

Downtown Development Opportunity

305 N WASHINGTON ST | JACKSONVILLE, FL 32202



\$7B WORTH
OF NEARBY
DOWNTOWN
DEVELOPMENT



LOCATED 4
BLOCKS FROM
THE ST. JOHNS
RIVER



STEPS FROM
PEARL
SQUARE
(\$2B MIXED-USE PROJECT)



MINUTES FROM
\$1.4B STADIUM
RENOVATION + NEW
FOUR SEASONS



305 N WASHINGTON ST

THE
URBAN @
DIVISION



Opportunity Summary

**FLEXIBLE INFILL SITE IN THE HEART
OF DOWNTOWN JACKSONVILLE**

Size
0.77± AC

Asking Price
\$1,600,000

Zoning
Mixed-Use Central
Business District (CBD)

Parcel #s

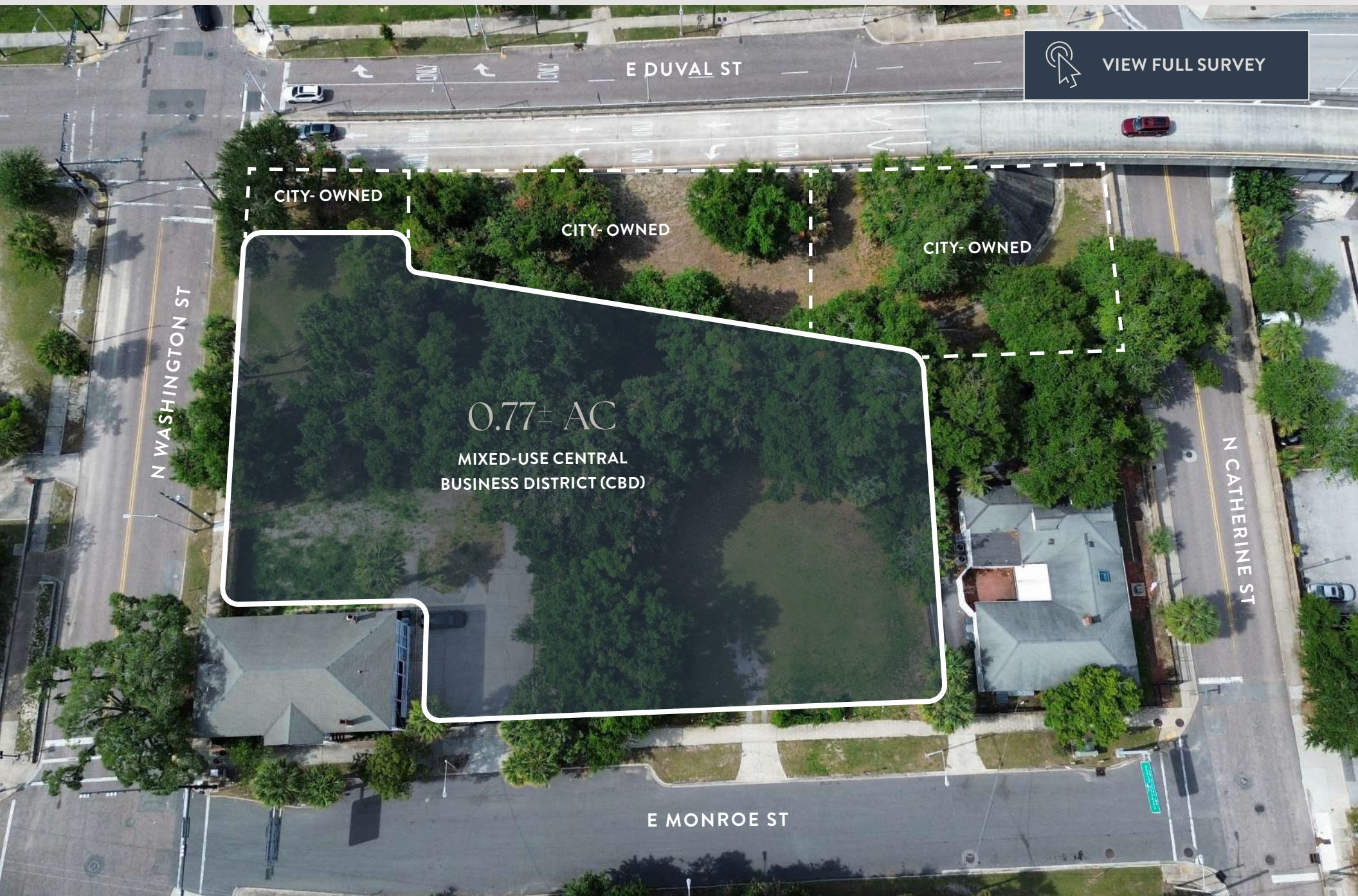
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Location

- Located in the heart of Downtown Jacksonville at the intersection of Monroe Street & Washington Street
- 4 blocks to the St. Johns River and Shipyards West / Hard Rock Hotel; close to the Four Seasons & Stadium District; 7 blocks to Laura Street and the \$2B Pearl Square Development



Aerial View



 VIEW FULL SURVEY

CITY-OWNED

CITY-OWNED

CITY-OWNED

0.77± AC
MIXED-USE CENTRAL
BUSINESS DISTRICT (CBD)

N WASHINGTON ST

E DUVAL ST

E MONROE ST

N CATHERINE ST

Conceptual Development

TOWNHOMES



A **courtyard townhome** layout could provide private entries, internal parking, landscaping, and a walkable neighborhood feel

COURTYARD APARTMENTS



A **multi-story concept** with apartments arranged around an interior courtyard and parking area. Limited ground-floor retail or live/work space could help activate the development and create a true destination

LONG-TERM HOLD



A **strategic hold opportunity** in the path of continued Downtown and Sports & Entertainment growth. The site offers flexibility today with long-term upside as nearby development and investment continue with massive progress.

Comparable Land Sales

DUVAL COUNTY SCHOOL BOARD

Perfect site along the Southbank Riverwalk.
Adjacent to River's Edge and Southbank CBD.

\$5.0M/Acre

JAGUARS DEVELOPMENT

Waterfront development site with high-profile
stadium district positioning.

Asking
\$3.0M/Acre

WISS PARCELS

Last land purchased adjacent to Gateway
JAX; key assemblage parcel with major city
incentives.

\$4.1M/Acre

241 ASHLEY ST

Ashley & Julia parcel; 1.31 AC; part of a
2-property sale; sold 7/2/2025.

\$2.57M/Acre

500 E BAY ST

Waterfront site; 2.02 AC; sold 7/18/2025.
Future Hard Rock Hotel site.

\$3.6M/Acre

390 PARK ST

Hard corner in Brooklyn / Riverside with strong
urban infill positioning.

\$2.2M/Acre

Downtown Jacksonville Development

Development Pipeline



\$7 BILLION
in the development pipeline



12.3K
total residential units



18.3K
total residents



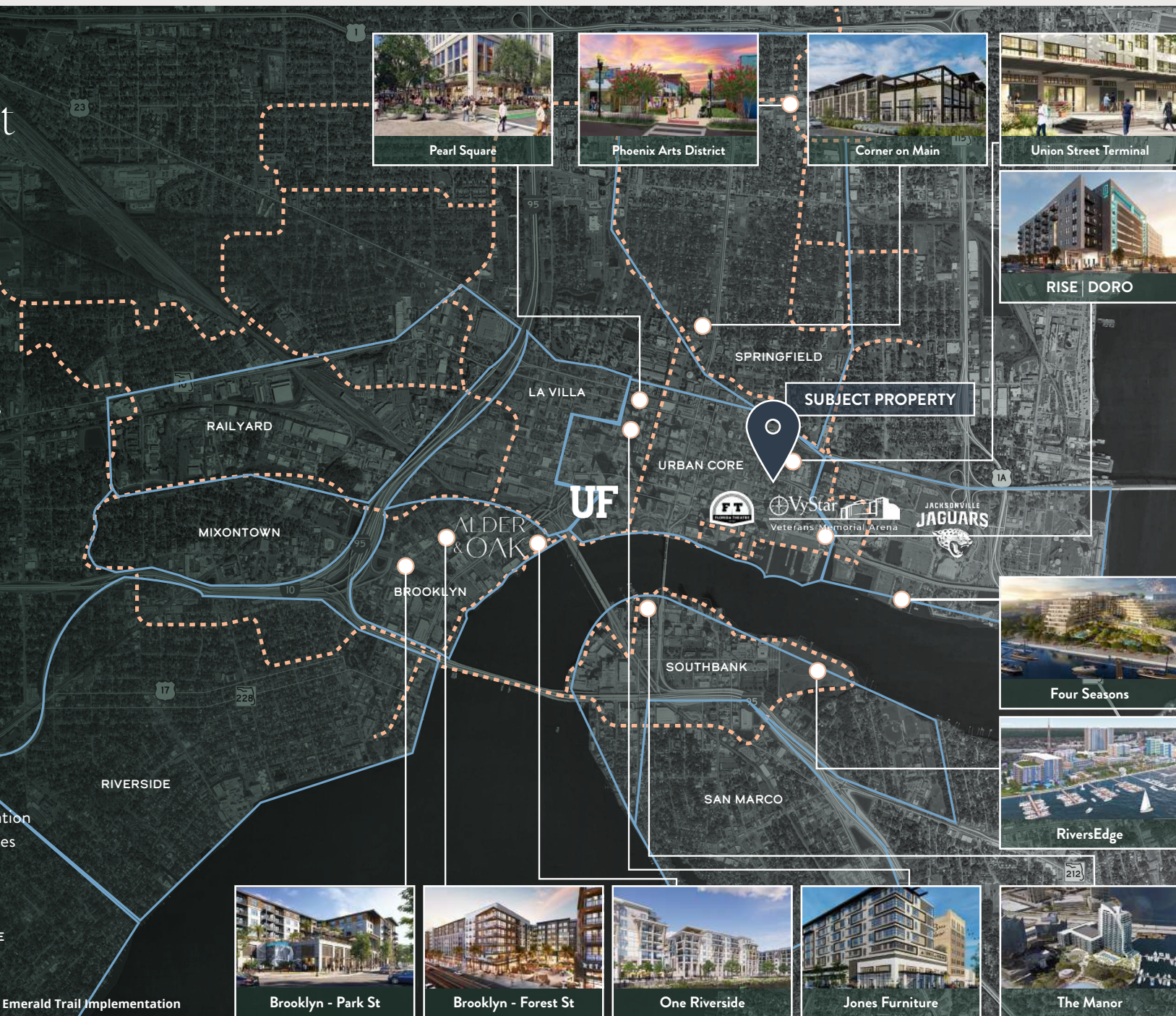
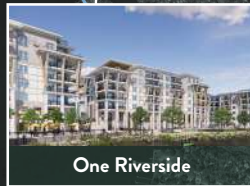
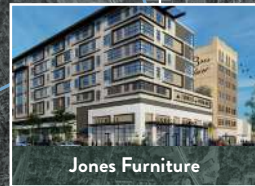
\$500M
in transportation & public spaces



\$300M
University of Florida
Technology & Innovation
campus to start classes
in 2025

AVONDALE

— Emerald Trail Implementation





SUBJECT PROPERTY

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