



Offering Memorandum
8721 Old King Rd, Jacksonville, FL 32219

PRB PREFERRED
REAL ESTATE
BROKERS

BOR: Jose Fleming Lic # BK3398881

EXCLUSIVELY LISTED BY

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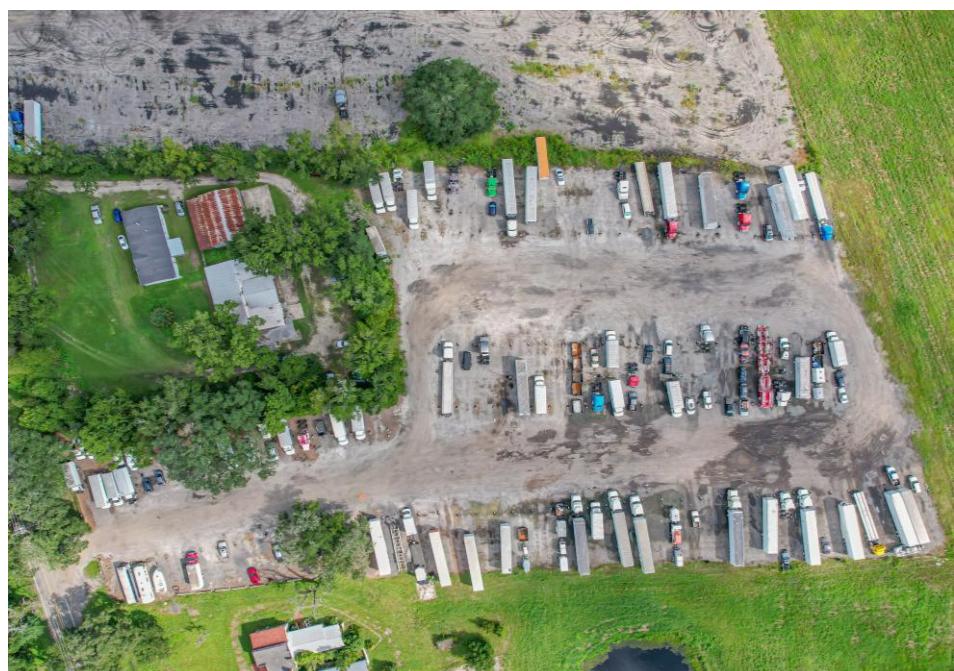
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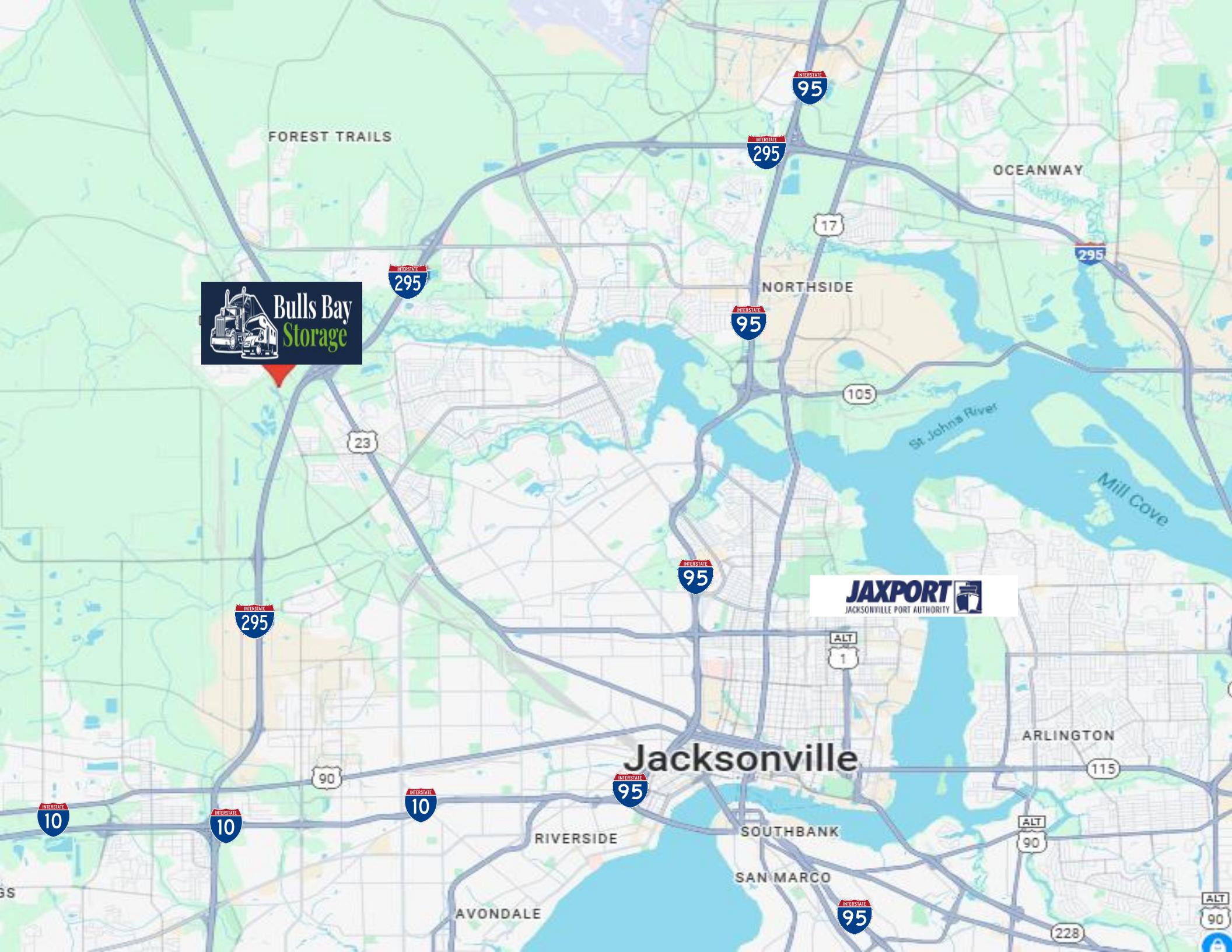
Location Highlights

- **Gateway to Distribution Across the United States:** Strategically located near I-295, I-95, I-10, US Hwy 90 and JAXPORT; making it a natural hub for long-haul freight connecting to major cities across the country.
- **Located approximately 1.6 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 8.3 miles from 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 8.6 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 11.3 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.





Jacksonville





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Investment Highlights

- **Versatile Zoning & Land Use:** Attractive Light Industrial (IL zoning) offers the flexibility to pivot between pure truck parking, RV & Boat parking and other Outdoor Storage.
- **Secured 24 / 7 access:** Fully operational and secured featuring perimeter LED lighting, 18 surveillance cameras and infrared tag readers procuring a stabilized yard.
- **Size & Capacity:** This 5.02-acre parcel provides ample size with ease of access and maneuverability.
- **Income Stability:** Immediate cash flow with Month-to-Month leases delivers consistent revenue while allowing flexibility for 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.





Price
\$1,958,893

CAP
7.50%

NOI
\$146,917

Price/AC
\$390,218

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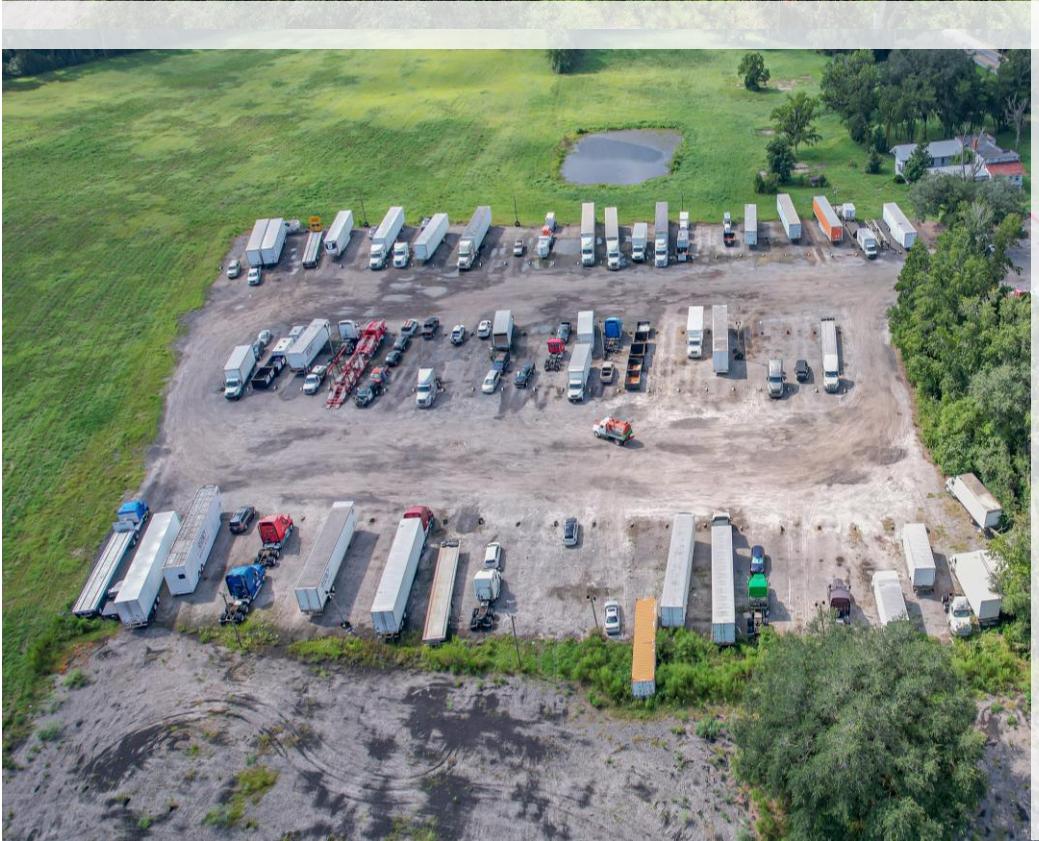
Property Name	Bulls Bay Storage
Property Address	8721 Old Kings Rd, Jacksonville FL 32219
Parcel Number	002822-0050
Total Spaces	104
16x70	78
16x35	26
Spaces Occupied	93
Current Occupancy	89%
Zoning	Light Industrial (IL)
Lot Size	5.02 Acres

Annualized Operating Data

Current Income	\$165,780
Gross Potential Income	\$205,920
Expenses	
Property Tax	-\$8,370
Insurance	-\$918
Utilities	-\$7,575
Maintenance	-\$2,000
Total Expenses	\$18,863

Pricing

Current NOI	\$146,917
Cap Rate	7.50%
Price	\$1,958,893





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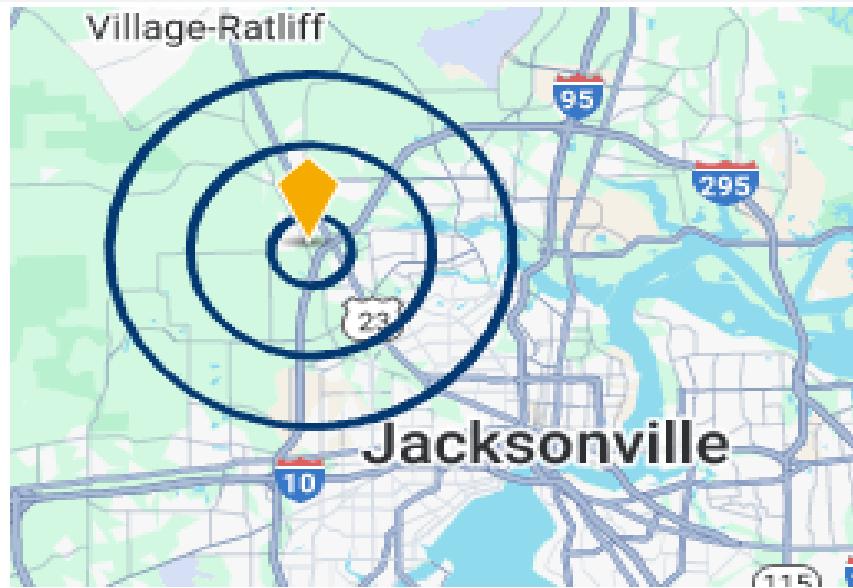


Population

	1 mile	3 miles	5 miles
2020 Population	2,824	26,824	71,818
2024 Population	3,075	28,438	76,555
2029 Population Projection	3,266	30,067	81,014
Annual Growth 2020-2024	2.2%	1.5%	1.7%
Annual Growth 2024-2029	1.2%	1.1%	1.2%
Median Age	37.8	40.1	38.9
Bachelor's Degree or Higher	15%	16%	16%
U.S. Armed Forces	4	76	212

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$65,906	\$62,907	\$59,834
Median Household Income	\$64,875	\$52,592	\$49,031
< \$25,000	203	2,603	7,617
\$25,000 - 50,000	220	2,453	7,008
\$50,000 - 75,000	201	2,076	6,111
\$75,000 - 100,000	270	1,752	3,223
\$100,000 - 125,000	112	981	2,229
\$125,000 - 150,000	67	318	1,097
\$150,000 - 200,000	9	218	870
\$200,000+	4	233	498



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