



TULSA WELDING SCHOOL - NNN INVESTMENT OPPORTUNITY

8.35 Acres | 29,751 SF Warehouse

1750 Southside Blvd, Jacksonville, FL 32216



FranklinStreet
OFFERING MEMORANDUM

TULSA WELDING SCHOOL



1750 Southside Blvd,
Jacksonville, FL 32216

| | |
|-------------------------------|--------------------|
| TOTAL SALE PRICE: | \$7,000,000.00 |
| Total Land Size: | 8.35 acres |
| Warehouse Sale Price: | \$4,334,222.22 |
| Warehouse Size: | 29,751 square feet |
| Warehouse Price/SF: | \$145.68 |
| Additional Land Sale Price: | \$2,343,777.78 |
| Approx. Additional Land Size: | 4.1175 acres |
| Additional Land Price/AC: | \$569,223.00 |
| Billboard Price: | \$296,800.00 |



INVESTMENT HIGHLIGHTS

- 8.35 acres includes 29,751 square foot warehouse
- 400ft of frontage on Southside Blvd
- 160ft of frontage on Atlantic Blvd
- Willing to subdivide
- Includes billboard along Atlantic Blvd
- Zoned PUD & CCG-2
- 3 phase power (240 volts)
- Roof height 10-12'
- One open roll-up door 10' x 12'
- Eight covered roll-up doors 10' x 12'

INVESTMENT SUMMARY

Franklin Street is pleased to present a unique development opportunity, including a 29,751 square foot warehouse, located on an 8.35 acre lot in Jacksonville, Florida. The warehouse is a Tulsa Welding School that sits on 4.23 acres and is currently under lease through March of 2026, with a 1x 5-year extension option. On the northern side of the property there is a double-sided billboard with optimal exposure on Atlantic Blvd. Additional acreage of a combined 3.93 acres is also available with frontage on Atlantic & Corporate Square Blvd.

VALUE ADD OPPORTUNITY:

Tenant is open to exploring a brand new 10-year lease, increasing rent to market rate, with TI allowance needed between \$150,000-\$225,000 to improve show room area - call for details. Opportunity to acquire warehouse separately, pushing closing cap rate between 7.45% and 8.29% prior to closing.





Tulsa Welding School offers trade school training in Jacksonville, Florida in Welding, HVAC, Refrigeration, and Electrical. These industries need a skilled workforce and are not going away. Most of the hands-on programs take less than a year to complete to get their graduates out in the field faster. With three other campus locations - Tulsa, Oklahoma, Dallas, Texas and Houston, Texas - TWS has graduates from all 50 states.

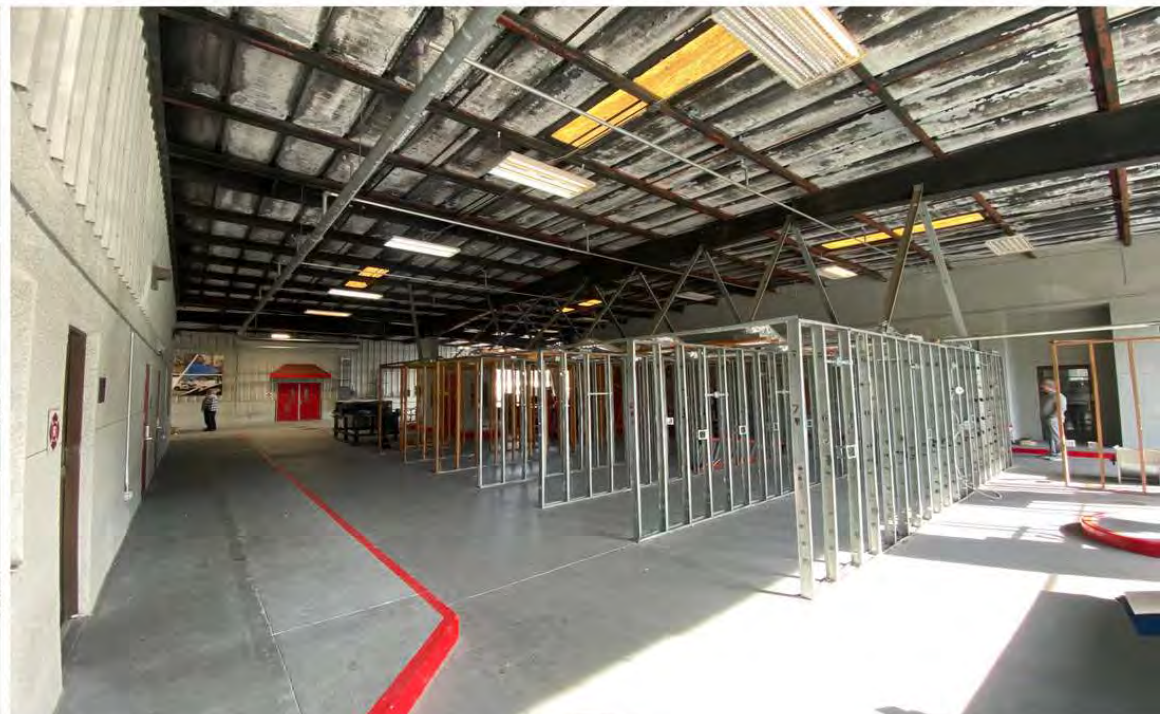
TWS GRADUATES BY STATE



- **Corporate Guaranteed Lease**
- Lease term currently set to expire in March of 2026
- Current tenant has been here for 12+ years
- Over 37,000 TWS graduates nationally
- TWS Jacksonville recognized by FAPSC as **2023 School of the Year** (Florida Assoc. of Postsecondary Schools and Colleges)

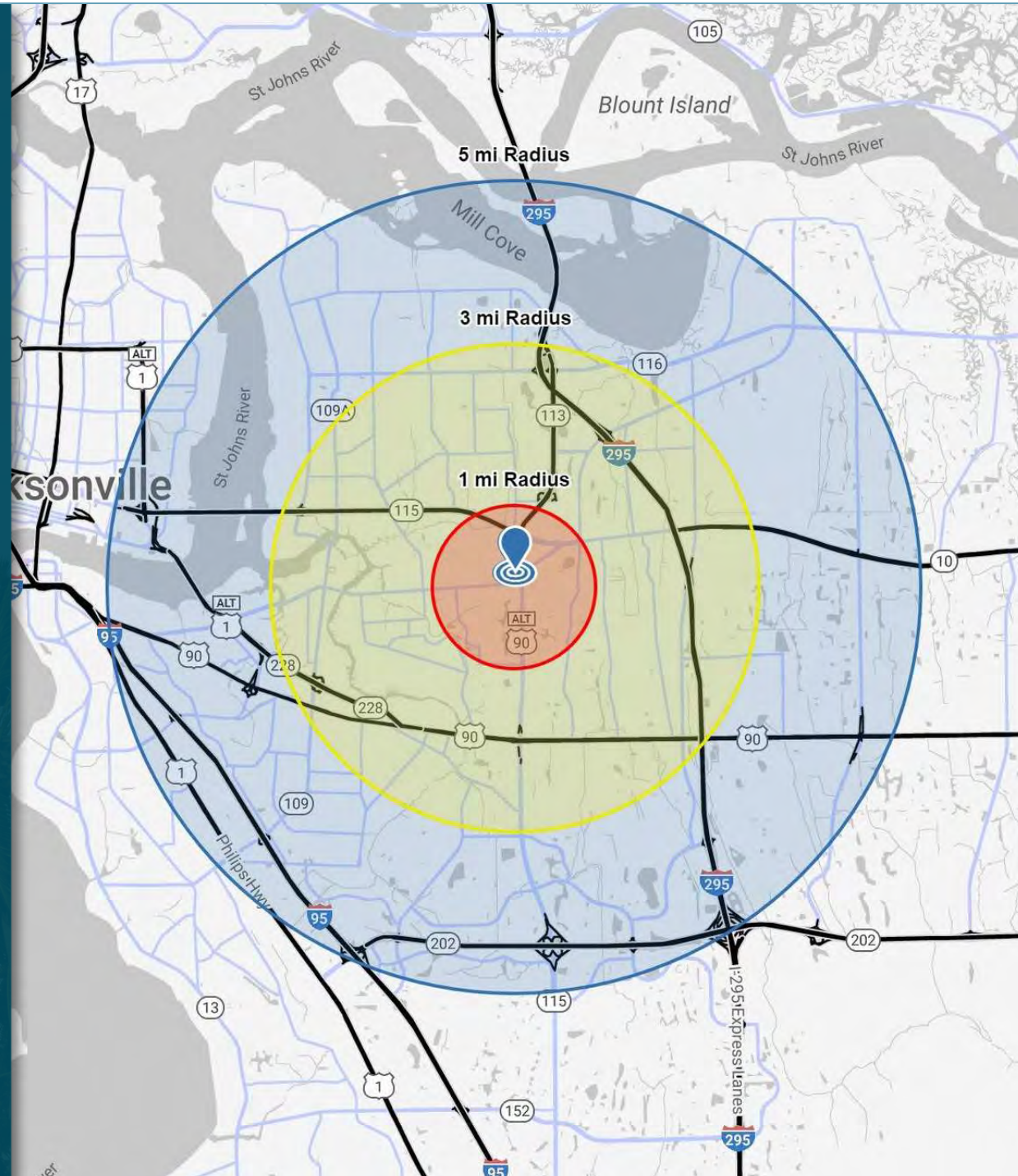






| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|----------|----------|----------|
| 2023 Estimated Population | 11,609 | 92,937 | 216,906 |
| 2028 Projected Population | 11,614 | 100,149 | 234,598 |
| # of Households | 4,924 | 38,214 | 88,808 |
| Average Household Income | \$62,824 | \$80,948 | \$92,120 |
| Workplace Employees | 6,772 | 38,622 | 118,029 |
| Median Age | 32.3 | 35.6 | 35.2 |

* Demographic data derived from 2020 ACS - US Census





TULSA WELDING SCHOOL

CONTACT A TEAM MEMBER FOR MORE INFORMATION

SHAUN MAYBERRY (LEAD)

Senior Director
904.219.9035
shaun.mayberry@franklinst.com

GIOVANNY CASTANO

Associate
904.364.2091
giovanny.castano@franklinst.com



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