

Ground Lease | 0 LaVilla Center Dr., Jacksonville, FL 32204

Transit-Oriented Development Opportunity



Site

LaVilla Neighborhood

Property Summary

- 1.5± AC | Parcel number 074860-0100
- Zoning PBF-1; public buildings and Government uses
- Property available for redevelopment adjacent to Jacksonville Regional Transportation Center [JRTC Website](#)
- LaVilla Redevelopment Strategy proposed mixed use development for the subject.
- Other surrounding parcels primarily owned by the City of Jacksonville and FDOT. Total 40± acres of redevelopable land
- Located within Northside West TIF District and Northbank CRA, and is listed as a catalytic redevelopment project in the DIA's BID and CRA Plan

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Demographics

Residential Demographics Within 1 Mile

Population	6,455
Median Age	47
Households	3,233
Avg. HH Size	1.76
Avg. HH Income	\$46,954

Residential Demographics Within 1/2 Mile

Population	1,429
Median Age	47
Households	599
Avg. HH Size	1.9
Avg. HH Income	\$59,661

Business Demographics

	1/4 Mile	1/2 Mile
Total Businesses	61	379
Total Employees	1,272	7,994

Business by type

	1/4 Mile	1/2 Mile
Retail	4	30
Hotels/Lodging	0	2
Health Service	2	12



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Located
within the
Downtown
Core



Public Transit
Across the street
from brand new
JRTC



Short walk
to convention
center and
courthouses



**1.2 miles to
FSCJ**
Downtown
campus



**1.7 miles to UF
Health Campus**
**1.9 miles
to Baptist
Medical Center**



**Multifamily units
within a 0.25 mile
radius**
•441 under
construction
•690 existing



**Easy
Access**
I-95 and I-10

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The Jacksonville Regional Transportation Center (JRTC) is a regional multi-modal transportation hub located just across the street from the subject property. This hub will provide improved connectivity to public transportation, including:

- LOCAL
 - Bus service arriving every 20-60 minutes
 - First Coast Flyer (bus rapid transit – BRT) arriving every 10-15 minutes, weekdays 6:30 am to 6:00 pm
 - Skyway arriving every 3 to 10 minutes on weekdays 6:00 am to 9:00 pm; weekends for special event service only
- U2C - The Ultimate Urban Circulator (U²C) is a multi-phased program aimed at converting and expanding the automated people mover (Skyway) into an autonomous vehicle (AV) network. By transforming the current Skyway, extending the reach within the urban core through the Bay Street Innovation Corridor and expanding beyond into adjacent neighborhoods, U²C supports the vision of a vibrant, revitalized and better-connected Downtown Jacksonville
- INTERCITY bus and passenger rail service - The new Intercity Bus Facility (operated by Greyhound) is complete and operating

JTA administrative office (150+ employees) project includes a pedestrian bridge over W. Forsyth Street, sidewalk improvements and parking.



Market Analysis



The subject is located in the historic LaVilla neighborhood, which is adjacent to the Central Business District and fast growing Brooklyn neighborhood.

- Over the last five years, LaVilla has received an elevated level of attention from both public and private entities.
- There are 646 multi-family units either completed or online for completion (2019-2020), which has pushed the number of downtown residents to more than 6,100. Density continues to increase with multiple residential projects.
- The Prime Osborne Convention Center (Jacksonville's largest convention space), The Ritz Theatre and Museum, the LaVilla School of the Arts (public arts magnet school), and other cultural amenities keep LaVilla a neighborhood worth investing in.

