



DR HORTON
America's Builder
ALTA LAKES
Homes by DR Horton

Loctek
ERGONOMIC



FLEXCOLD

DUNN CREEK CROSSING
94,000sf Shopping Center
'COMING SOON!'

ATLANTIC
SELF STORAGE

FlexCold scheduled to
construct another 350,000 SF
warehouse in 2024

Alta Dr 2025 Expected VPD 25,000

Faye Rd VPD 2,200

**Parker's
kitchen**
COMING SOON!

7.58 ac



VPD 76,000

0 ALTA DR

7.58 Acres - Willing to Subdivide

0 Alta Dr, Jacksonville, FL 32226



FranklinStreet

OFFERING MEMORANDUM

0 ALTA DR



0 Alta Dr,
Jacksonville, FL 32226

Sale Price:	Subject To Offer
Lot Size:	7.58 Acres
Zoned:	Commercial PUD



INVESTMENT HIGHLIGHTS

- 7.58 acres
- Flexible Subdivision Options
- 621 feet of Highway Frontage off I-295
- 65 feet of Highway Signage Included
- 780 feet of Alta Dr Frontage
- Prime Location
- Convenient Access to JAXPORT, and Jacksonville Airport
- Thriving Commercial Hub
- Endless Potential for Investment Opportunity

INVESTMENT SUMMARY

7.58 acres of commercial PUD zoned land, strategically situated in a bustling commercial hub with excellent visibility from I-295, offering unparalleled exposure to thousands of potential customers daily. There is an approved traffic light that is scheduled to be installed in the near future along Alta Drive. The property allows for easy subdivision, providing the opportunity to create a dynamic retail/hotel project. Ideal for accommodating one or two big box players, along with several outparcels perfectly suited for smaller businesses. A valuable feature of this listing is the included 65 feet of highway signage, making it even more attractive to potential tenants or businesses seeking optimal exposure.

Seller willing to subdivide and/or provide pad ready lots for sale

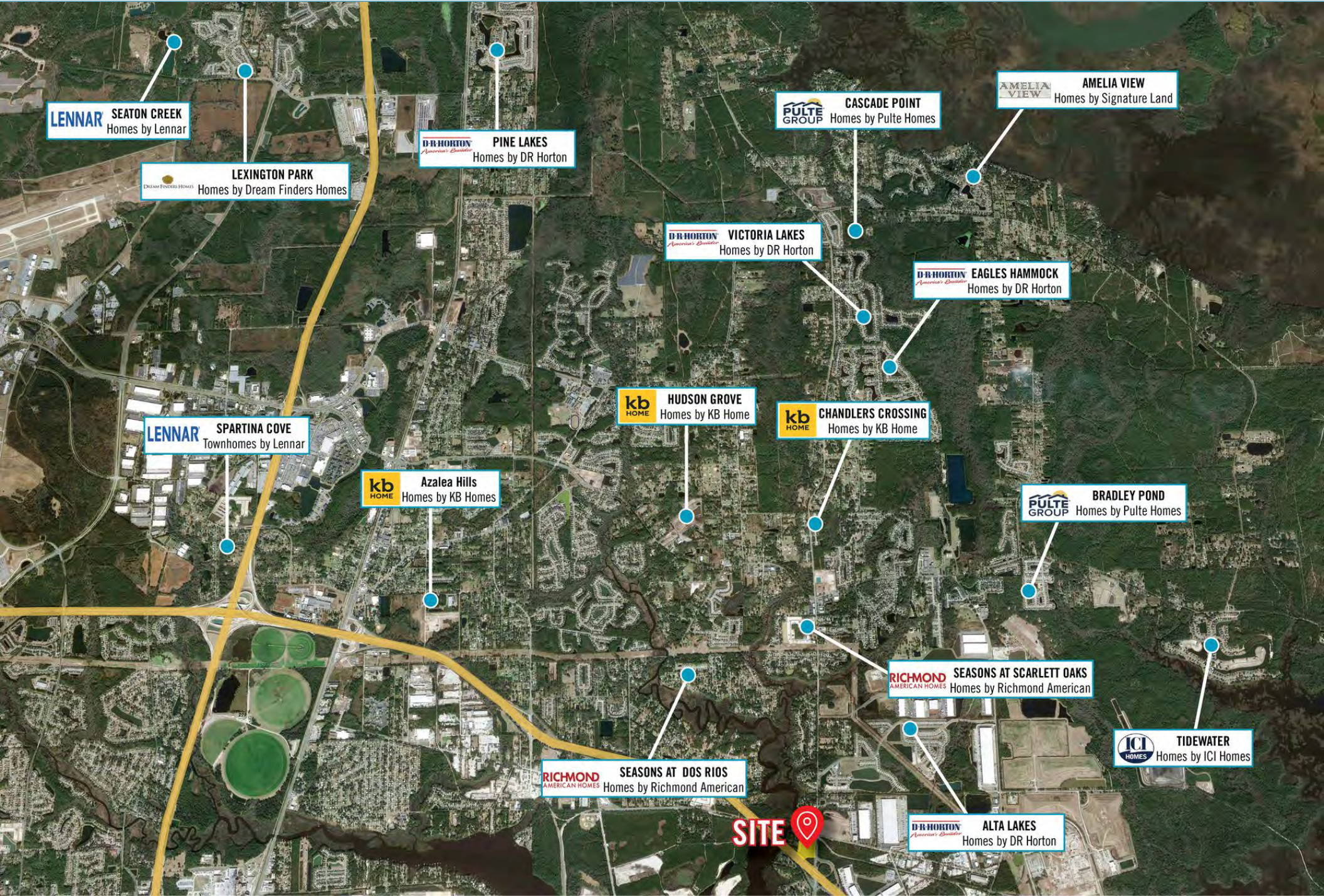
Seller willing to subdivide for Build-to-Suit or Land Lease Opportunities. Price PSF TBD

ALTA DRIVE ROAD EXPANSION



The Jacksonville Transportation Authority (JTA) is currently making improvements to Alta Drive between I-295 and Burkit Lane. These improvements include widening the existing roadway to a six-lane, divided roadway from I-295 to Faye Road, a four-lane urban roadway to Ashgrove Road and a five-lane roadway to Burkit Lane. This project also includes constructing bike lanes, sidewalks and a closed drainage system; upgrading signals at Faye Road; re-striping the bridge over Dunn Creek; adding lighting; installing new signals at Misty Marsh Drive and Port Jacksonville Parkway; and reconstructing the CSX railroad crossing. Traffic light approved for property entrance.

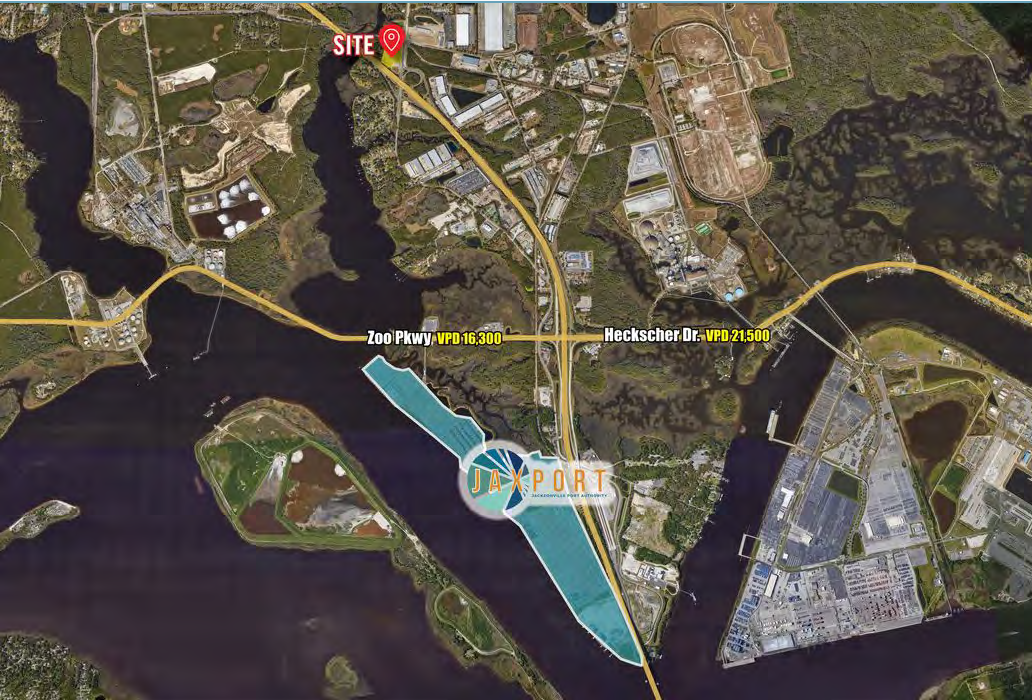
RESIDENTIAL DEVELOPMENT OVERVIEW



INDUSTRIAL OVERVIEW

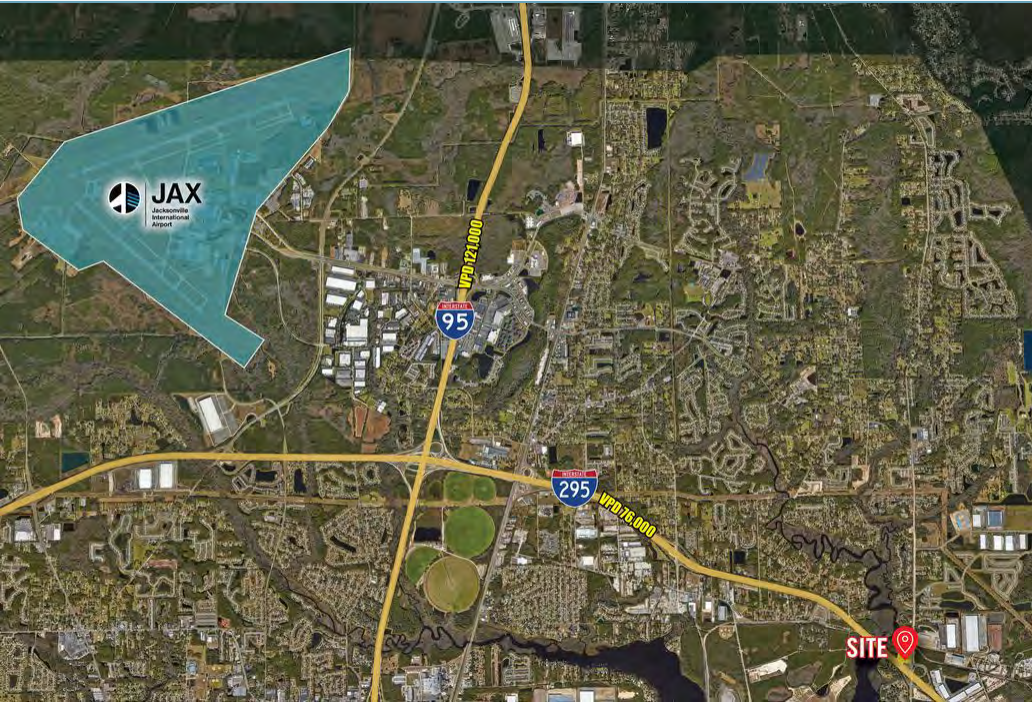


JAXPORT CHANNEL IMPROVEMENTS



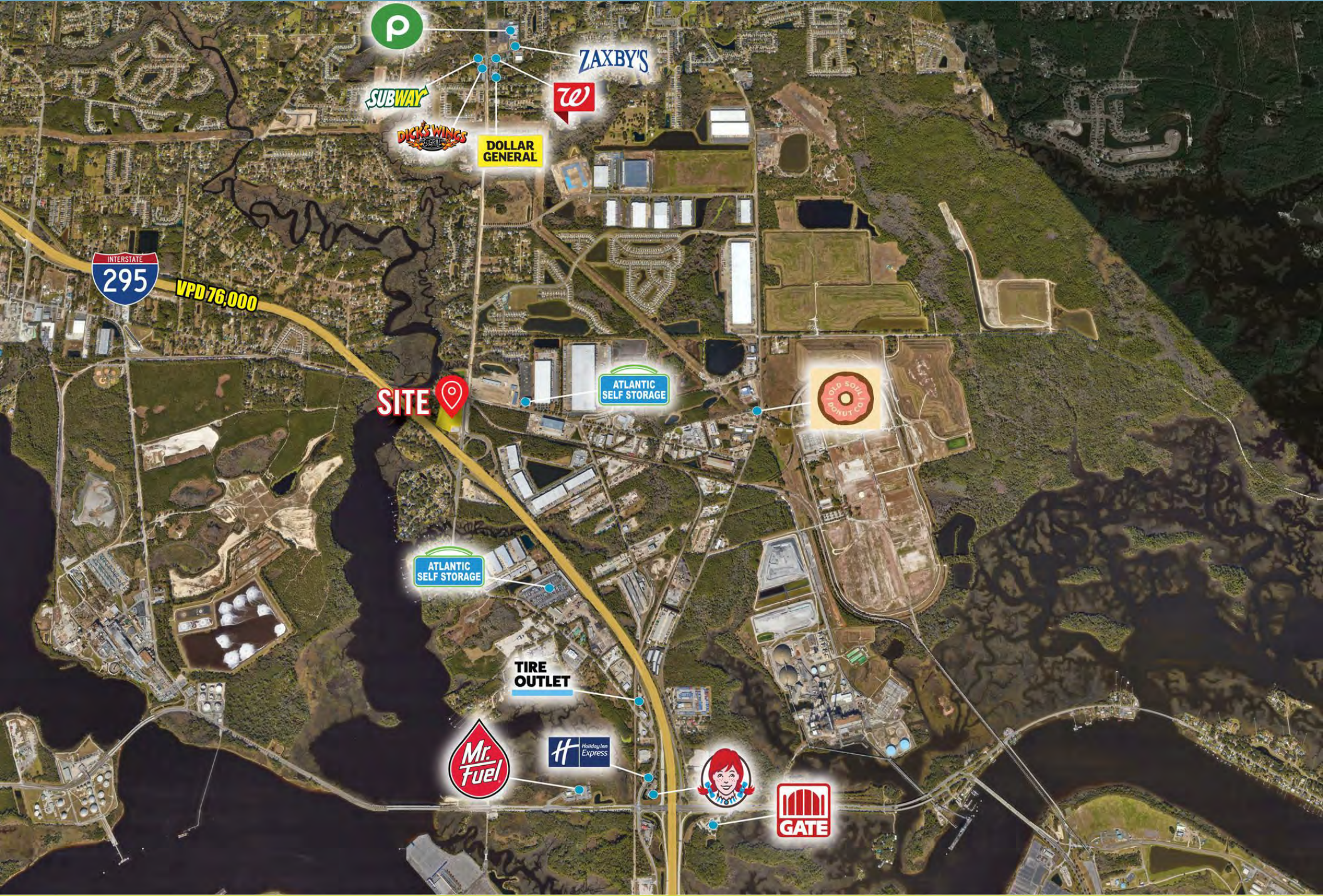
The Jacksonville Harbor Deepening Project was completed through Blount Island in May of 2022 with the goal of deepening the channel to 47-feet, allowing larger boats to access the JAXPORT terminals. The \$420 million project deepened the Jacksonville shipping channel from its previous depth of 40 feet (12.2 meters) to a depth of 47 feet (14.3 meters). The project included construction of a vessel turning basin that now allows larger ships to turn around at Blount Island berths. A deeper harbor is essential to meet the needs of larger cargo ships transiting the Suez and Panama canals as those vessels deliver cargo to JAXPORT terminals. A 47-foot depth for the federal channel positions JAXPORT as the first U.S. East Coast port of call for fully loaded post-Panamax class vessels. Pictured above is ONE STORK, the largest container ship to ever port in Jacksonville. This ship is one of 9 that will travel to JAXPORT on a weekly basis.

JACKSONVILLE AIRPORT CONCOURSE EXPANSION



The Jacksonville Airport will soon be undergoing a \$300,000,000 renovation as it prepares to add an additional concourse. Concourse B will be the newest addition, and it will add 6 new gates and two ground board positions for smaller planes. Along with the new concourse, TSA will be installing machines that can process passengers faster. With this new addition, TSA hopes it will be able to screen up to 250 passenger per hour, an increase from the current 137 passengers per hour. This project is expected to begin end of 2023.

RETAIL OVERVIEW



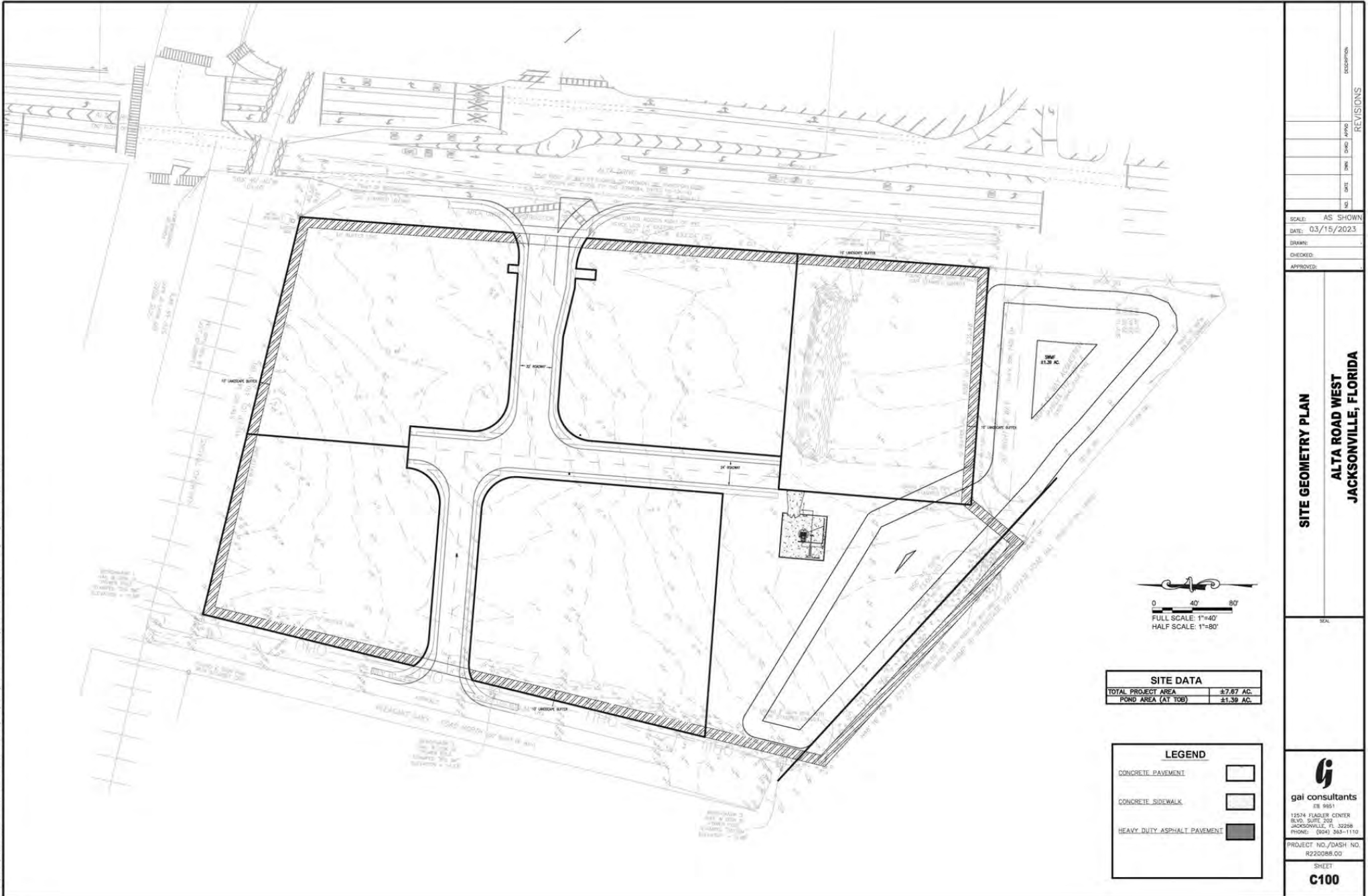
HIGHWAY SIGNAGE (65 FEET)



7-12 Acre **SITE**



SITE PLAN



Z:\2022\2220088.00 - Hess Communities-Altta DVA\CAD\ACAD\Production DWG\CT100 - SITE GEOMETRY.dwg May 01, 2023 - 10:57am

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03/15/2023
 DRAWN:
 CHECKED:
 APPROVED:

**SITE GEOMETRY PLAN
 ALTA ROAD WEST
 JACKSONVILLE, FLORIDA**

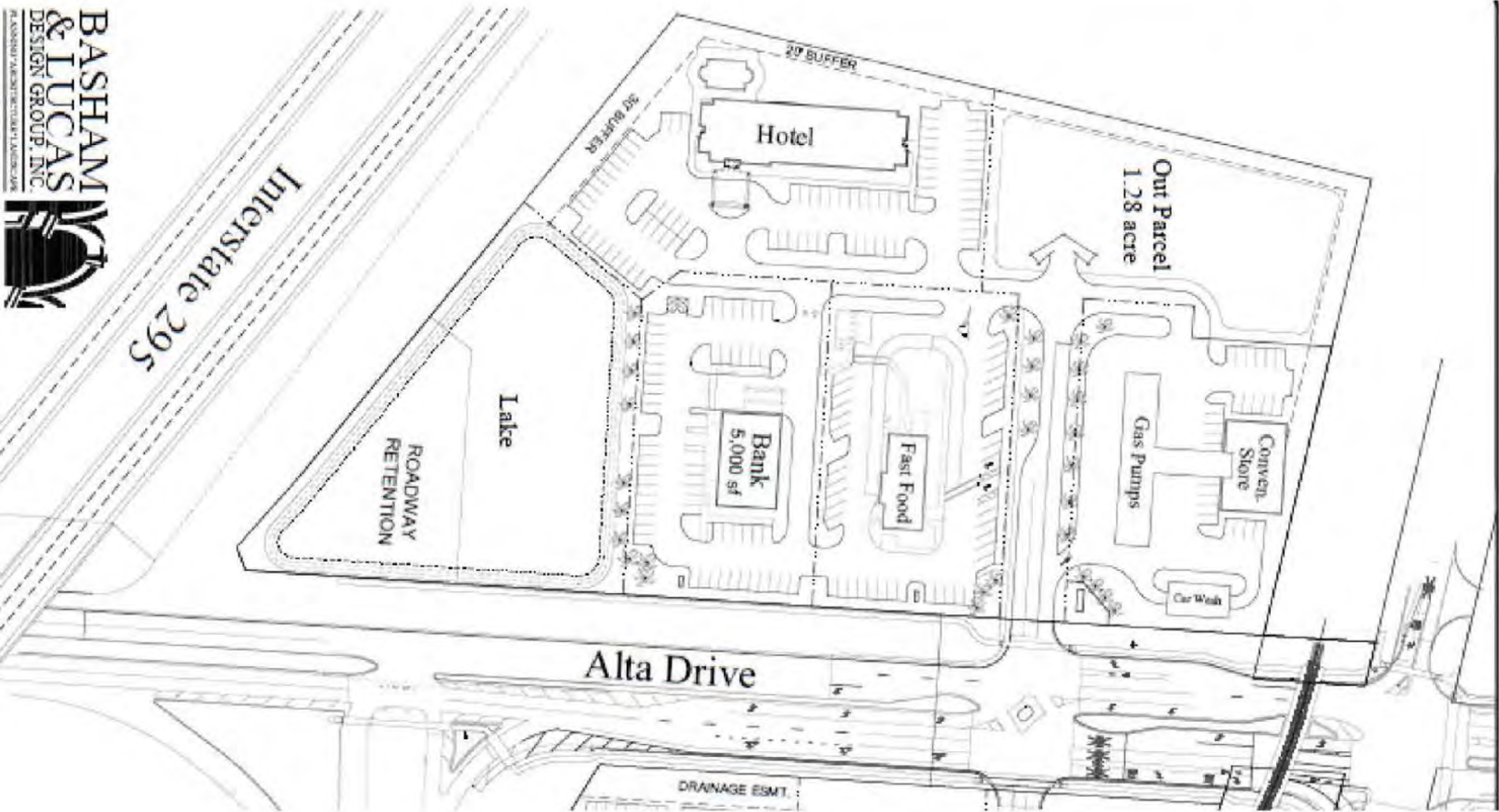
SCALE

SITE DATA	
TOTAL PROJECT AREA	±7.67 AC.
POND AREA (AT 10%)	±1.39 AC.

LEGEND	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY ASPHALT PAVEMENT	

gai consultants
 12574 HAGLER CENTER
 BLVD. SUITE 202
 JACKSONVILLE, FL 32208
 PHONE: (904) 363-1110

PROJECT NO./DASH NO.
 R220088.00
 SHEET
C100



SITE OVERVIEW



SITE OVERVIEW





Franklin Street



COLLABORATION



INTEGRITY



HARD WORK



ACCOUNTABILITY

CONFIDENTIALITY AGREEMENT

0 ALTA DR

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

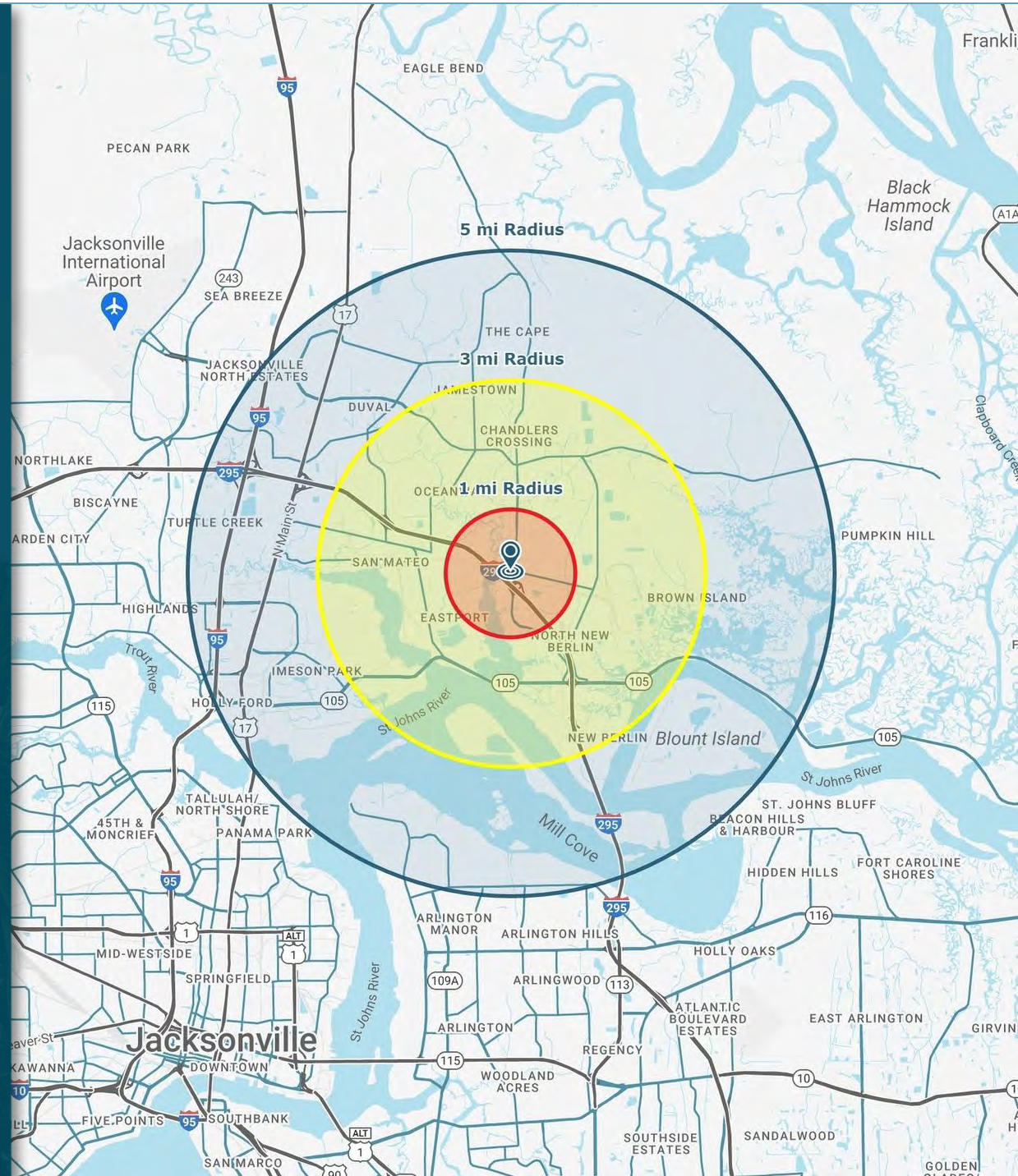
ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	1,737	14,805	58,242
2028 Projected Population	1,801	15,536	60,804
# of Households	726	5,493	22,258
Average Household Income	\$99,392	\$101,952	\$95,271
Workplace Employees	2,458	8,240	30,801
Median Age	43	36.4	35.9

* Demographic data derived from 2020 ACS - US Census





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CONTACT A TEAM MEMBER FOR MORE INFORMATION

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