acres+/-
- » Zoning: 34.48 acres zoned RMD-D (medium density residential), 38 acres+/- zoned CSV (conservation)
- » Density: Concept plan example of 400 units, entitled density 689 units
- » Location: West Jacksonville at SE quadrant of I-10 and I-295
- » Address: 7059 Ramona Boulevard, Jacksonville FL 32205
- » Water Availability: 8" water line adjacent to site, see Kimberly Horn report
- » Sewer Availability: Adjacent to site, see Kimberly Horn report
- » Topography: Flat
- » Wetlands: See wetlands report
- » Access: Direct access to site via Ramona Boulevard. Signalized intersection at Ramona Boulevard and Lane Boulevard S.
- » Improvements: Largely unimproved except for former church/meeting venue located on portion of the RMD-D land
- » Opportunity Zone: No
- » Height Limit: 45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height above 45'
- » Full Due Diligence package available on request

Demographics	3 Mile	5 Mile
Population Statistics		
2023 Population	55,851	153,952
Projected Growth '23-'28	0.7%	0.7%
Median Age	37	37.3
Population By Race		
White	58.1%	55.2%
Black	34.5%	37.8%
Hispanic Origin	9.7%	9.4%
Population Detail		
Average Household Income	\$62,626	\$69,859
Median Household Income	\$51,001	\$51,234
Consumer Spending	\$547M	\$1.6B
Bachelor's Degree or Higher	13%	18%
Households		
2023 Households	21,761	60,524
Annual Growth '23-'28	0.8%	0.7%
Renter Occupied	40.0%	40.0%
Average Household Size	2.5	2.5
Daytime Employment		
Employees	27,296	64,695
Businesses	2,865	7,775

Disclaimer

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 7059 Ramona Boulevard, Jacksonville, FL 32205 (the “Property”) and is not to be used for any other purpose or made available to any other person without the express written consent of Owner (hereinafter defined) or an affiliated entity and Premier Commercial, Inc. (“Broker”). The material is based in part upon information supplied by Owner, and in part upon information obtained by Broker from sources it deems to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only to outline some of the principal provisions contained therein. No warranty or representation, express or implied, is made by Seller, or any of its related entities, as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property including engineering and environmental inspections as they deem necessary to determine the condition of the Property. No representations or warranties express or implied, are made as to the foregoing matters by Broker, its affiliates and/or assignees. For the purposes hereof, the term “Owner” or “Seller” shall collectively refer to RMFM RE, LLC.

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