

# IOS YARD

6829 OLD KINGS RD, JACKSONVILLE, FL 32219

LEASING BROCHURE



# PROPERTY OVERVIEW



**CONTACT BROKER**

LIST PRICE



**6829 OLD KINGS RD**

JACKSONVILLE, FL 32219



**±9.50 AC**

LOT SIZE

## THE OPPORTUNITY

- Immediate Occupancy is available.
- Located inside the 295 Beltway, this industrial zoned property offers up to ±9.5 acres of outdoor storage. Ideal for trucks, vans, and trailers. Drop yard perfect for storage containers, heavy equipment, tractor trailers, lowboys, and all other heavy equipment
- Up to ±9.5 acres available

## FEATURES:



**Fenced**



**Lights**



**Full stabilization with aggregate concrete includes 8-inch concrete surrounding perimeter of yard**



**Well and Septic available for mobile office or guard shack**



**Security cameras**



**Potential subdivide with own perimeter fencing**





N



± 74,500 VPD

PRITCHARD RD ±32,000 VPD

**SUBJECT  
PROPERTY**



**DRIVING DISTANCE FROM SUBJECT PROPERTY**  
W Beltway 295.....1.3 Miles  
Pritchard Rd.....0.3 Miles





± 74,500 VPD



**SUBJECT  
PROPERTY**



# JACKSONVILLE, FLORIDA

## CITY HIGHLIGHTS



### 1.01 MILLION

TOTAL POPULATION



### ONE OF TOP LABOR MARKETS

(JAX DAILY RECORD) 2024



### #2 CITY FOR COLLEGE GRADS

IN FLORIDA POST-GRADUATION



### TOP 25 BEST PLACES TO LIVE

IN THE UNITED STATES (US NEWS & WORLD REPORT, 2022-23)



### BEST PLACES TO RETIRE

IN THE SOUTH (SOUTHERN LIVING)



### TOP US CITY FOR JOB SEEKERS

(MONEY GEEK)



### ±34 MILLION ANNUAL VISITORS

(JAX TODAY)

Jacksonville is a large commercial and financial center with the most “northern” feel among large cities in Florida. Modern skyscrapers line a well-defined downtown and waterfront area, and the city spreads in all directions and especially south and west from there. Jacksonville is the **most populous city in Florida** and the **largest city by area in the contiguous United States**.

Jacksonville is in the First Coast region of northeast Florida and is centered on the banks of the St. Johns River, about 25 miles south of the Georgia State line. The Jacksonville Beaches communities are along the adjacent Atlantic coast. Jacksonville has **experienced significant population and job growth** in the last five years, contributing to the area’s growth, success, and future.



#### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	6,315	43,938	121,200
2023 Estimate	6,131	42,090	116,102
Annual Growth 2023-2028	0.6%	0.9%	0.9%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	2,418	17,081	46,831
2023 Estimate	2,345	16,331	44,803
Annual Growth 2023-2028	0.6%	0.9%	0.9%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$60,348	\$63,833	\$60,615
CONSUMER SPENDING	1-MILE	3-MILE	5-MILE
Total Consumer Spending	\$54.6M	\$416.5M	\$1.1B

# ECONOMY

## CITY WITH GROWTH, EXPANSION & INNOVATION



27

CORPORATE HEADQUARTERS



45M PEOPLE

WITHIN A EIGHT-HOUR DRIVE



\$144T

GROSS DOMESTIC PRODUCT

Jacksonville's diverse economy is bolstered by a robust banking sector, a bustling port, and major companies headquarters like Adecco Group North and Black Knight Financial Services. The city thrives in the e-commerce and aerospace industries, with **13 e-commerce companies investing over \$3.3 billion and creating 18,000 jobs**, including Amazon, Wayfair, and Fanatics. Aerospace firms such as Northrop Grumman and Boeing benefit from the local military and Department of Homeland Security's aviation operations. Additionally, the area boasts a variety of other notable employers, including three Fortune 500 companies: CSX, FIS, and Fidelity National Financial. These key employers, along with a vast range of varying businesses, contribute to the vibrancy and economic stability of Downtown Jacksonville.

Strategically located on the St. Johns River and the Atlantic Ocean, Jacksonville features exceptional infrastructure with three interstates, railroads like CSX, and a deep-water port, JAXPORT, alongside an international airport. Harbor improvements have established Jacksonville as a major military and civilian port, home to two U.S. Navy bases and Florida's third-largest seaport. Its location allows access to 45 million people within an eight-hour drive and **60% of the U.S. population within a 24-hour truck drive**, underscoring its strategic location.

## ECONOMIC DEVELOPMENTS



### FOUR SEASONS & OFFICES

Set to offer 176 rooms, 25 residences, a 157,027 SF class A office tower, and a City-owned marina. The hotel will offer five-star amenities, including a spa, pool, and meeting spaces, along with a \$4 million investment in Metropolitan Park.

INVESTMENT \$301.2 MILLION



### JAGUARS STADIUM RENOVATIONS

Plans to renovate for the 62,000-seat open-air stadium include a shaded canopy to reduce heat by over 70%, a main concourse four times wider, and lookout decks that provide panoramic views of the city.

INVESTMENT \$1.4 BILLION



### DOWNTOWN PEARL STREET DISTRICT

Gateway Jax is seeking approvals for an initial \$500 million phase of the Pearl St District, covering over 20 blocks & 22 acres. This phase includes 1,000 market-rate apartments and 99,000 SF of retail space. The entire project is expected to cost \$2B.

INVESTMENT \$500 MILLION



### FIRST COAST COMMUTER RAIL

The First Coast Commuter Rail, an \$85 million project, will connect downtown Jacksonville with downtown St. Augustine, stopping at Avenues Walk and Racetrack Road, to enhance regional connectivity and mobility in Northeast Florida.

INVESTMENT \$85 MILLION





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6829 Old Kings Rd, Jacksonville, FL 32219** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

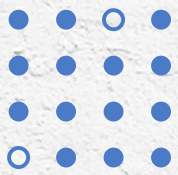
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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

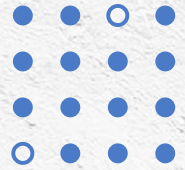
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



# 6829 OLD KINGS RD

JACKSONVILLE, FL 32219

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



**MIKE SALIK**

*FIRST VICE PRESIDENT*

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