

# 0 N. Ocean

0 N. Ocean Street, Jacksonville FL 32202

Hard Corner of Ocean and Beaver Street

OFFERING MEMORANDUM



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## OFFERING SUMMARY

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ADDRESS	0 N. Ocean Street Jacksonville FL 32202
OFFERING PRICE	\$449,000
PRICE PSF	\$40.73
LAND SF	11,024 SF
LAND ACRES	0.25
ZONING TYPE	CCBD
UNITS	50
APN	074065 0000

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	12,909	78,553	211,354
2022 Median HH Income	\$36,516	\$38,968	\$45,283
2022 Average HH Income	\$60,497	\$63,515	\$70,157

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### Flexible Zoning

- Allowable uses include residential, commercial, office, retail, automotive, schools, parking garages, day care, medical, and mixed-use
- 65 foot height limit

### Potential Multifamily Development

- Massing Study on file for 50 Units
- Jacksonville MSA population growth continues to outpace housing supply

### Growing Downtown Market

- Over \$3 Billion of investment in urban core development pipeline
- Over 1,000 new units currently planned in Downtown Jacksonville

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## PROPERTY FEATURES

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LAND SF	11,024
LAND ACRES	0.25
# OF PARCELS	1
ZONING TYPE	CCBD
APN	074065 0000
LOT DIMENSION	103.1' x 105'
CORNER LOCATION	Beaver and Ocean

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## NEIGHBORING PROPERTIES

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NORTH	Medical Office
SOUTH	Beaver St.
EAST	Ocean St.
WEST	Fulfillment Center

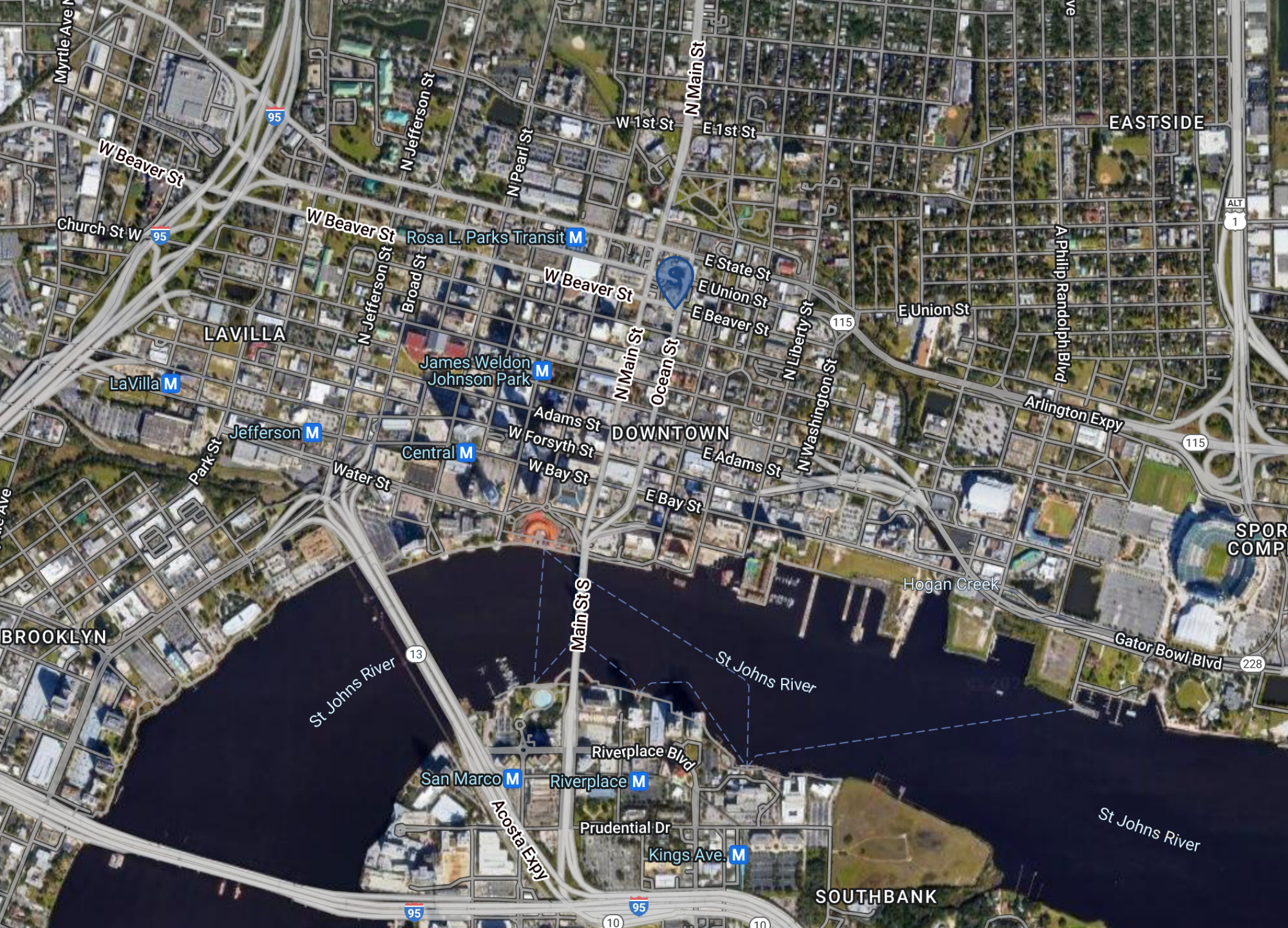
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## UTILITIES

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WATER CONNECTION	North Grid - Existing 8" water main
SEWER CONNECTION	Buckman Grid - Existing 10" gravity sewer main
ELECTRICITY / POWER	JEA

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EASTSIDE

LAVILLA

DOWNTOWN

BROOKLYN

SPOR  
COMP

SOUTHBANK

St Johns River

St Johns River

St Johns River

Rosa L. Parks Transit M

James Weldon Johnson Park M

LaVilla M

Jefferson M

Central M

San Marco M

Riverplace M

Kings Ave. M



W Beaver St

Church St W

W Beaver St

W Beaver St

N Main St

Ocean St

E State St

E Union St

E Beaver St

E Union St

Jefferson M

Park St

Water St

Adams St

W Forsyth St

W Bay St

DOWNTOWN

E Adams St

E Bay St

N Liberty St

N Washington St

Arlington Expy

Hogan Creek

Gator Bowl Blvd

Main St S

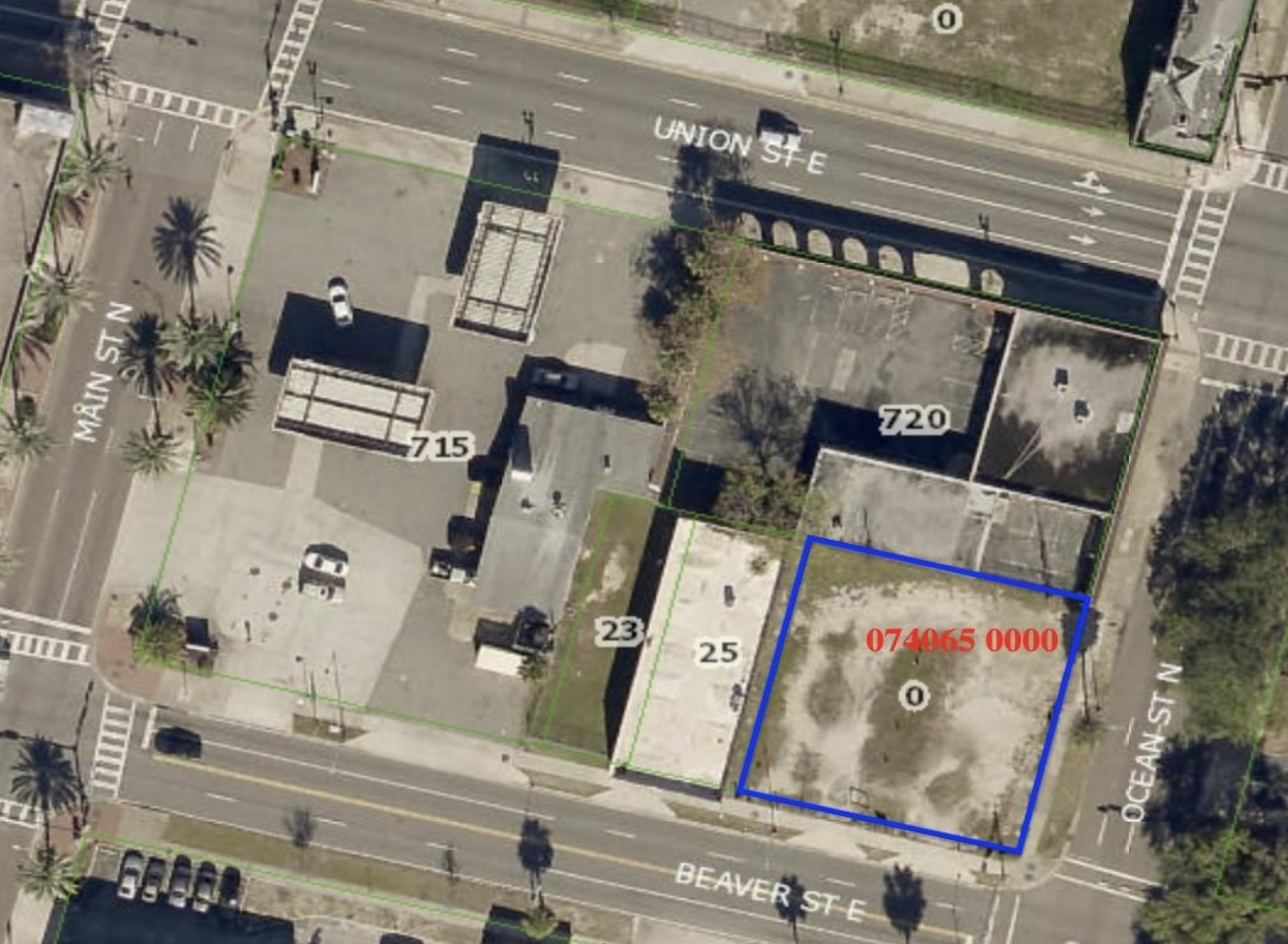
Riverplace Blvd

Riverplace M

Prudential Dr

Acosta Expy





UNION ST E

MAIN ST N

720

715

23

25

074065 0000

OCEAN ST N

BEAVER ST E