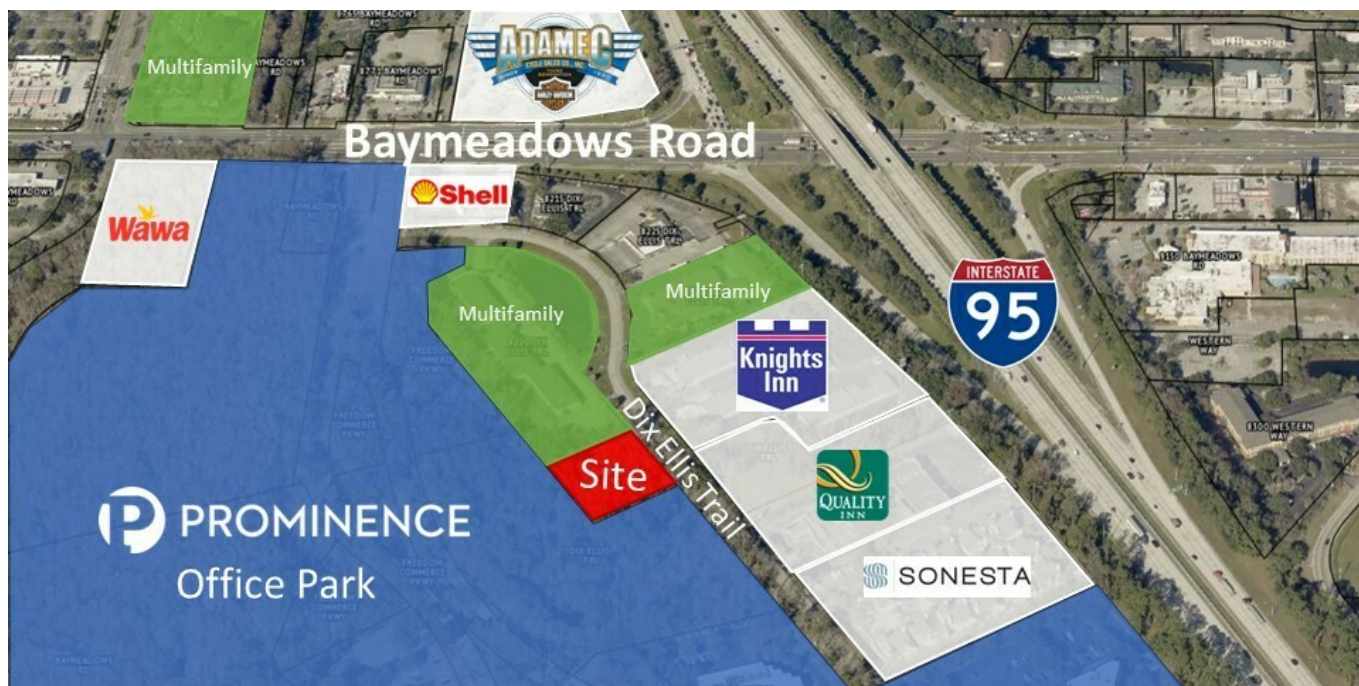


For Sale

DIX ELLIS TRAIL DEVELOPMENT LAND



0 Dix Ellis Trail Jacksonville, FL 32256



Offering Summary

Sale Price:	\$495,000
Lot Size:	0.77 Acres
Zoning:	PUD
Lot Depth:	190 FT
Lot Width:	175 FT

Property Overview

The commercial PUD zoned lot is located in Southside, a submarket of Jacksonville, Florida. Positioned along Interstate 95 near the Baymeadows Road intersection adjacent to one of the largest Class A office parks in Jacksonville. Currently zoned for commercial PUD to include office. Immediate area recent developments include Wawa, Starbucks, 1st Watch, and 3 major hotel to multifamily conversions.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,098	25,638	69,295
Total Population	5,981	52,055	147,482
Average HH Income	\$52,527	\$73,208	\$79,482

CONTACT

Advisors

Jake Ammon, CCIM
 904.354.1789 x213
 jake@acrei.com

Office

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 7400 Baymeadows Way, Ste. 320
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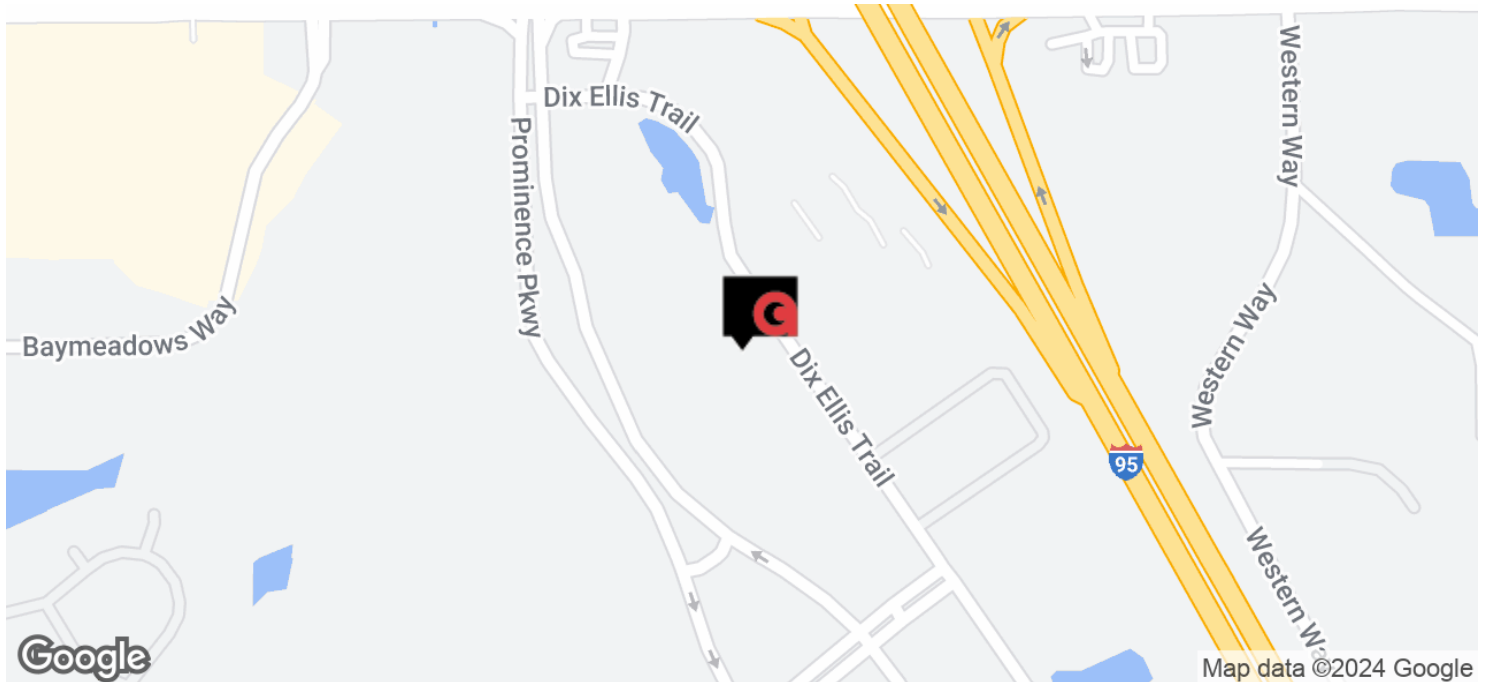
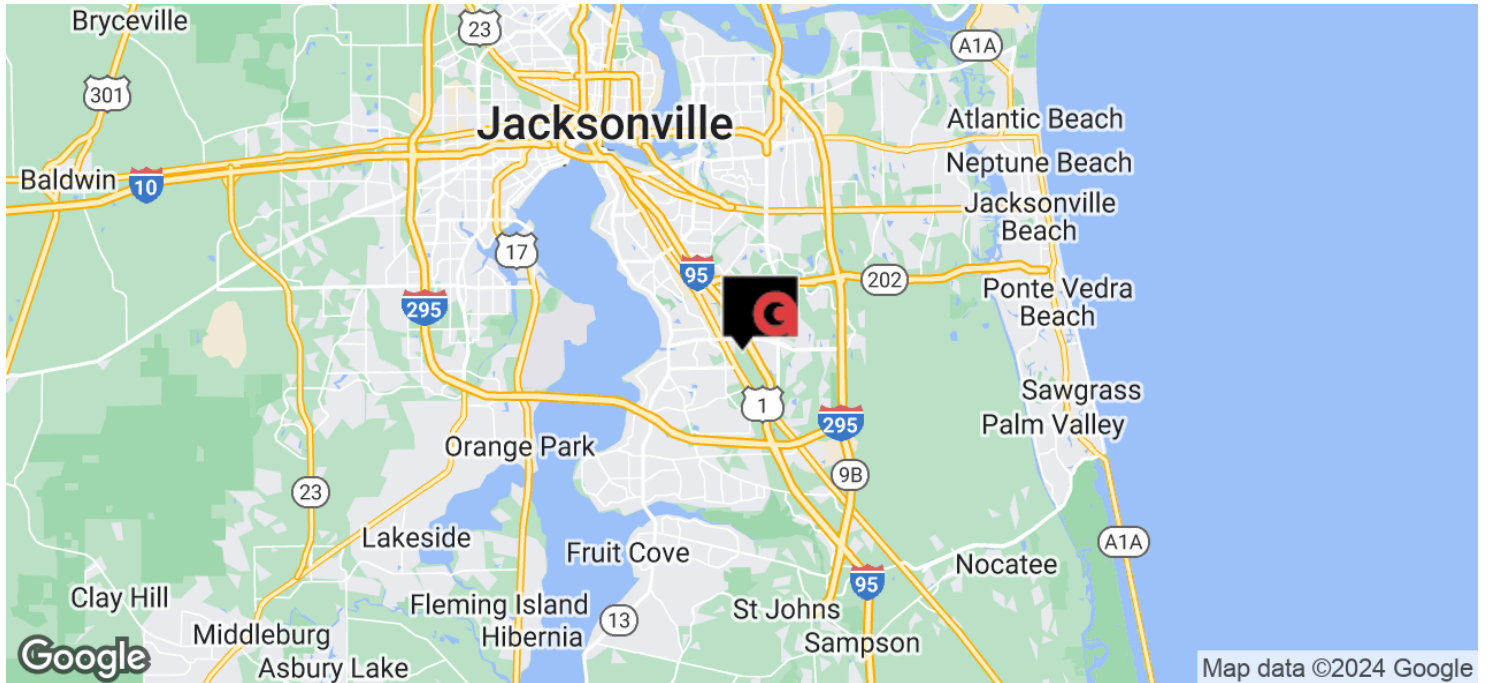


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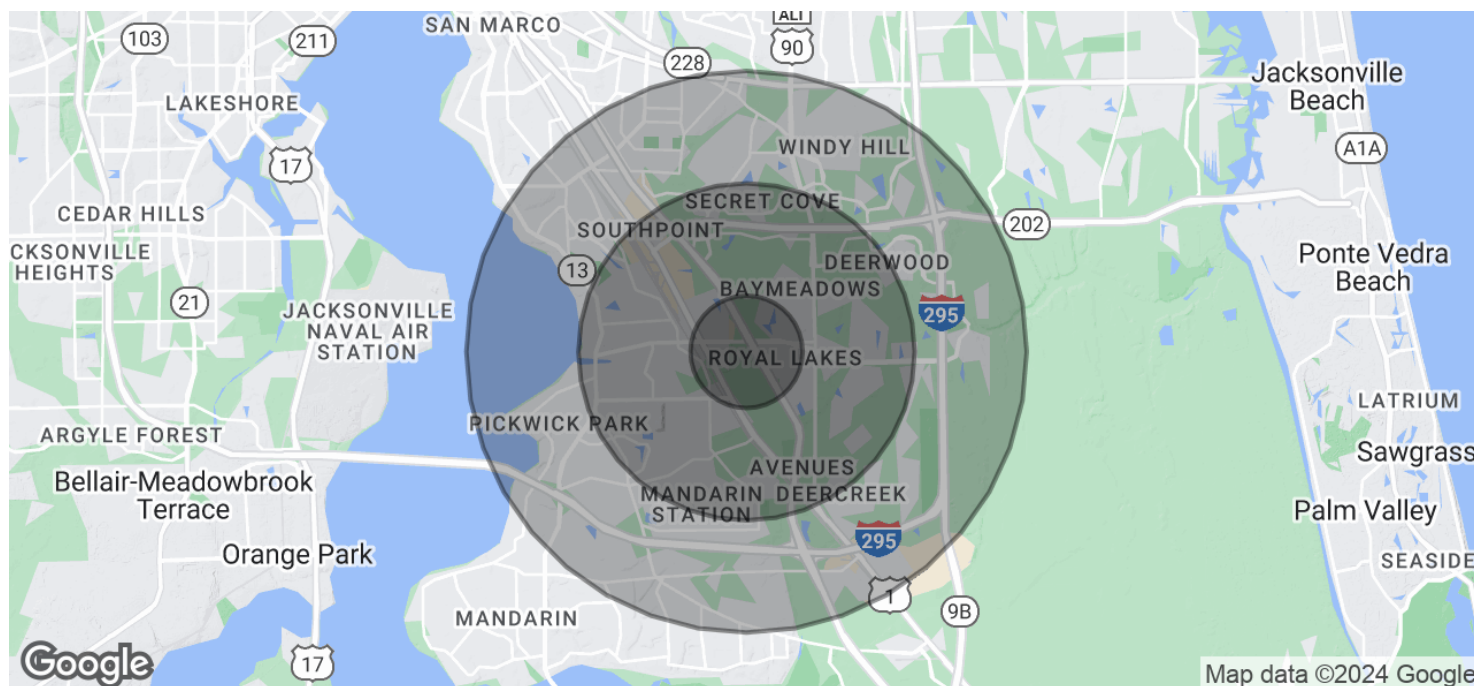


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Population	1 Mile	3 Miles	5 Miles
Total Population	5,981	52,055	147,482
Average Age	34.5	36.2	38.6
Average Age (Male)	36.9	36.4	37.4
Average Age (Female)	35.6	36.6	39.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,098	25,638	69,295
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$52,527	\$73,208	\$79,482
Average House Value	\$224,076	\$281,706	\$252,877

2020 American Community Survey (ACS)

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Overview

- Jacksonville's strategic location in the Southeast coupled with its deep-water port makes it attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S. The region's strong military presence together with its affordable cost of living and high quality of life attracts a young a talented workforce.
- Jacksonville MSA's employment is projected to increase 15.8% over the next eight years.
- Business relocations and expansions continued to directly benefit the area, resulting in an unemployment rate of 3.5% in July 2019.
- The area saw a specific emphasis on new and emerging tech company growth.
- From 2011 to 2018 over 118,000 jobs were created resulting in a growth rate of 18%.

Highlights By Industry

- Health & Biomedical – Home to one of three Mayo Clinics and one of five Baptist MD Anderson Cancer Center partnerships
- IT & Innovation – Skilled talent and subsea fiber connectivity to more than 40 countries put region on global digital map
- Advanced Manufacturing – One of the largest manufacturing regions in Florida with two certified megasites and a skilled, talented workforce
- Advanced Transportation & Logistics – Jacksonville is America's Logistics Center providing companies with same-day access to more than 94 million consumers
- Financial Services – Jacksonville is known as a global banking and finance powerhouse with more than 60,000 employees in the industry



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