



**Bulls Bay  
Storage**



Offering Memorandum

846 Bulls Bay Hwy, Jacksonville, FL 32220

**PRB**

PREFERRED  
REAL ESTATE  
BROKERS

BOR: Jose Fleming Lic # BK339881

## EXCLUSIVELY LISTED BY

### Mark Williams

Senior Associate

2121 S Hiawassee Rd Suite 100 Orlando, FL 32835  
Mobile: (407) 406-3187 | Office: (407) 440-4900  
Mark.WilliamsRE@outlook.com  
License: FL #SL3394984

### Steve LaFortune, Jr.

Industrial Associate

2121 S Hiawassee Rd Suite 100 Orlando, FL 32835  
Mobile: (386) 278-3262 | Office (407) 440-4900  
SLaFortuneJr@outlook.com  
License: FL #SL3610659



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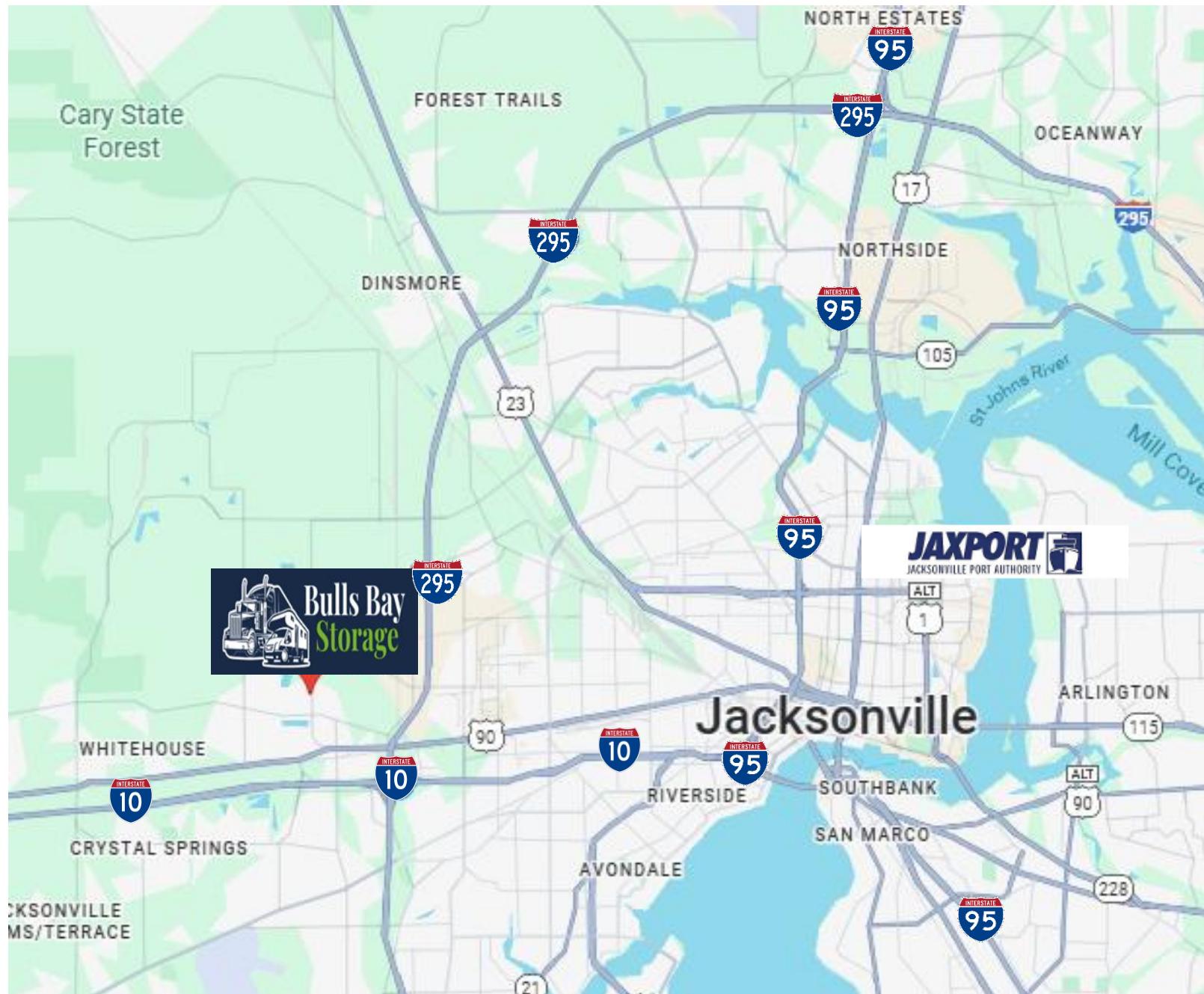
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# Location Highlights

- **Gateway to Distribution Across the United States:** Strategically located near I-10, I-295, I-95, US Hwy 90 and JAXPORT; making it a natural hub connecting to major cities across the country.
- **Located approximately 1.8 miles from I-10:** I-10 connects major cities from Florida to California. Major Cities in transit include Jax FL, Pensacola FL, Mobile AL, New Orleans LA, Baton Rouge LA, Houston Tx, San Antonio TX, El Paso TX, Las Cruces NM, Phoenix AZ and Los Angeles CA and Santa Monica CA.
- **Located approximately 2.6 miles from I-295:** A beltway around central Jacksonville that acts as an auxiliary route to I-95, I-10 and US 90.
- **Located approximately 15.2 miles from I-95 via I-295:** I-95 is longest north to south interstate on the East Coast connecting from Miami to the Canadian Border. Major cities in transit include Savannah GA, Richmond VA, Washington DC, Baltimore MD, Philadelphia PA, Newark NJ, New York City, New Haven Ct, Providence RI, Boston MA and Portland ME.
- **Located approximately 14.3 miles from JAXPORT:** Florida's No. 1 container port located at the crossroads of major transportation networks. It connects 140 ports globally and serves as a vital Strategic Seaport for military cargo.







846 Bulls Bay Hwy  
Jacksonville, FL



# Investment Highlights

- **Versatile Zoning & Land Use:** Attractive Heavy Industrial (IH zoning) offers flexibility to pivot between pure truck parking, RV & Boat Parking and other Outdoor Storage.
- **Secured 24/7 Access:** Fully operational, secured and fenced. Featuring perimeter LED lighting, 7 surveillance cameras with smartphone access and infrared tag readers procuring a stabilized yard with 24/7 access.
- **Size & Capacity:** this 3.35-acre parcel provides ample size comfortably fitting 81 (16x70) spaces with ease of access.
- **Income Stability:** Immediate cash flow with Month-to-Month leases delivers consistent revenue while allowing the flexibility for potential rent increases in a high-demand market.
- **JAXPORT Expansion Drives Demand:** JAXPORT is one of the fastest growing US ports with 1.8B invested for future expansion and strong ties to global shipping lanes fueling demand for truck parking and drop yards.
- **National Shortage = Pricing Power:** The national truck parking shortage (one space for every 11 trucks on the road) creates an undersupply. This allows investors to capture premium rental rates per space.
- **Population & E-Commerce Growth:** Jacksonville's population growth and its role as an e-commerce distribution hub will continue to increase the demand for Truck Parking and Drop Yards.
- **Resilient Asset Class:** Challenging Barrier to Entry for new Outdoor Storage sites, low CapEx and low maintenance contribute to strong cash on cash returns due to limited operating expenses and reoccurring revenues.



# Bulls Bay Storage

## Price

**\$1,658,443**

## CAP

**7.00%**

## NOI

**\$116,091**

## Price/AC

**\$495,058**

846 Bulls Bay Hwy

**Jacksonville, FL**

**32220**

## Financial Overview

Property Name	Bulls Bay Storage
Property Address	846 Bulls Bay Hwy, Jacksonville, FL 32220
Parcel Number	006084-0200
Total Spaces (16x70)	81
Spaces Occupied	78
Current Occupancy	96%
Zoning	Heavy Industrial (IH)
Lot Size	3.35 Acres

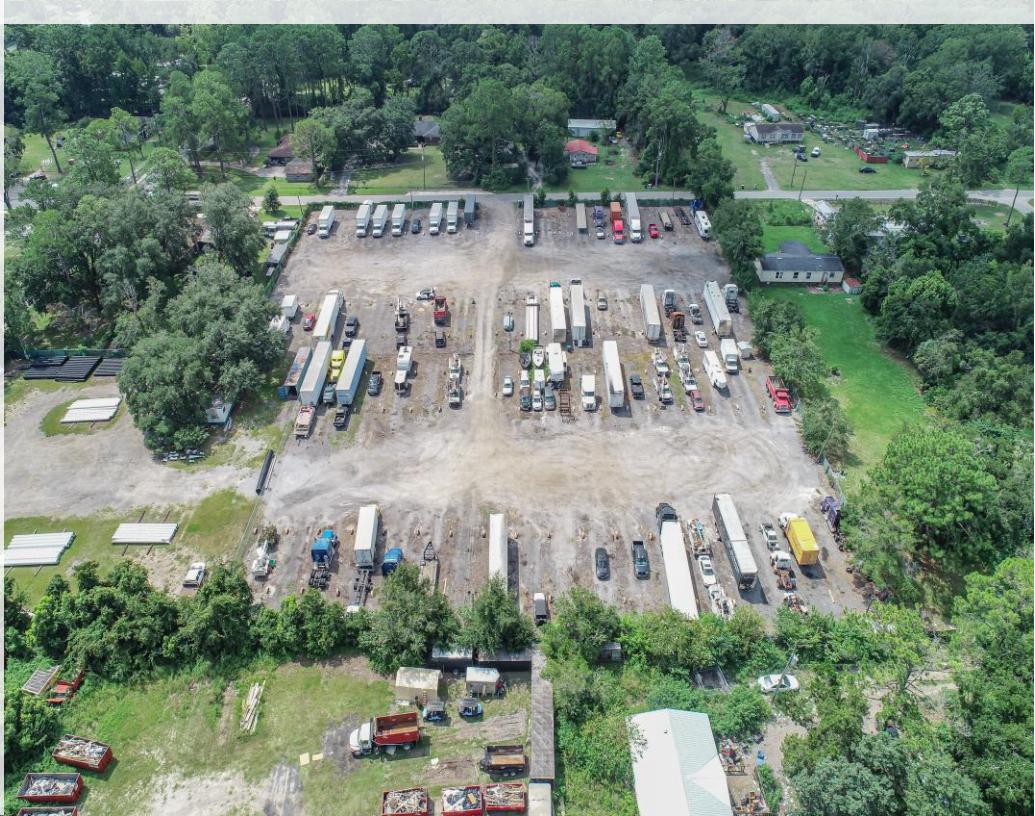
## Annualized Operating Data

Current Income	\$133,800
Gross Potential Income	\$174,960
<b>Expenses</b>	
Property Tax	-\$5469
Insurance	-\$918
Utilities	-\$4522
Maintenance	-\$6800
<b>Total Expenses</b>	<b>\$17,709</b>

## Pricing

Current NOI	\$116,091
Cap Rate	7.00%
Price	\$1,658,443







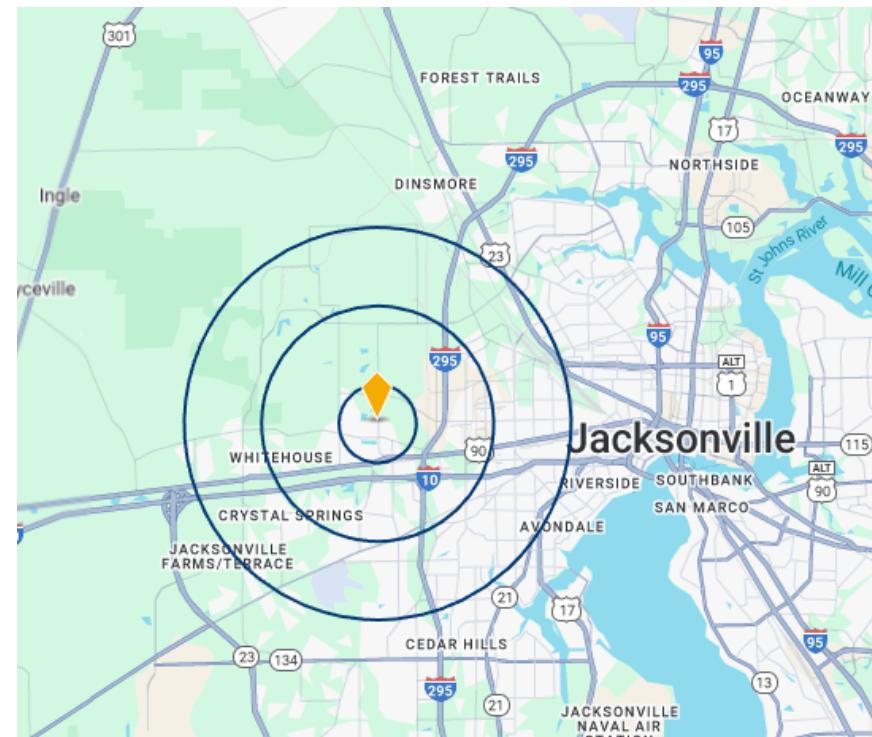


## Population

	1 mile	3 miles	5 miles
2020 Population	2,445	22,448	93,221
2024 Population	2,568	22,730	95,107
2029 Population Projection	2,710	23,841	99,893
Annual Growth 2020-2024	1.3%	0.3%	0.5%
Annual Growth 2024-2029	1.1%	1.0%	1.0%
Median Age	41	39.7	37.4
Bachelor's Degree or Higher	13%	16%	17%
U.S. Armed Forces	4	131	352

## Income

	1 mile	3 miles	5 miles
Avg Household Income	\$72,772	\$77,595	\$66,882
Median Household Income	\$50,949	\$61,330	\$52,869
< \$25,000	253	1,498	7,942
\$25,000 - 50,000	233	1,840	9,278
\$50,000 - 75,000	187	1,781	7,444
\$75,000 - 100,000	89	1,177	4,255
\$100,000 - 125,000	60	768	3,161
\$125,000 - 150,000	9	648	2,241
\$150,000 - 200,000	119	490	1,248
\$200,000+	37	310	924



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