



NORMANDY DEVELOPMENT

12810 NORMANDY BLVD, JACKSONVILLE, FL 32221

OFFERING PRICE:

UNPRICED

LOT SIZE: 2.35 to 19.25 ACRES



CONFIDENTIAL OFFERING MEMORANDUM

DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd

Unit 2200

Ponte Vedra Beach, FL 32082



OVERVIEW

SVR Commercial LLC, as the exclusive advisor, is pleased to present an exceptional opportunity to acquire a prime parcel of land located on Normandy Blvd. The path of progress is coming from both directions. From the East, a new Publix opened 1.5 miles away off Normandy and Chaffee Rd. Additionally, Walmart has acquired the land across the street and a major commercial developer known for shopping centers has purchased an adjacent property. To the West, there are several warehouse distribution and manufacturing centers, including Amazon, FedEx, Boeing, and Bridgestone. Surrounding the lot are small mobile home parks, a manufacturing plant, and two adjacent off-market parcels. The adjoining 6.9 acre parcel in the back has a willing seller, which would create a combined 9.25 acre square.

PROPERTY HIGHLIGHTS

- Available acreage 2.33 acres, 9.25 acres or 19.25 acres
- Great for Industrial warehouse
- PUD

PROPERTY DETAILS

Lot Size:	2.35- 19.25 Acres
Zoning:	PUD



Alliance★Florida®
at Cecil Commerce Center
MASTER PLAN

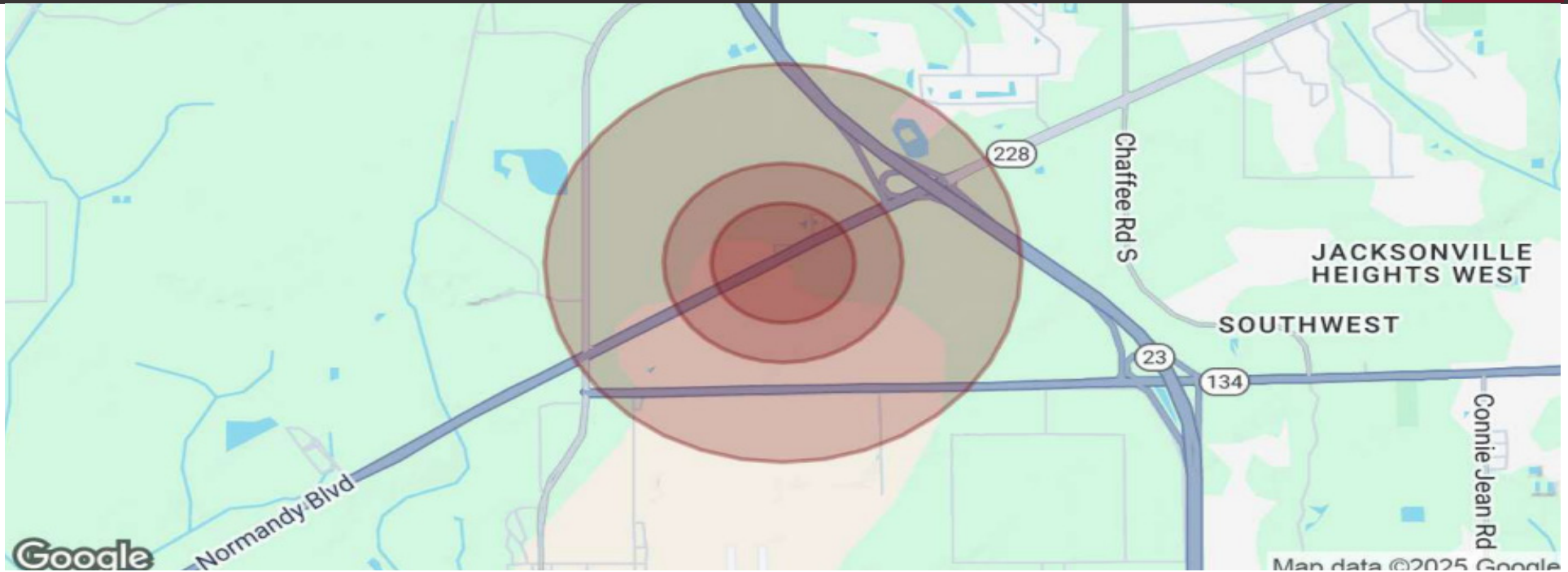
Site Data

- 23,065,000 SF Industrial Use
- 9,400,000 SF Mega Site
- 1,475,000 SF Mixed Use

PROPERTY PHOTOS

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	2 Miles	5 Miles	10 Miles
Total Population	3,412	52,216	280,767
Median Age	35.9	36.5	37.1
Households	1,148	18,528	104,103
Average Household Size	3	2.8	2
HOME VALUE & INCOME			
Median Home Value	\$245,249	\$245,730	\$220,705
Average Household Income	\$79,612	\$82,266	\$76,851

Exclusive Sales Representatives



KIMBERLY SIEVERT
Commercial Broker Associate
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TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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