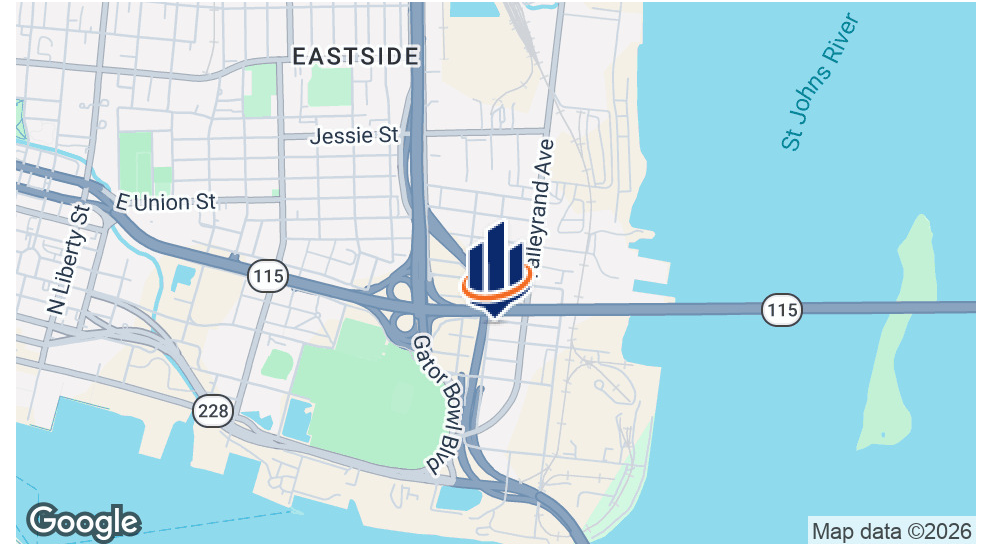


# FOR SALE OR LEASE WAREHOUSE ADJACENT TO SPORTS COMPLEX

503 PARKER STREET  
JACKSONVILLE, FL 32202

Joseph D. "Chip" Sistare III  
904.421.8546  
csistare@svn.com

# 503 Parker Street Summary



## OFFERING SUMMARY

Sale Price	\$2,400,000
Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	19,518 SF
Building Size:	19,518 SF
Land Size:	0.80 Acres - 3 parcels
Zoning:	CCBD-Commercial Central Business District
Opportunity Zone:	Yes
Downtown Overlay Zone	Yes

## PROPERTY DESCRIPTION

This versatile building is ideal for industrial, warehouse, or distribution usage and is zoned CCBD and included in the Downtown Overlay District. The property's strategic location offers convenient access to major transportation routes, making it a desirable asset for logistics and distribution-focused investors. Occupiers will find the location a particularly convenient to all areas of town.

## PROPERTY HIGHLIGHTS

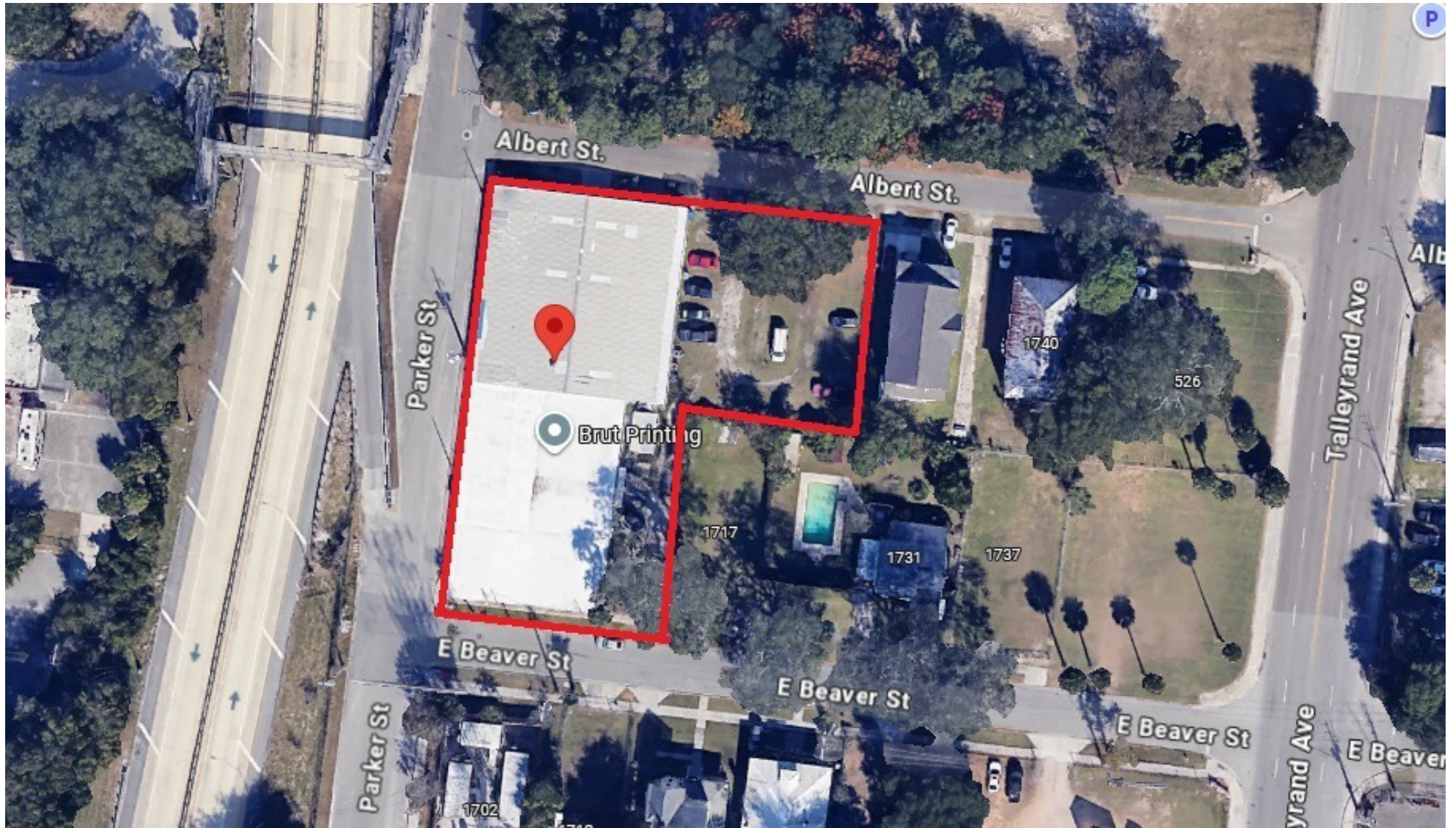
- Spacious 19,518 SF building
- Constructed in 1986
- Zoned CCBD - part of DIA's Downtown Overlay District
- Opportunity Zone for redevelopment
- Ideal for industrial, warehouse, or distribution use
- Steps away from Jacksonville Sports District



# Photos



# Aerial

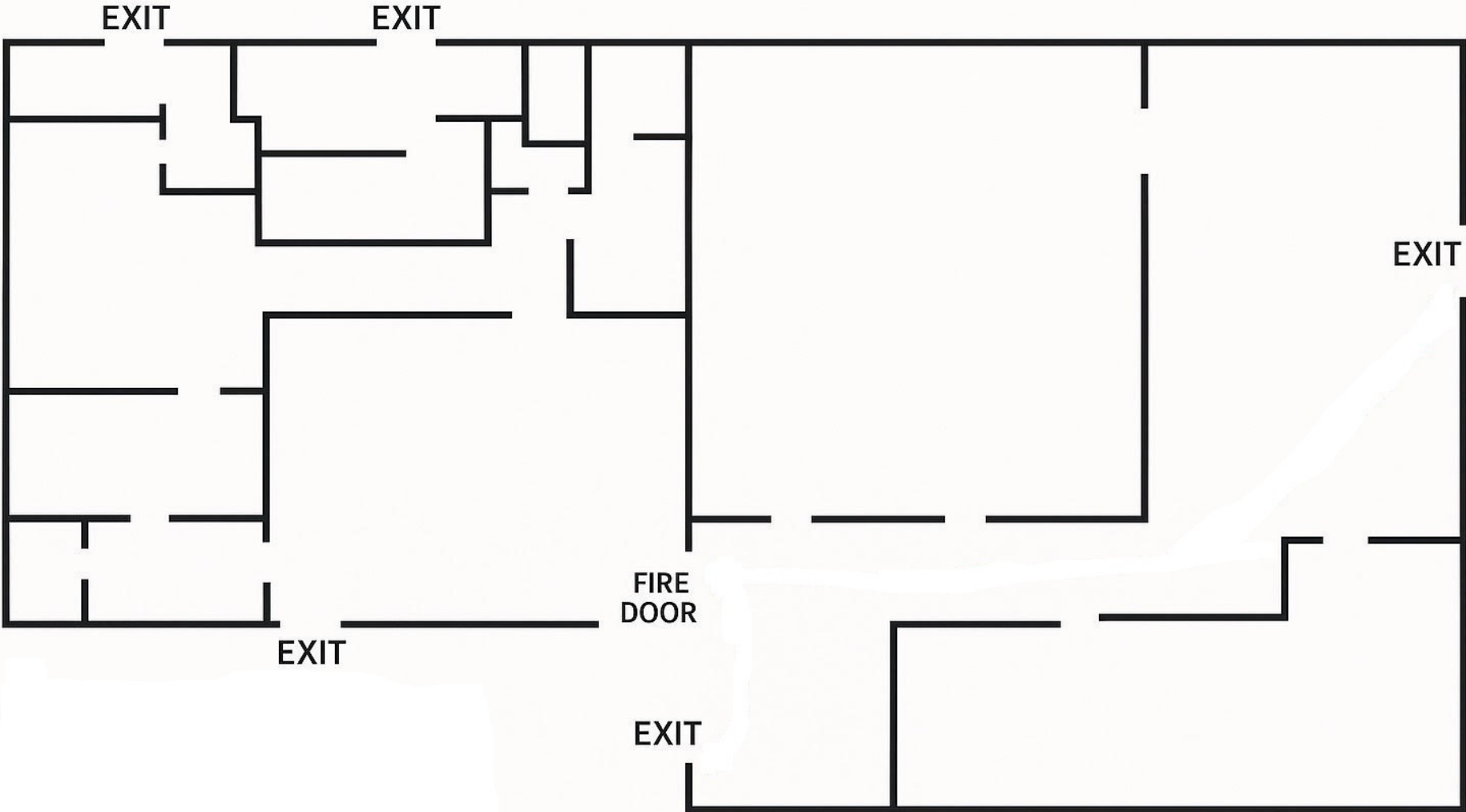


503 PARKER ST JACKSONVILLE, FL 32202

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# Floor Plan



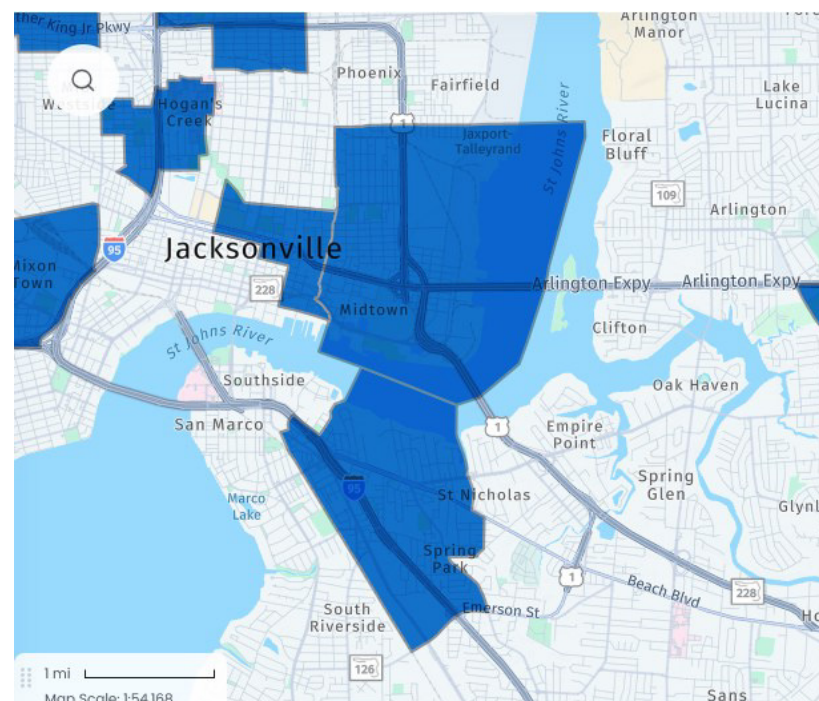
# Opportunity Zone Information

## Census Tract 174, Jacksonville , Florida

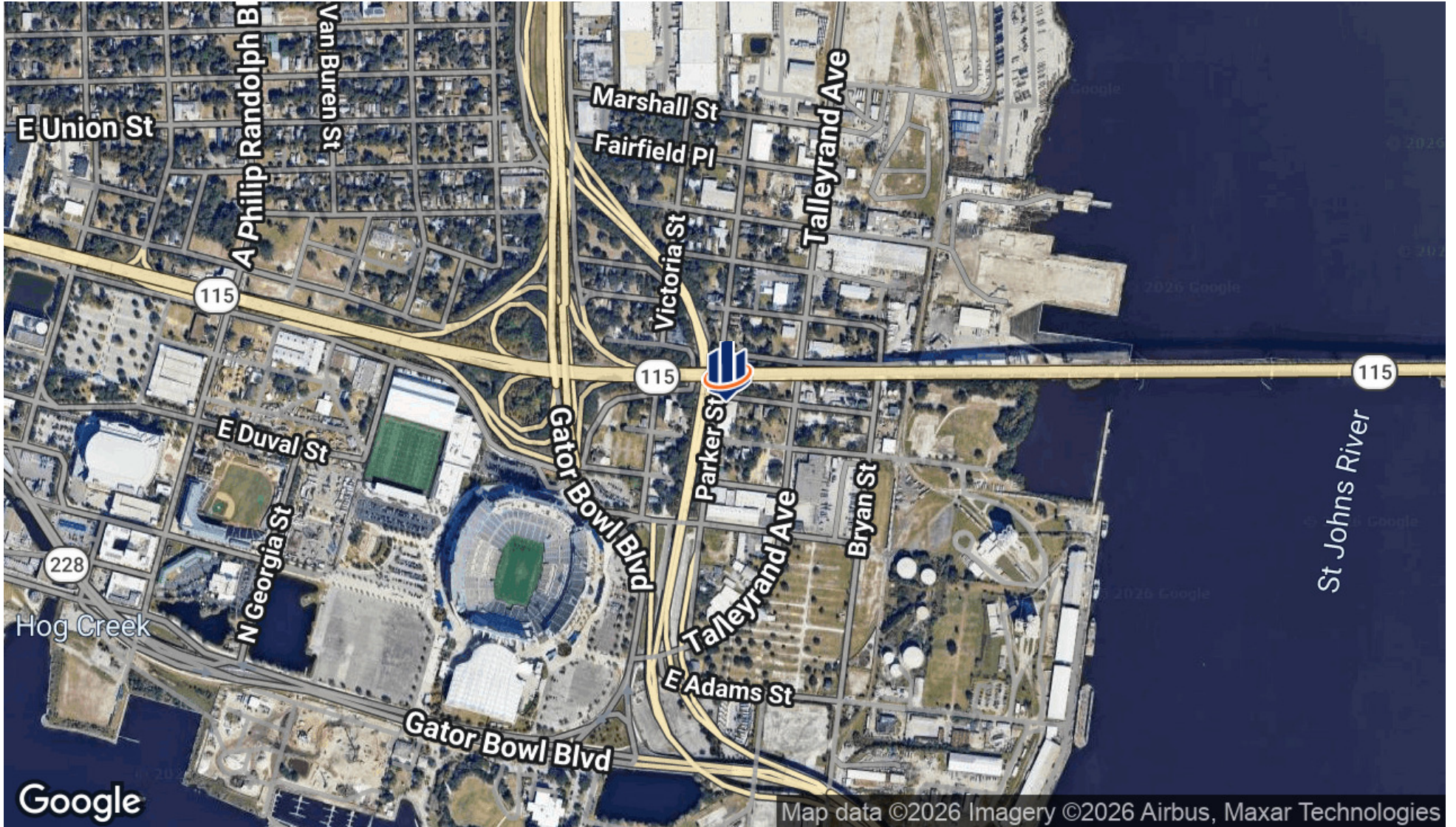
Census Tract 174 is a Low-Income Community Opportunity zone located in Jacksonville, FL. This 2.1 square mile census tract has a population of approximately 2,600 and is one of 21 Opportunity Zones in Duval County.

Investors can defer or reduce capital gains taxes by investing eligible capital gains into a **Qualified Opportunity Fund (QOF)**, an investment vehicle (corporation or partnership) that must hold at least 90% of its assets in Opportunity Zone property.

- **Tax Deferral:** Investors can temporarily defer tax on eligible capital gains that are reinvested into a QOF within 180 days. The deferred gain must be recognized on the earlier of the date the QOF investment is sold or December 31, 2026.
- **Partial Basis Step-Up (Expired for new investors):** Investors who held their QOF investment for at least five years received a 10% step-up in basis, and an additional 5% (for a total of 15%) if held for seven years, on the original deferred gain. Since the tax is due in December 2026, the deadline to achieve these holding periods has passed for new investments.
- **Permanent Exclusion on Future Gains:** If an investor holds the QOF investment for at least 10 years, they can elect to adjust the basis of their investment to its fair market value on the date of sale, effectively eliminating federal capital gains tax on any appreciation of the QOF investment itself.



# Location Map



# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,305	75,906	235,747
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,166	32,323	97,936
# of Persons per HH	2.8	2.3	2.4
Average HH Income	\$40,475	\$63,719	\$69,071
Average House Value	\$203,521	\$290,918	\$291,913

Demographics data derived from AlphaMap