



Edenfield Rd

Marcus & Millichap

EDEN MARSH DEVELOPMENT
ON THE ST. JOHN'S RIVER

OFFERING MEMORANDUM

EDEN MARSH DEVELOPMENT ON THE ST. JOHN'S RIVER

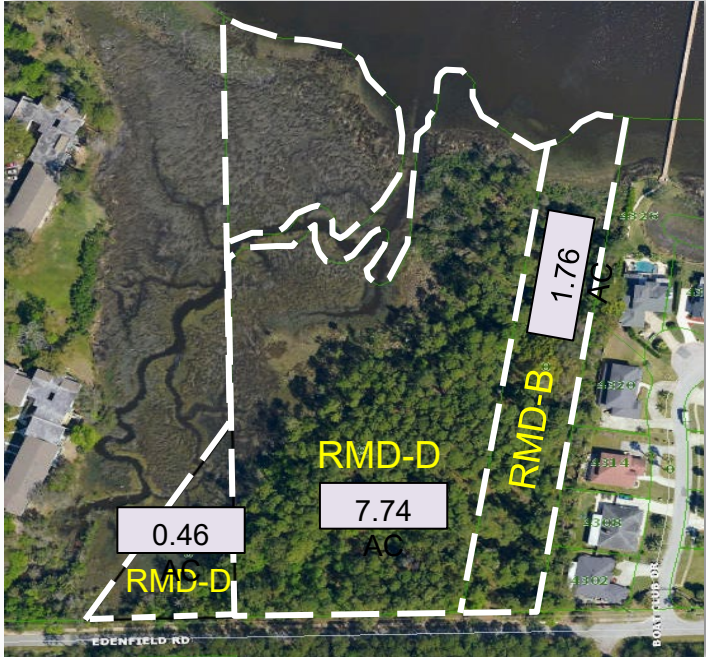
5969 EDENFIELD ROAD | JACKSONVILLE, FL 32277

PRICE	\$1,700,000
PRICE/AC	\$170,683
LOT SIZE (SF)	433,858
LOT SIZE (AC)	9.96
ZONING	RMD-D & RMD-B (RESIDENTIAL MEDIUM DENSITY)
PARCEL IDs	108904-0000 7.74 AC 108903-0000 1.76 AC 108902-0000 0.46 AC
FRONTAGE	ST. JOHNS RIVER
ADJACENT DEVELOPMENTS	MULTIFAMILY AND HIGH-END SINGLE-FAMILY WATERFRONT HOMES

EDEN MARSH DEVELOPMENT ON THE ST. JOHN'S RIVER

5969 EDENFIELD ROAD | JACKSONVILLE, FL 32277

- Three Parcels Totaling Approximately 9.96 Acres Development
- On St. John's River | Adjacent to Multifamily and high-End Single-Family Waterfront Homes
- Zoning: RMD-D & RMD-B (Residential Medium Density) | Allows up to 20 Units/AC
- Easy Access to Downtown Jacksonville, the Port of Jacksonville and Beaches
- Development Agreement Effective Until September 2029
- Two Miles From Jacksonville University
- 7.5 Miles to Downtown Jacksonville
- Florida Became the First State to Welcome More Than 100 Million Tourists



ENTITLEMENTS/ REPORTS COMPLETED

Full Concurrency	Up to 180 Residences
No PUD Required	(Zoned for Intended Use)
Soils Report	Completed/ Passed
Phase-I Environmental	Completed/ Passed
Archeological Survey	Completed/ Passed

Sundance Pointe Apartments

Charter Landing Apartments

Edenfield Rd



Edenfield Rd

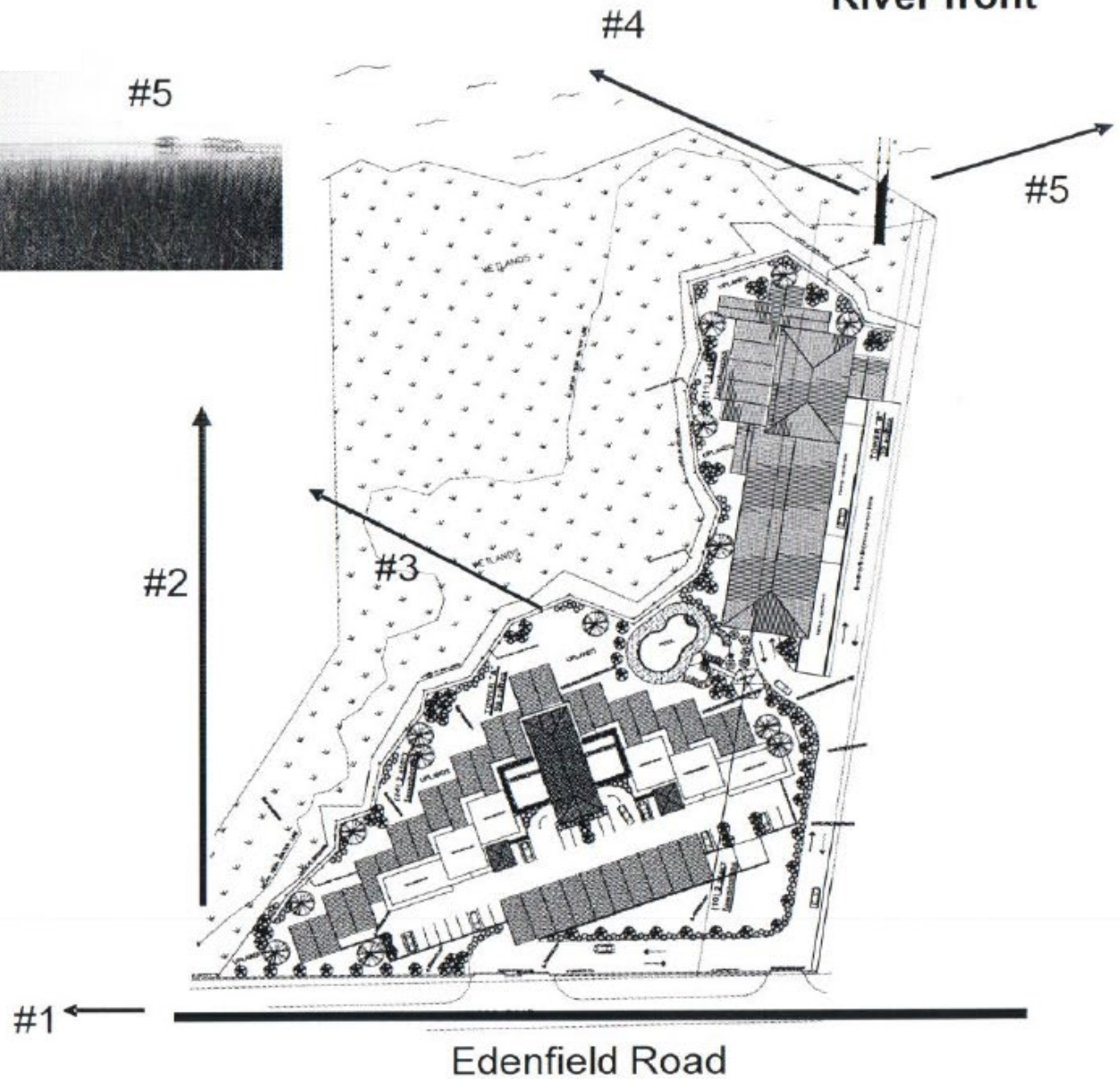
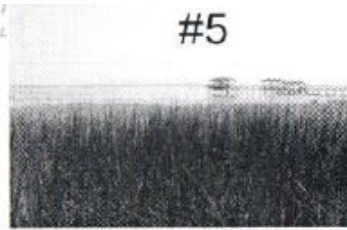
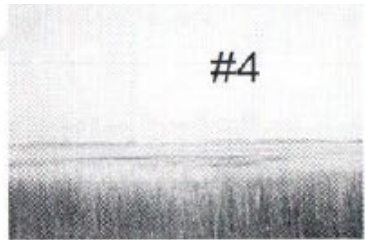
Boat Club Dr

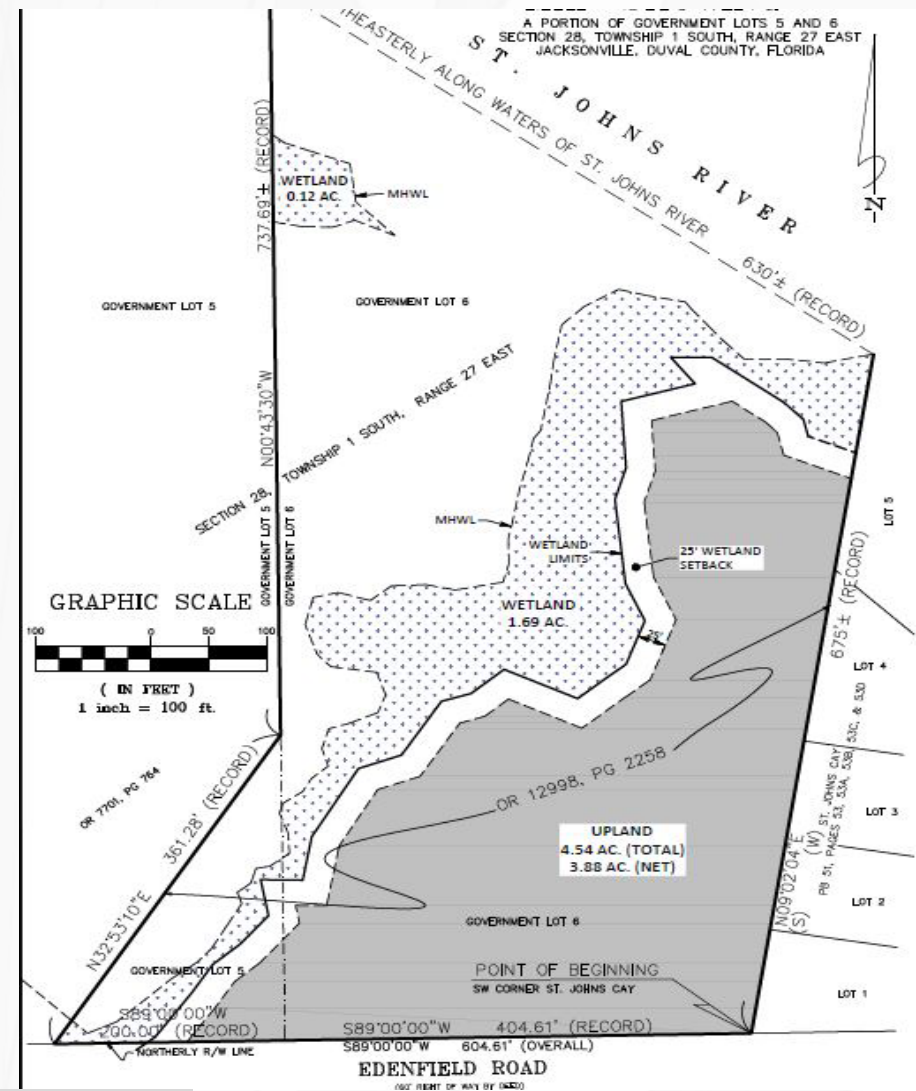
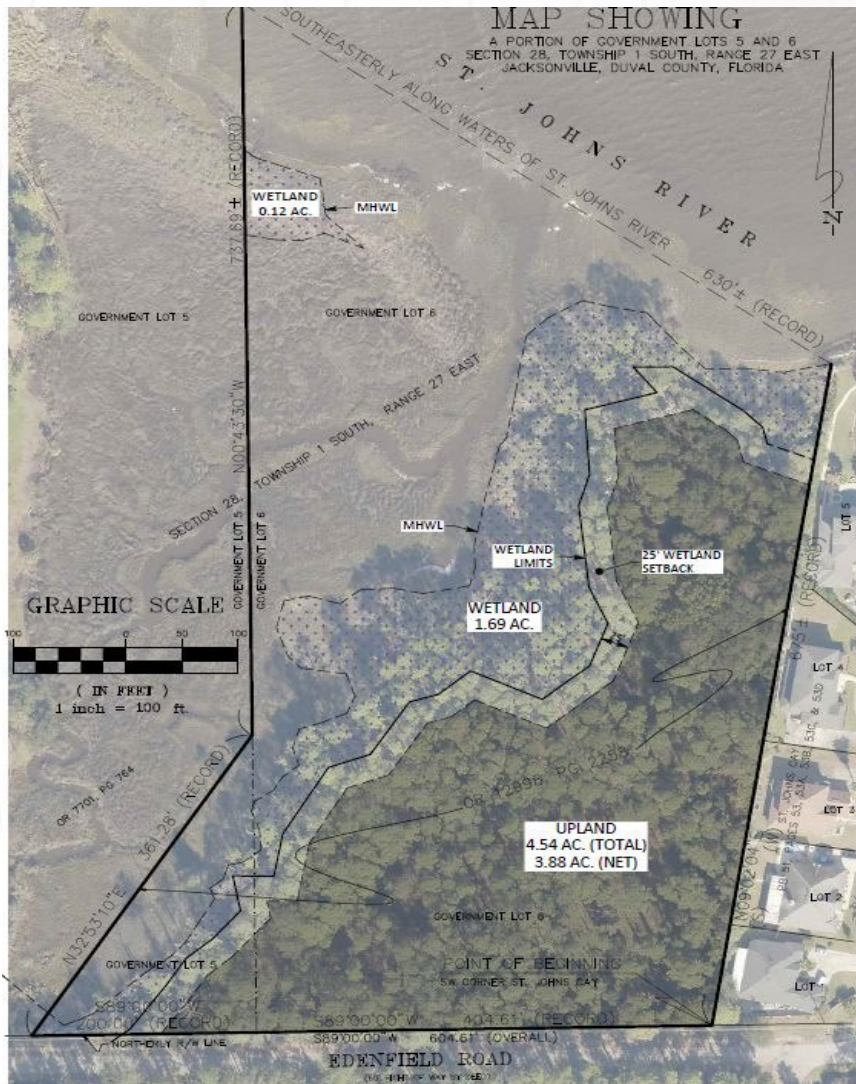




CONCEPTUAL OVERVIEW

River front





Per Wetlands Survey:

Total Wetlands=1.81 AC

Below Mean High Water (Stream Area) = 3.61 AC

Total Uplands—4.54 AC (3.88 AC after 25' wetland setback applied)

Total Parcel Acreage = 9.96 AC

LOCAL ROADS MAP



Edenfield Rd

Fort Caroline Rd

University Blvd



Memill Rd



116

113



115





FLORIDA OVERVIEW

AREA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	9,490	49,175	137,170
2023 Estimate			
Total Population	9,134	47,271	131,025
2020 Census			
Total Population	9,082	48,418	134,442
2010 Census			
Total Population	7,678	43,857	122,343
Daytime Population			
2023 Estimate	5,437	36,864	162,317
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	3,914	19,766	57,757
2023 Estimate			
Total Households	3,747	18,875	54,672
Average (Mean) Household Size	2.4	2.4	2.3
2020 Census			
Total Households	3,667	18,428	53,062
2010 Census			
Total Households	3,061	16,903	47,721

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	2.2%	1.7%	1.7%
\$200,000-\$249,999	1.4%	1.0%	1.0%
\$150,000-\$199,999	7.8%	4.6%	3.4%
\$125,000-\$149,999	5.2%	4.3%	3.7%
\$100,000-\$124,999	11.2%	9.3%	7.4%
\$75,000-\$99,999	13.2%	12.1%	10.6%
\$50,000-\$74,999	16.2%	19.5%	17.2%
\$35,000-\$49,999	14.0%	14.6%	14.0%
\$25,000-\$34,999	9.7%	11.4%	12.1%
\$15,000-\$24,999	10.3%	10.5%	11.8%
Under \$15,000	8.9%	10.9%	16.9%
Average Household Income	\$81,542	\$70,904	\$64,198
Median Household Income	\$60,804	\$52,901	\$44,739
Per Capita Income	\$33,501	\$28,847	\$27,423



POPULATION

In 2023, the population in your selected geography is 131,025. The population has changed by 7.10 since 2010. It is estimated that the population in your area will be 137,170 five years from now, which represents a change of 4.7 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 35.6, compared with the U.S. average, which is 38.7. The population density in your area is 1,669 people per square mile.



HOUSEHOLDS

There are currently 54,672 households in your selected geography. The number of households has changed by 14.57 since 2010. It is estimated that the number of households in your area will be 57,757 five years from now, which represents a change of 5.6 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2023, the median household income for your selected geography is \$44,739, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 20.56 since 2010. It is estimated that the median household income in your area will be \$49,256 five years from now, which represents a change of 10.1 percent from the current year.

The current year per capita income in your area is \$27,423, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$64,198, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 66,468 people in your selected area were employed. The 2010 Census revealed that 61.7 percent of employees are in white-collar occupations in this geography, and 16.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$184,740 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 25,176.00 owner-occupied housing units and 22,545.00 renter-occupied housing units in your area.



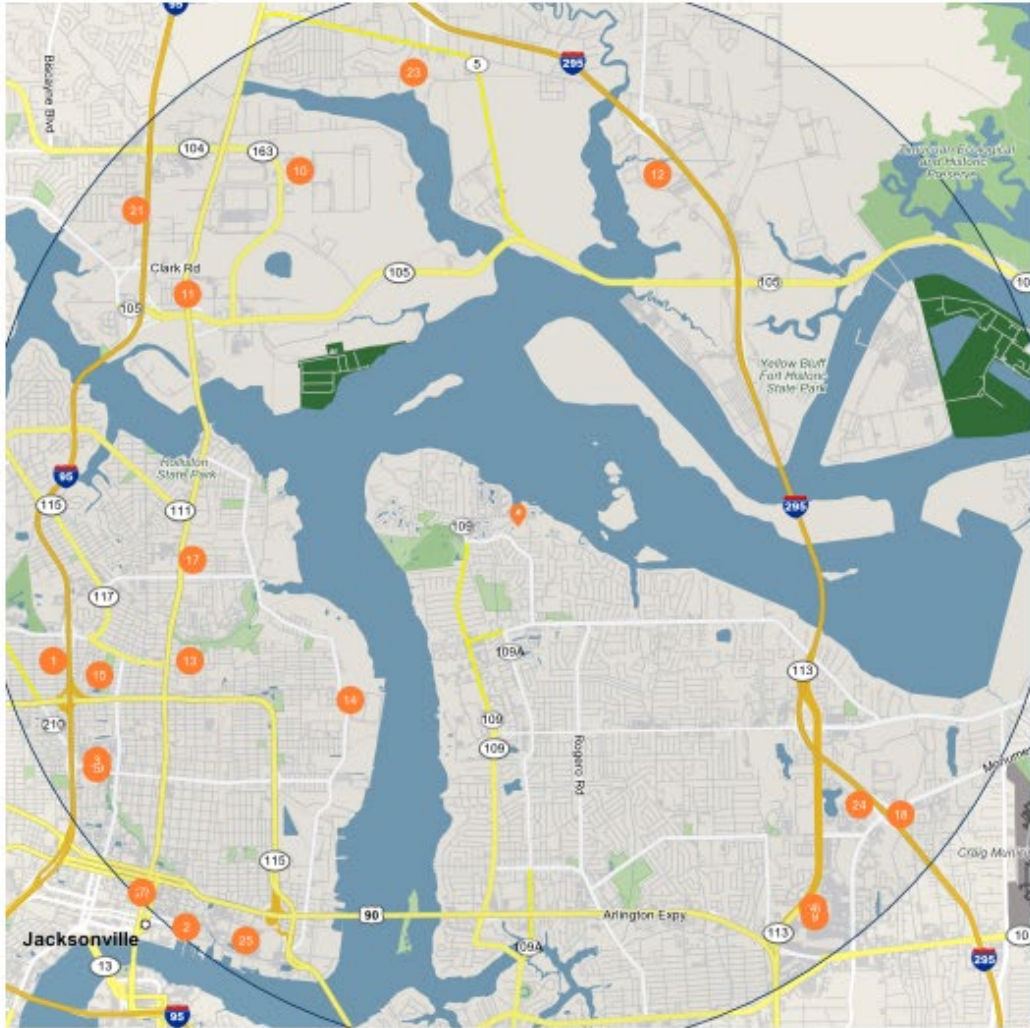
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 6.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 14.2 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.2 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 32.8 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 23.2 percent in the selected area compared with the 20.1 percent in the U.S.

MAJOR EMPLOYERS



Major Employers		Employees
1	Lee Apparel Company Inc	4,825
2	City of Jacksonville-Jacksonville Sheriffs Office	3,000
3	Shands Jacksonville Med Ctr Inc	2,999
4	Carib Energy (usa) LLC	1,779
5	University of Florida Jacksonv-University of Florida	1,045
6	Crowley Marine Services Inc	1,000
7	Jacksonville Electric Auth-Jea	900
8	Crowley Liner Services Inc	900
9	CoventBridge (USA) Inc-Coventbridge	781
10	Heartland Express Inc Iowa	733
11	Republic Nat Distrg Co LLC-Republic National Distributing	700
12	Clover Envmtl Solutions LLC	677
13	Gca Services Group Inc	615
14	Crowley Marine Services Inc	575
15	Board of Governors State Unive	560
16	Crowley Technical Services LLC	500
17	Populus Financial Group Inc-Ace Cash Express	400
18	St Vincents Health System Inc	388
19	University of Fla Jcksnvl PH	375
20	Faculty Clinic Inc	350
21	Freedomroads Holding Co LLC	337
22	Jacksonville Electric Auth-Jacksonville Electric Auth	317
23	First Coast Logistics Svcs Inc	300
24	Walmart Inc-Walmart	269
25	Volume Services Inc-Centerplate	268

FLORIDA IS THRIVING



Very
PRO-Business
Environment



NO State
Income Tax in
Florida

#2

Best State For
Business
*Chief Executive
Magazine 2021*

#4

Best Business
Tax Climate
Tax Foundation 2021

#1

Best State For
Higher Education
*U.S. News & World Reports
2021*

TOURISM



103+MM

Florida had 103MM+ visitors in the first half of 2022

-OBJ, Aug 2022



32.6+MM

The **32.628 million** visitors during 1Q22 was an **all-time three month record**

-OBJ, Aug 2022



Tourism in Florida during the first half of 2022 was **HIGHER than the first six months of 2019**, the last full year of travel before the Covid-19 pandemic began

POPULATION & JOBS



4X

Wealthy Americans are moving to FL at **4x the rate** of other states

-SmartAsset, August 2022



20,263

In 2020, Florida added a net **20,263** high-income filers (\$200K/year)

-SmartAsset, August 2022



5

Florida cities are on the Best U.S. Cities for Foreign Businesses list, incl. **Orlando (#2), Jacksonville (#8), Tampa (#11), and St. Petersburg (#33)**

Financial Times, Oct. 2022

FLORIDA IS THE #1 STATE

for Net In-Migration 2020-2021

- Orlando Business Journal, April 2022



300K PEOPLE MOVED

to the Sunshine State 2020-2021

- CBS, May 2022

NON-ENDORSEMENT AND DISCLAIMERS

NON-ENDORSEMENTS

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