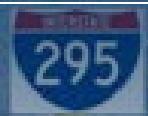


Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land

3901 Dunn Ave, Jacksonville, FL 32218



**SUBJECT
5 ACRES**



NON-ENDORSEMENT & DISCLAIMER NOTICE

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Activity ID #ZAF0470095

Broker of Record

Ryan Nee

Florida Broker of Record

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p:(954) 245-3400

Ryan.Nee@marcusmillichap.com

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA

marcusmillichap.com





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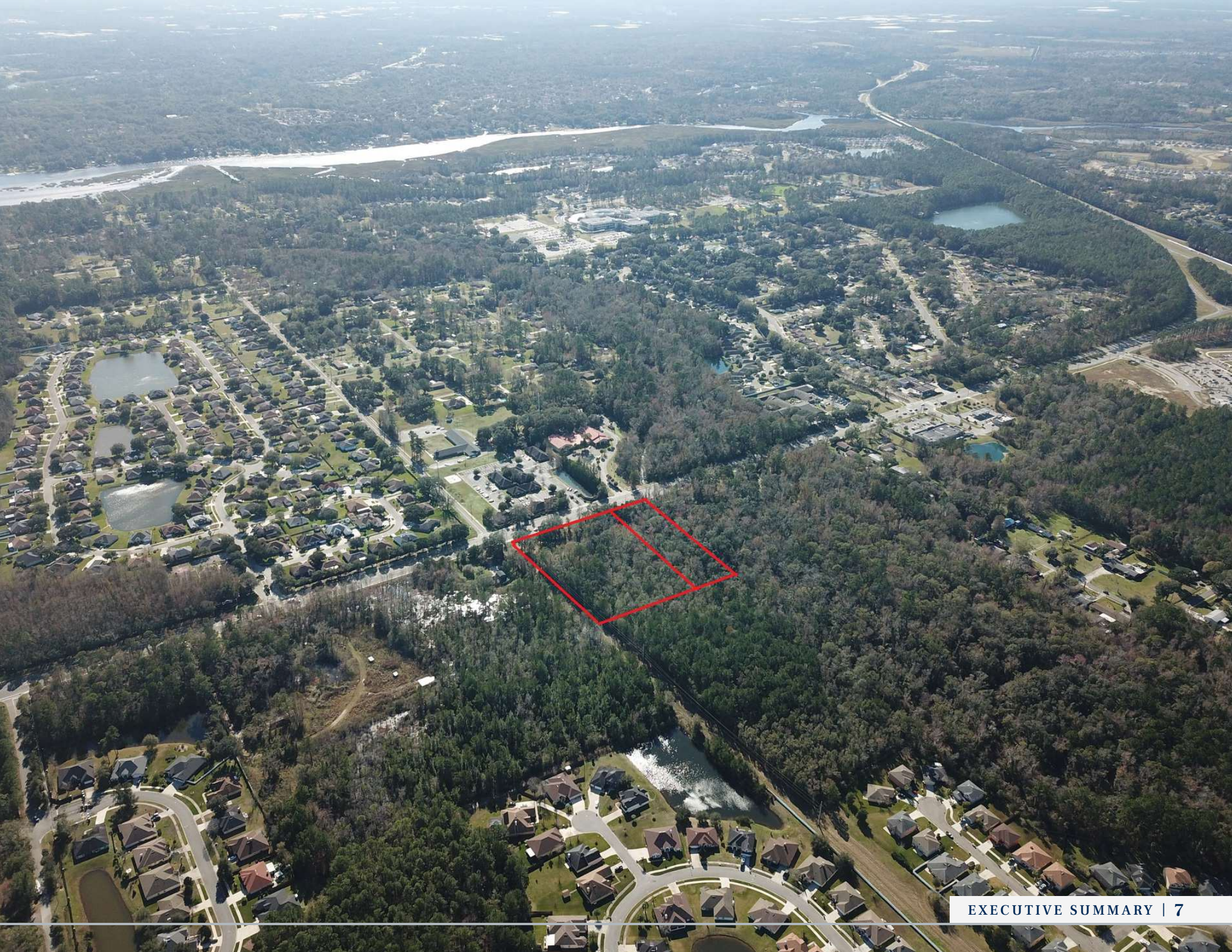
SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$695,000



Lot Size
5 AC



Allowable Buildable AC
3

FINANCIAL

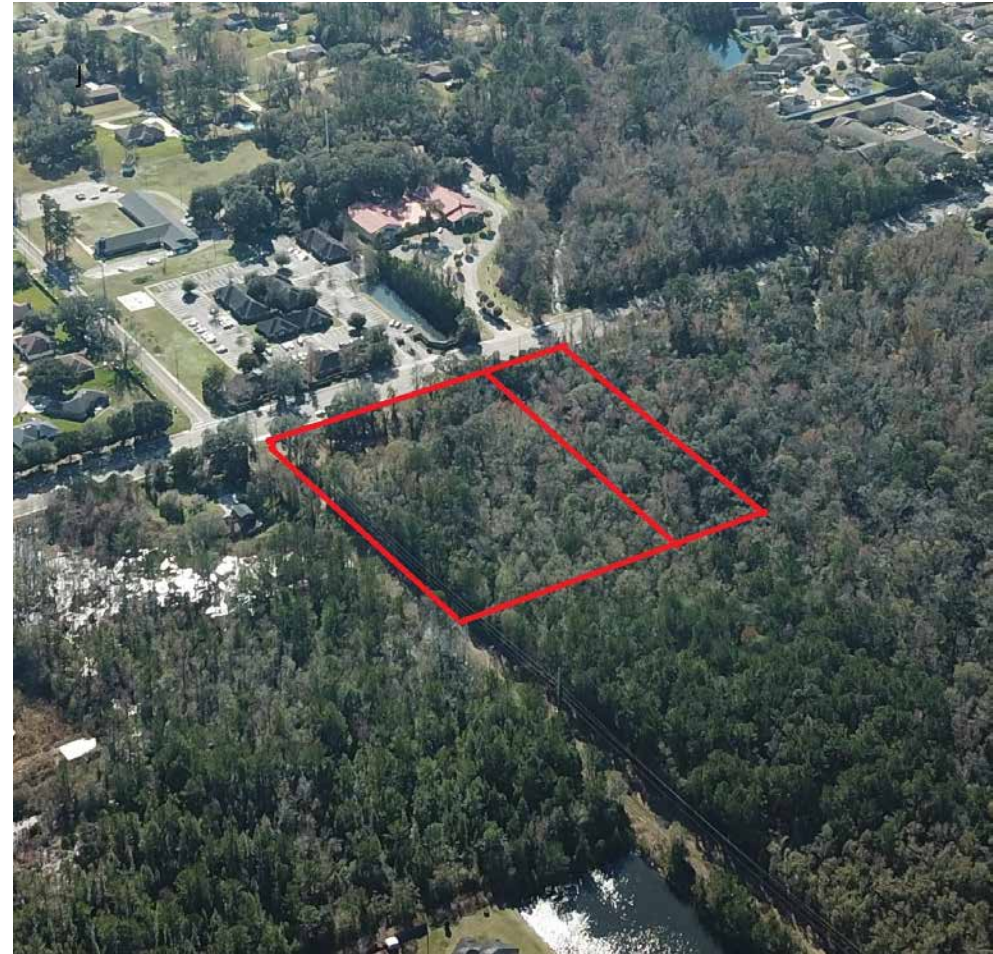
Listing Price	\$695,000
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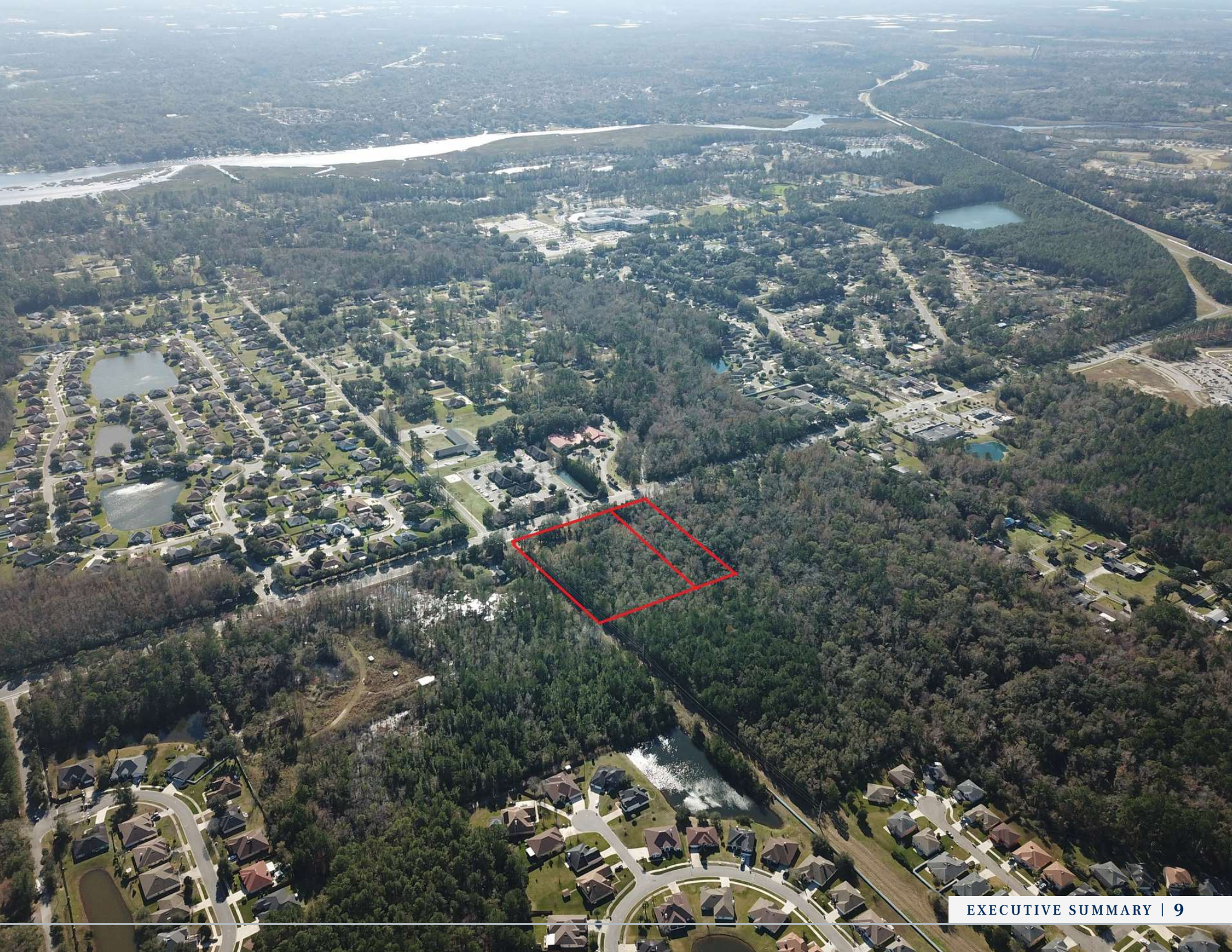
Price/Acre	\$139,000
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OPERATIONAL

Development Type	Land
------------------	------

Lot Size	5 Acres
----------	---------





DUNN AVE | 5 ACRES | JACKSONVILLE MSA | ENTITLED MIXED USE LAND

3901 Dunn Ave, Jacksonville, FL 32218

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present 3901 Dunn Ave, Jacksonville, FL presents a strategic 5-acre entitled land parcel positioned between Interstates 295 and 95, providing two ingress and egress. This high-visibility site is proximate to national anchor tenants such as Walmart, Home Depot, and Publix, and is within a fifteen minute drive to the robust retail hub, River City Marketplace. The vicinity encompasses key healthcare facilities, including UF Health North and Baptist North Medical Campus. The site is within the catchment area of schools like Biscayne Elementary, Highlands Middle School, and First Coast High School, and is near Florida State College at Jacksonville. Additionally, the property benefits from proximity to recreational amenities such as Trout River Park and Jacksonville Zoo and Gardens, as well as an array of dining and entertainment venues. This parcel offers significant potential for mixed-use, retail, office, or hospitality development within a burgeoning market and comes permit ready, detailed site plans have been positioned within the offering.

INVESTMENT HIGHLIGHTS

Positioned between I-295 and I-95, providing easy access to major transportation routes and a high volume of daily traffic.

Minutes away from Jacksonville International Airport | River City Marketplace .

Five Acres of Entitled Land | Three Acres Usable

Median Household Income is \$64,138

Presence of Major National Retailers Within a 5 Mile Radius | Walmart, Home Depot, Lowe's, and Publix

Mixed Use Approved

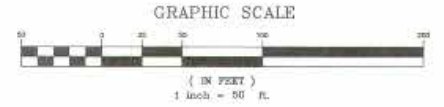
Survey With Delineated Wetlands Line

MAP TO SHOW SPECIFIC PURPOSE SURVEY OF
**A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4,
 TOWNSHIP 1 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.**

(SAME BEING LANDS DESCRIBED AS PARCEL 1 AND PARCEL 2 IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 12742, PAGES 898 AND 899).

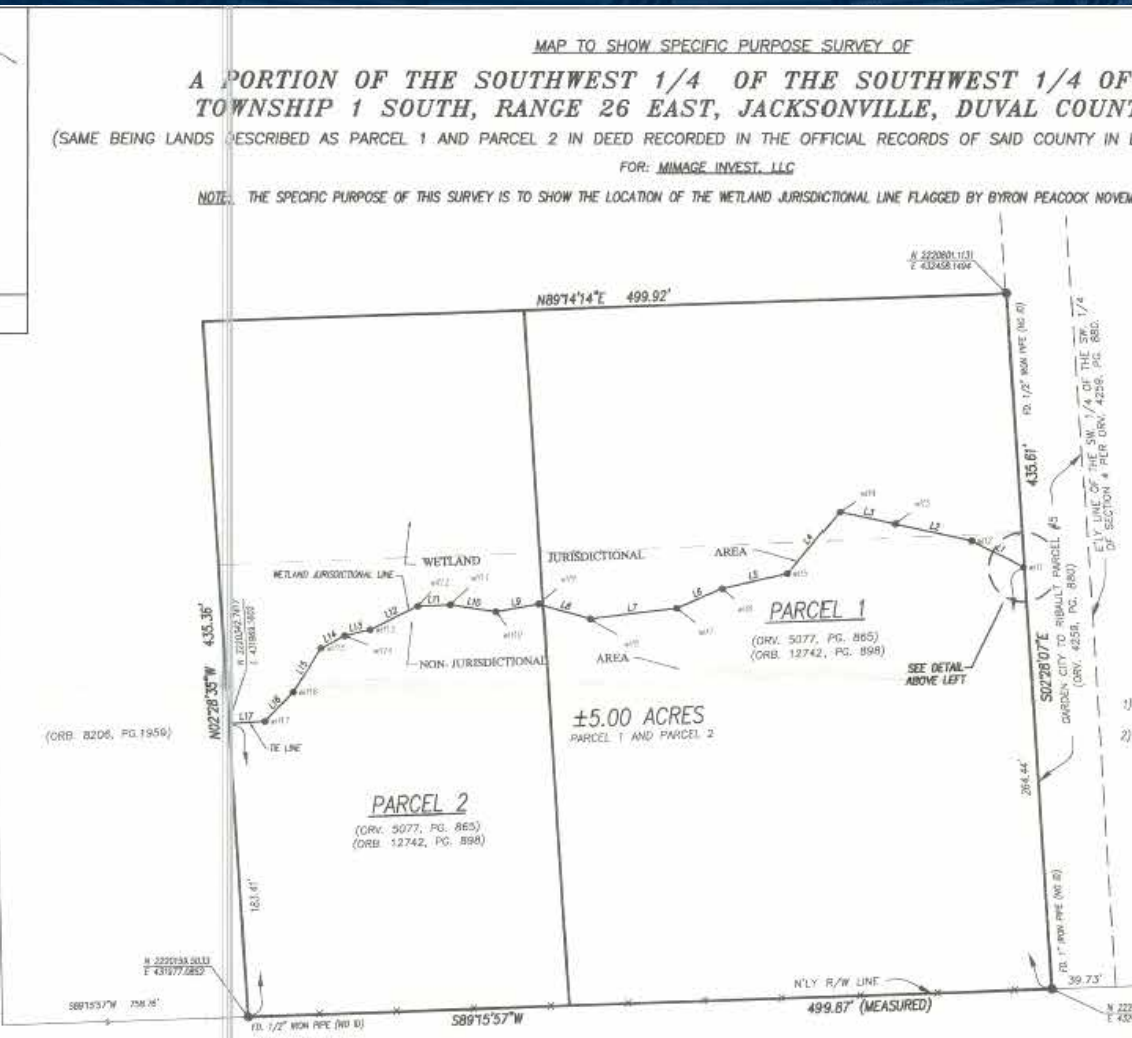
FOR: MIMAGE INVEST, LLC

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF THE WETLAND JURISDICTIONAL LINE FLAGGED BY BYRON PEACOCK NOVEMBER, 2015



LINE TABLE						
LINE	NORTHING	EASTING	BEARING	DISTANCE	NORTHING	EASTING
L1	2226430.0759	432464.0270	N89°14'18" W	38.21'	2226447.4889	432433.0847
L2	2226447.4889	432433.0847	N76°21'57" W	48.86'	2226459.0193	432365.7064
L3	2226459.0193	432365.7064	N76°38'49" W	35.16'	2226487.1402	432351.4944
L4	2226487.1402	432351.4944	S40°51'51" W	48.78'	2226436.5038	432334.9483
L5	2226436.5038	432334.9483	S79°24'49" W	41.58'	2226411.1515	432278.2114
L6	2226411.1515	432278.2114	S67°26'34" W	31.05'	2226408.4788	432248.4605
L7	2226408.4788	432248.4605	S84°14'20" W	54.41'	2226403.8623	432195.3773
L8	2226403.8623	432195.3773	N72°30'18" W	33.54'	2226403.8623	432163.5745
L9	2226403.8623	432163.5745	S86°16'28" W	27.01'	2226408.6201	432138.9177
L10	2226408.6201	432138.9177	N85°03'11" W	28.80'	2226414.6129	432108.4640
L11	2226414.6129	432108.4640	S88°40'36" W	29.21'	2226414.1481	432086.2613
L12	2226414.1481	432086.2613	S64°48'03" W	33.09'	2226400.0564	432058.3520
L13	2226400.0564	432058.3520	S77°49'24" W	18.52'	2226386.5722	432042.2030
L14	2226386.5722	432042.2030	S82°17'49" W	16.57'	2226388.1263	432027.4027
L15	2226388.1263	432027.4027	S32°42'38" W	32.82'	2226381.6365	432008.7421
L16	2226381.6365	432008.7421	S40°12'41" W	26.88'	2226343.7157	431991.8352
L17	2226343.7157	431991.8352	S87°11'24" W	22.50'	2226342.7417	431988.1602

NOTES:
 1) BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE TRANSVERSE MERCATOR SYSTEM FOR THE EAST ZONE OF FLORIDA AND WERE ESTABLISHED BY GPS METHODOLOGY.
 2) SEE BOUNDARY SURVEY OF SUBJECT PROPERTY BY THIS FIRM DATED: 9/12/07, DRAWING No. A-07-017.



DUNN (100' R/W PER ORB. 12742, PG. 898) AVENUE

REVISIONS:

LEGEND:
 C=CURVATURE
 PT=POINT OF INTERSECTION
 P=POINT OF INTERSECTION
 C=CHORD
 L=LENGTH
 S=SECTION
 R=ROUND
 CM=CONCRETE MONUMENT
 SM=STANDARD METRIC MONUMENT
 A=APPROXIMATE

D=DEGREE
 R=RIGHT-OF-WAY
 PB=PLAT BOOK
 MB=MAP BOOK
 OB=OFFICIAL RECORDS
 VOLUME
 ORB=OFFICIAL RECORDS
 BOOK
 PAGE
 E=CENTERLINE
 NTS=NOT TO SCALE
 END=END
 TR=TRANSVERSE
 ORB=OFFICIAL RECORDS
 POSITIONING SYSTEM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

SURVEY DATE: 11/30/15

DRAWN BY: JLP
 CHECKED BY: PWP

FB. 1253, PGS. 09

Paul P. Privett, Jr.
 12-3-15
 PARK D. PRIVETT, JR.
 REGISTERED SURVEYOR NO. 2218 GA.
 REGISTERED SURVEYOR & MAPPER NO. 2841 FL.

PRIVETT & ASSOCIATES, INC.
 SURVEYORS & LAND PLANNERS

LICENSED BUSINESS
 FROM NO. 186, GA. No. 4204, FL.
 1201 SHADCLAW DRIVE 2732 TOWNSEND BOULEVARD
 ST. MARYS, GEORGIA 31558 JACKSONVILLE, FLORIDA 32211
 (912) 882-3738 (904) 743-7858

SHEET 1 OF 1 DWG. NO. A-07-017(A)

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

RETAILER MAP

Marcus & Millichap

Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land // PROPERTY DETAILS

PROPERTY SUMMARY

Assessors Parcel Number	019994-0000, 109988 0000
Opportunity Zone	No

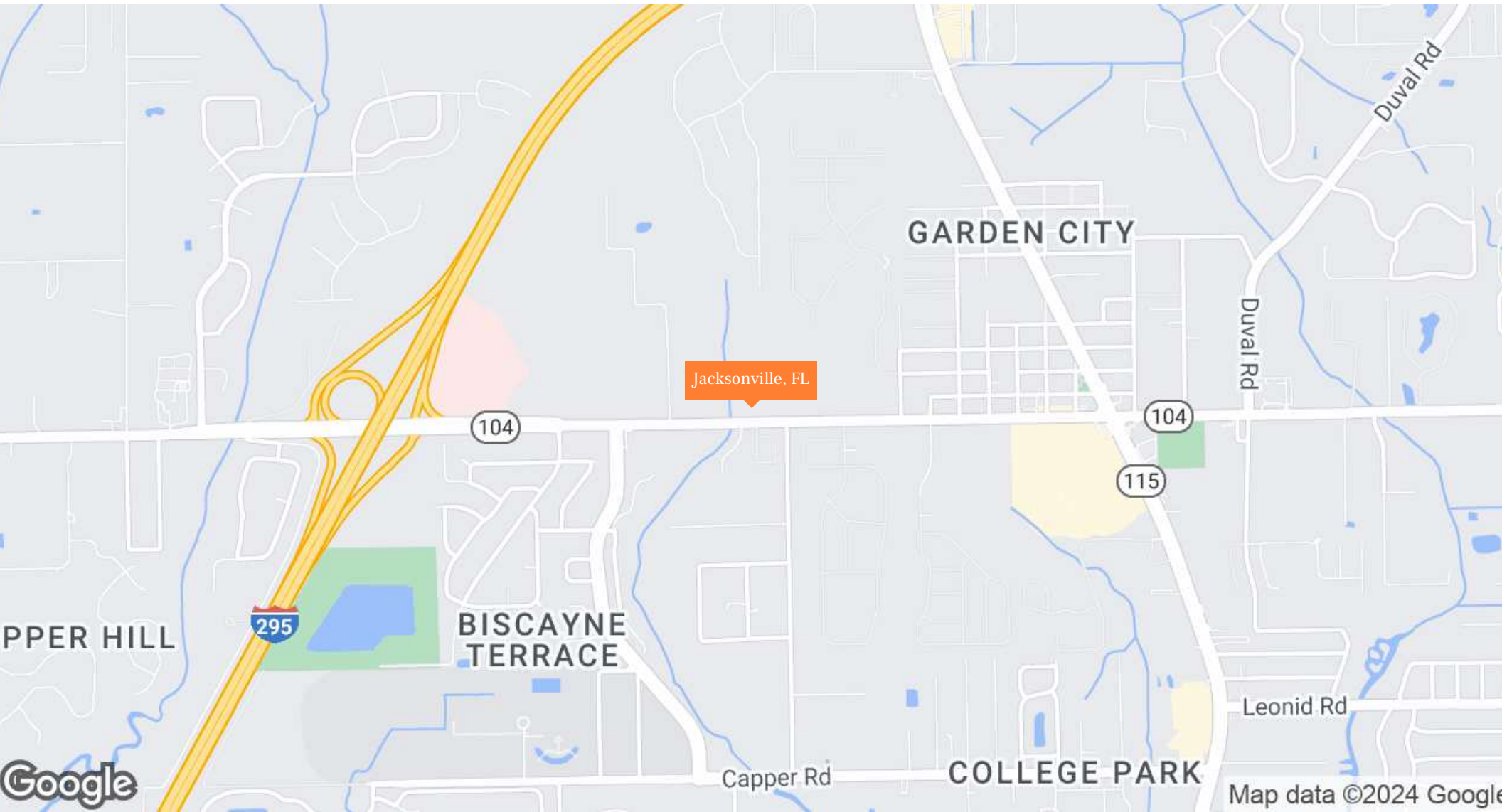
SITE DESCRIPTION

Lot Size SF	5
Price/SF	\$139,000
Lot Size Acres	0.0
Price/Acres	-
Type of Ownership	Fee Simple

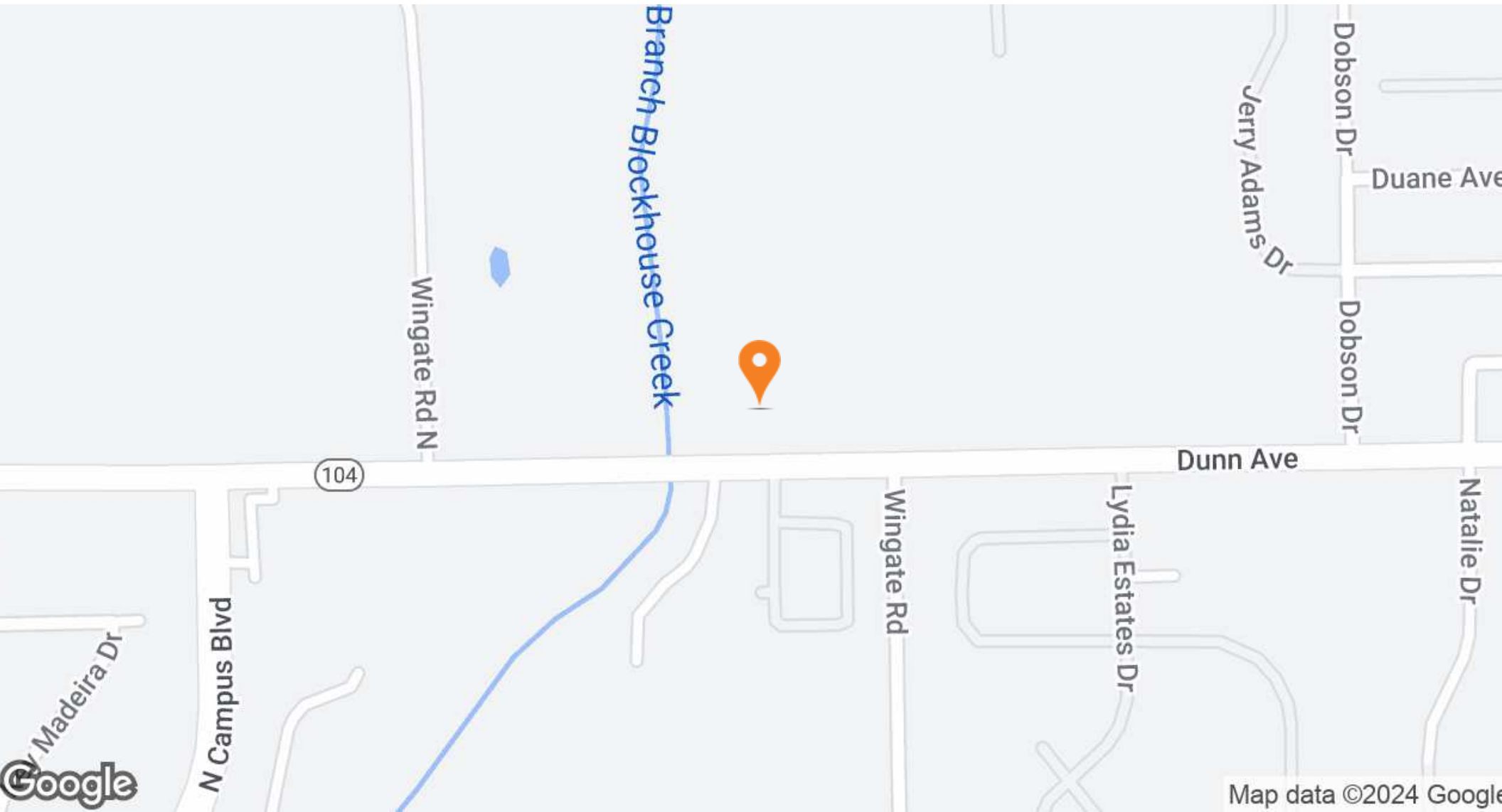
PUBLIC UTILITIES

Sanitary Sewer	City
Storm Sewer	City
Trash	City

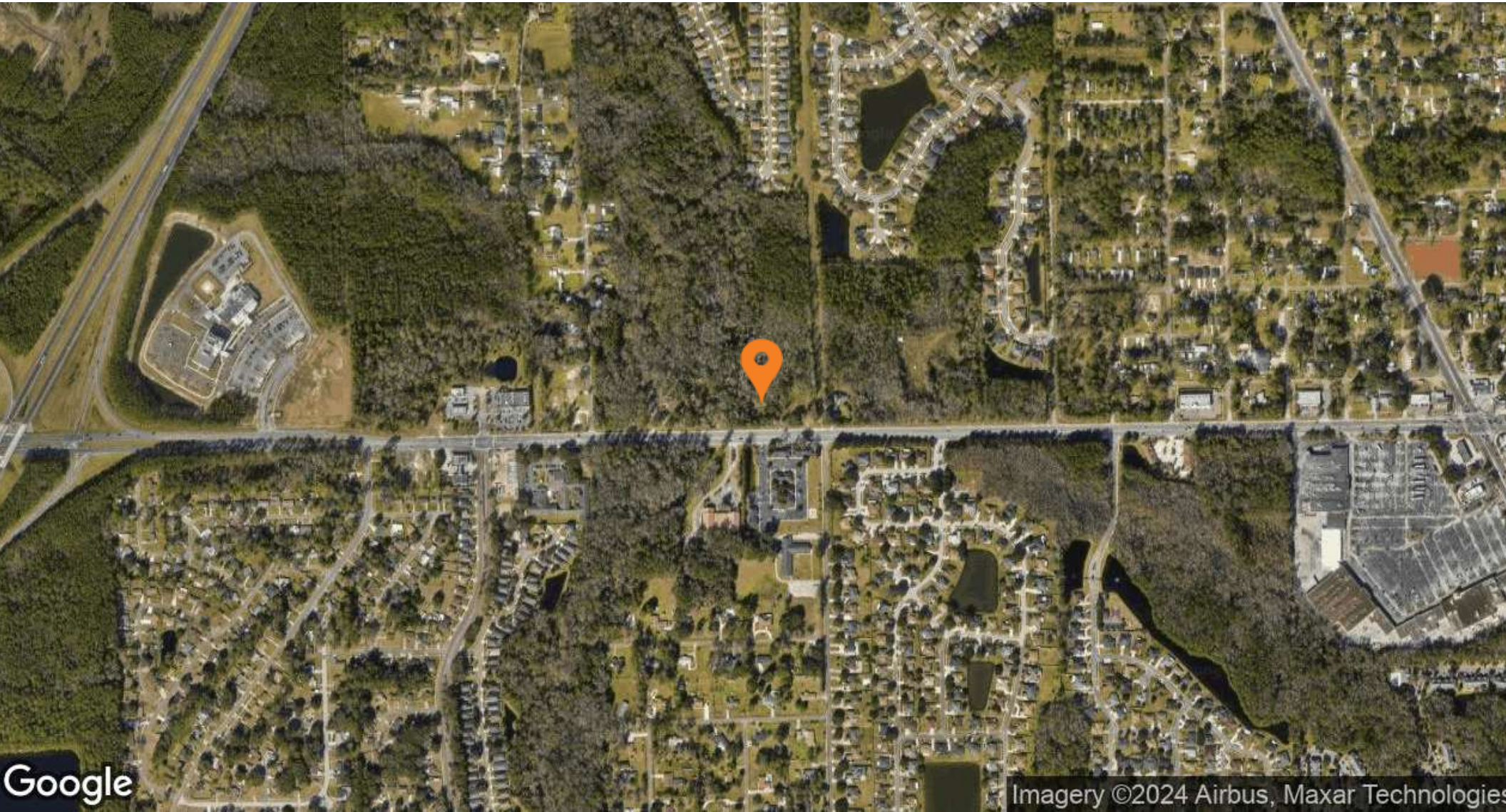
REGIONAL MAP // **Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land**



Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land // LOCAL MAP

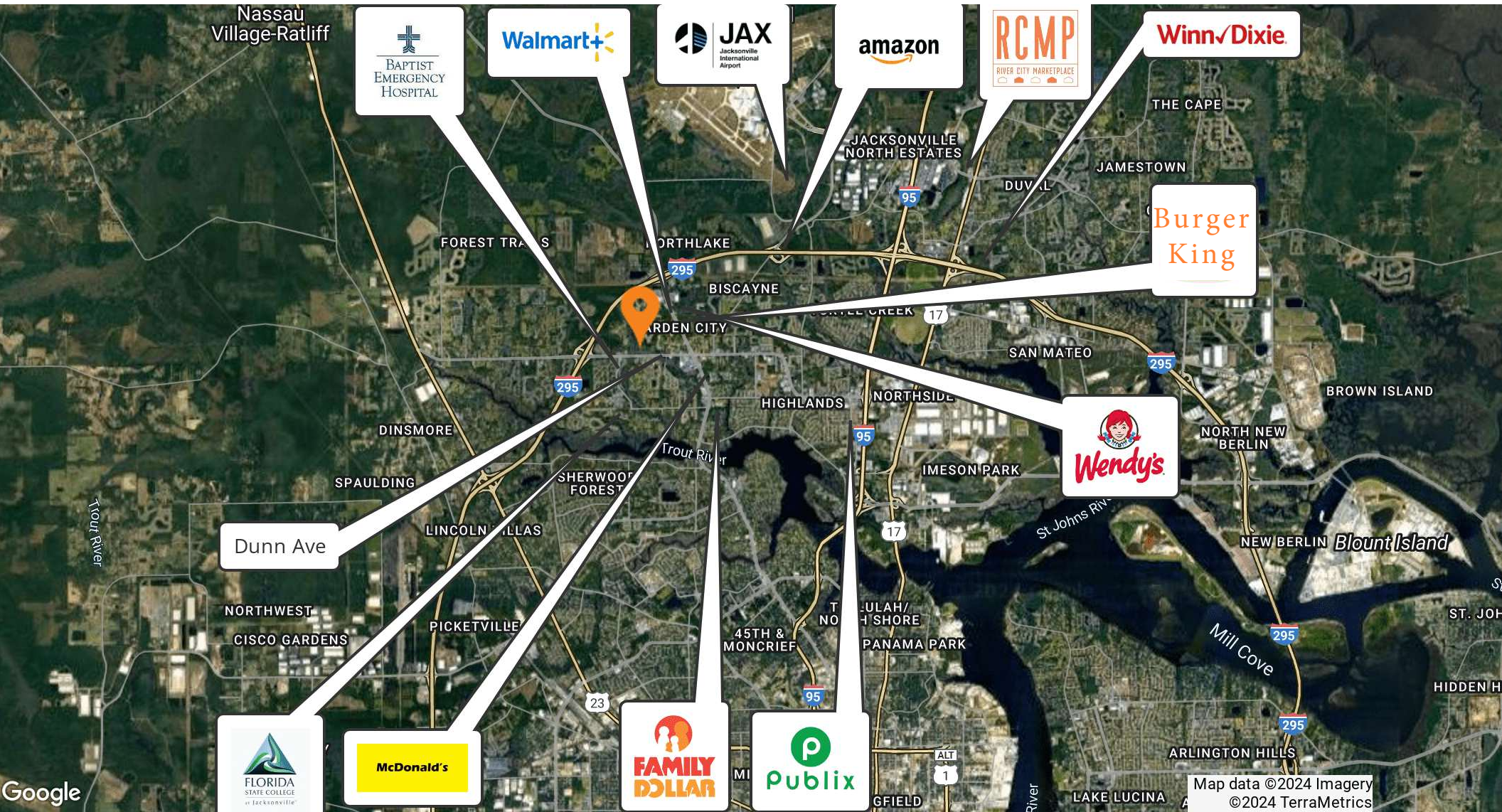


AERIAL MAP // **Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land**



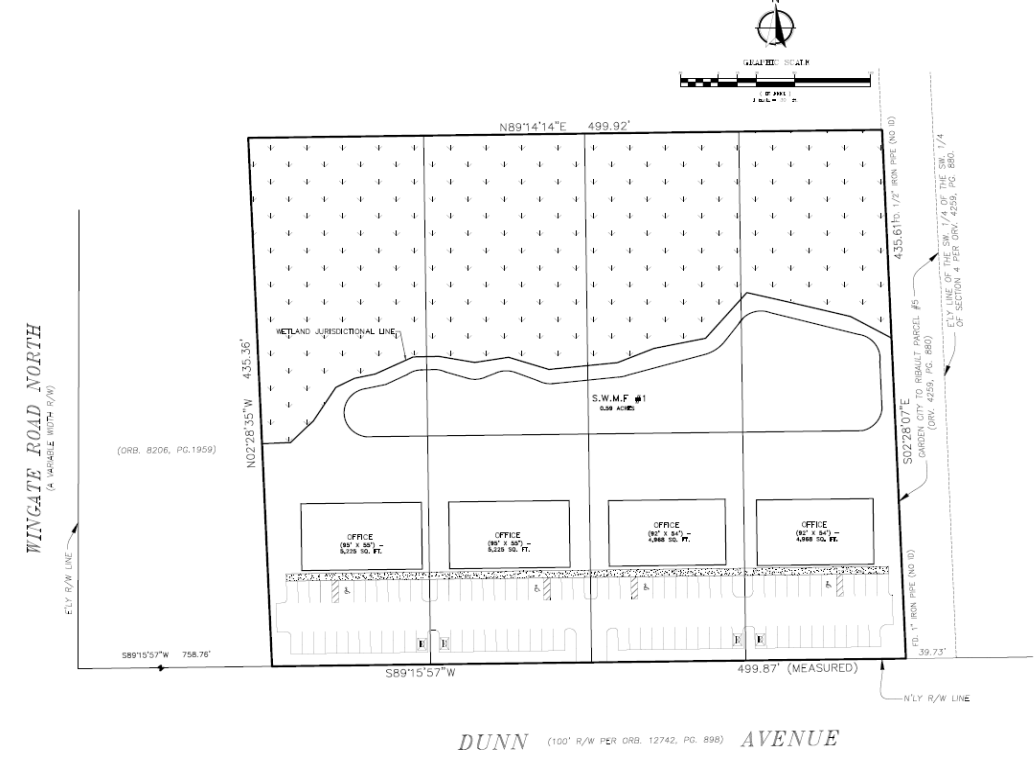
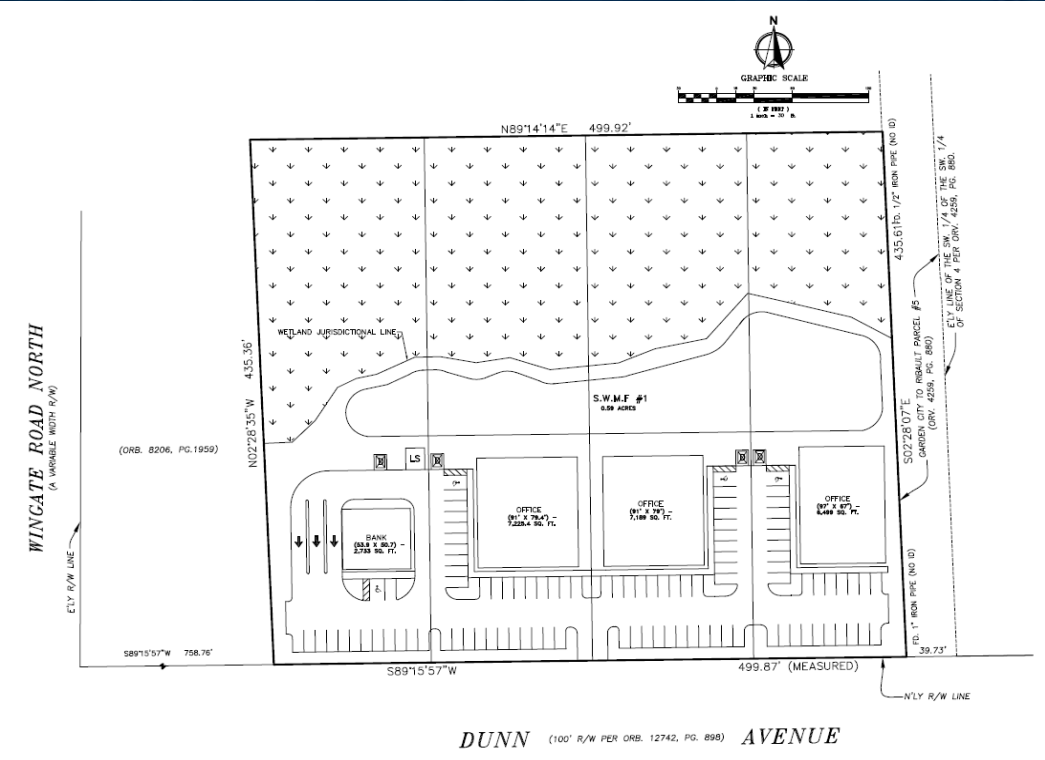
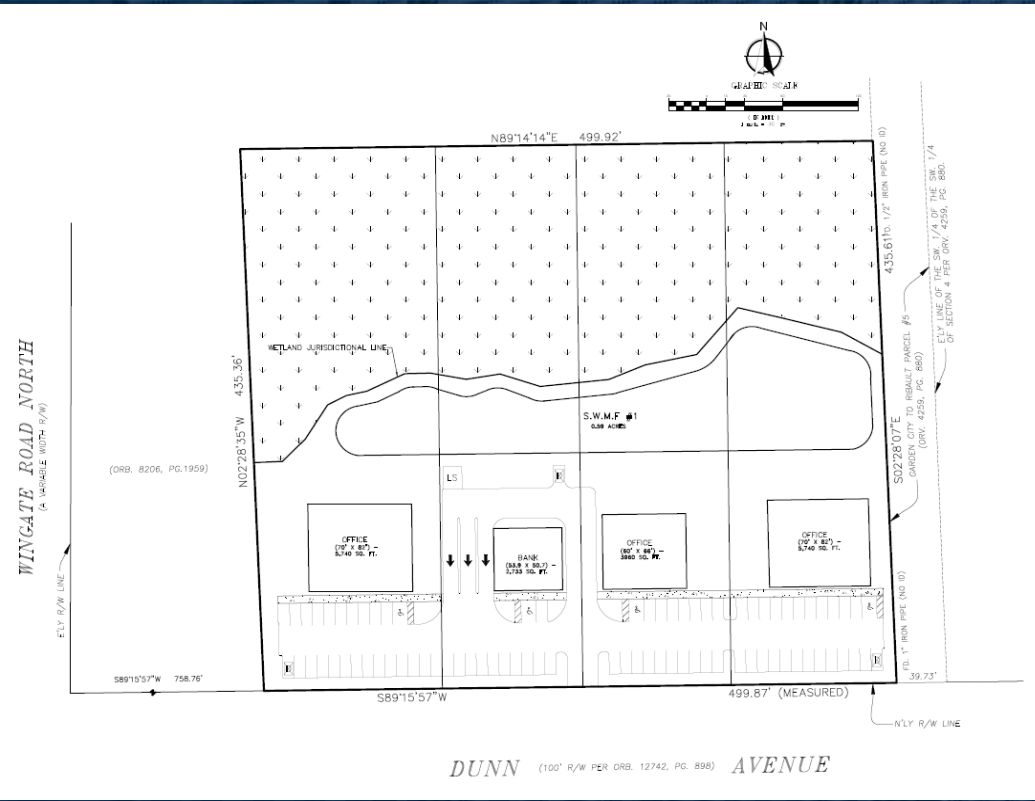
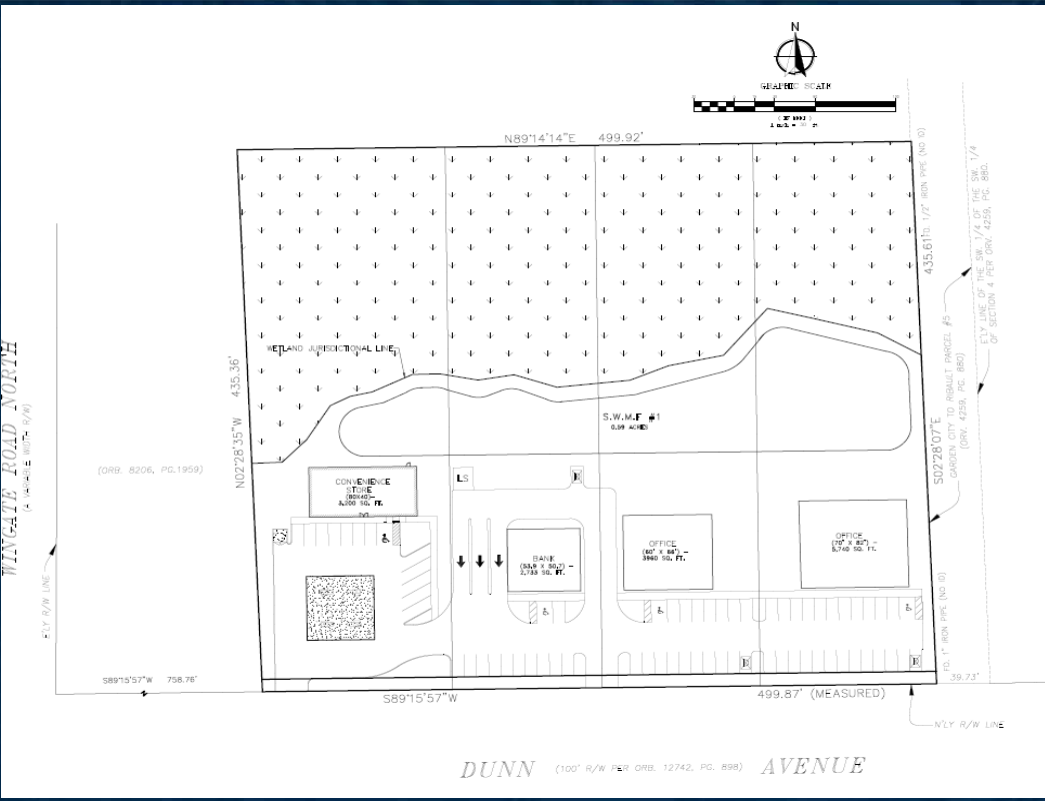


RETAILER MAP // **Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land**





PROPOSED SITE PLANS



SECTION 3

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

SALE COMPS

Marcus & Millichap

SALE COMPS MAP



Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land



2463 W 30th St



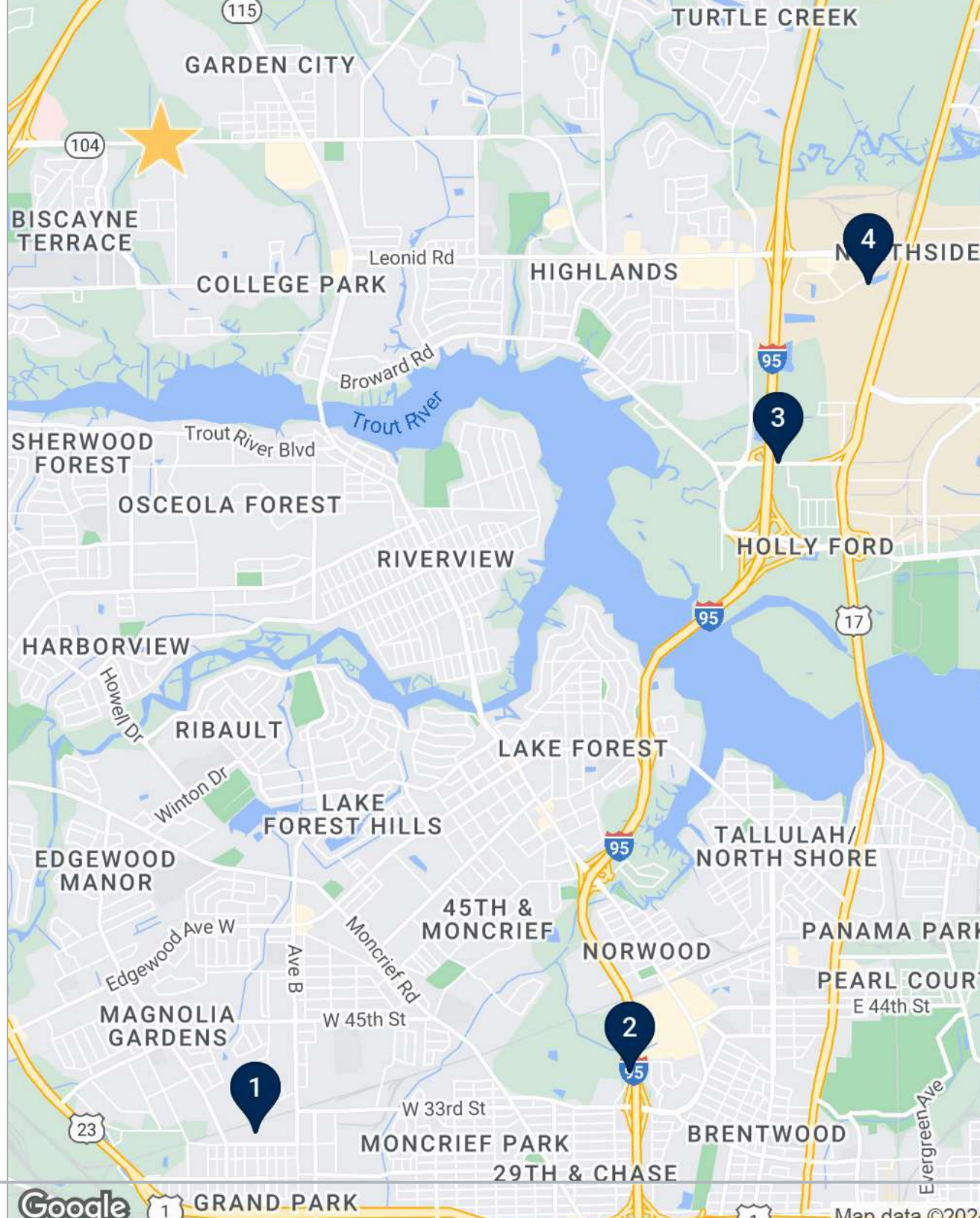
0 Walgreens Rd







Clark Rd



290 Dundas Dr



Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
	Dunn Ave 5 Acres Jacksonville MSA Entitled Mixed Use Land 3901 Dunn Ave Jacksonville, FL 32218	\$695,000	0.0 AC	\$6,054,840,000	-	-	-	On Market
	SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
	2463 W 30th St Jacksonville, FL 32209	\$1,190,000	4.55 AC	\$261,538	-	-	-	03/08/2024
	0 Walgreens rd Jacksonville, FL 32209	\$525,000	2.34 AC	\$224,358	-	-	-	12/04/2024
	Clark Rd Jacksonville, FL 32218	\$1,260,000	6.0 AC	\$210,000	-	-	-	07/15/2022
	290 Dundas Dr Jacksonville, FL 32218	\$220,000	1.01 AC	\$217,821	-	-	-	08/01/2022
	AVERAGES	\$798,750	3.48 AC	\$228,429	-	-	-	-

SALE COMPS // **Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land**



★ **Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land**
 3901 Dunn Ave, Jacksonville, FL 32218

Listing Price:	\$695,000	Down Payment:	100% / \$695,000
Floor Area Ratio (FAR):	-	Density:	-
COE:	On Market	Number Of Lots:	2
Lot Dimensions:	-	Price/Lot:	-
Entitled:	Yes	Lot Size:	5.0 Acres
Permit Ready:	Yes	Price/Acre:	\$139,000
Zoning:	PUD -Commercial		



1 **2463 W 30th St**
 Jacksonville, FL 32209

Sale Price:	\$1,190,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	03/08/2024	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	4.55 Acres
Permit Ready:	No	Price/Acre:	\$261,538
Days On Market:	129		
Zoning:	-		

Original Listing Price \$1,365,000

Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land // SALE COMPS



2 0 Walgreens Rd
Jacksonville, FL 32209

Sale Price:	\$525,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	12/04/2024	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	2.34 Acres
Permit Ready:	No	Price/Acre:	\$224,358
Days On Market:	273		
Zoning:	IL		



3 Clark Rd
Jacksonville, FL 32218

Sale Price:	\$1,260,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	07/15/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	6 Acres
Permit Ready:	No	Price/Acre:	\$210,000
Days On Market:	270		
Zoning:	-		

SALE COMPS // **Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land**



4 **290 Dundas Dr**
Jacksonville, FL 32218

Sale Price:	\$220,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	08/01/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	1.01 Acres
Permit Ready:	No	Price/Acre:	\$217,821
Days On Market:	1175		
Zoning:	IBP		

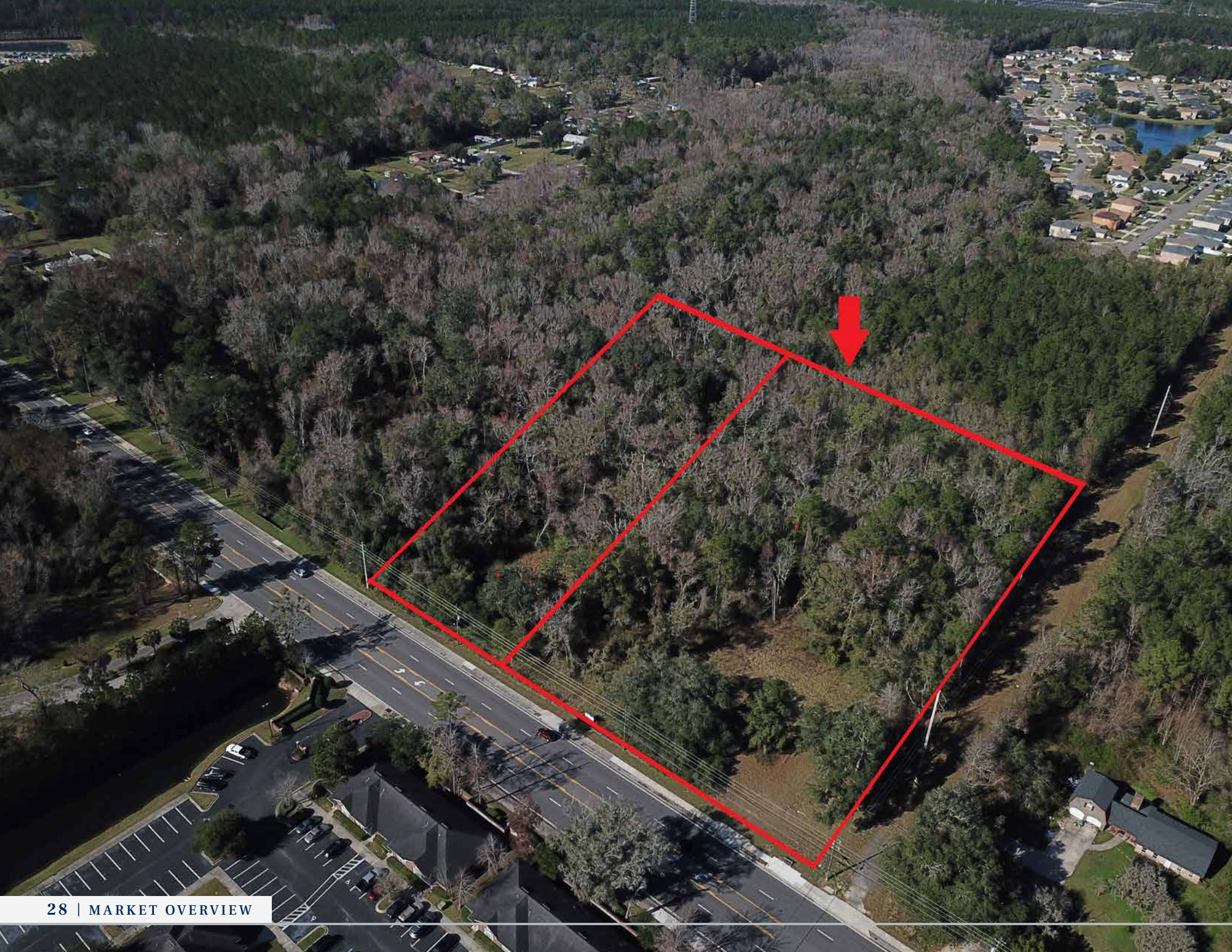
SECTION 4

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap



Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land // MARKET OVERVIEW

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	6,723	44,072	92,590
2023 Estimate			
Total Population	6,121	41,585	87,459
2020 Census			
Total Population	5,708	42,001	88,812
2010 Census			
Total Population	5,027	37,068	79,478
Daytime Population			
2023 Estimate	2,331	26,980	72,468
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	2,476	17,460	37,707
2023 Estimate			
Total Households	2,246	16,401	35,396
Average (Mean) Household Size	2.6	2.5	2.5
2020 Census			
Total Households	2,105	15,791	34,078
2010 Census			
Total Households	1,735	13,872	30,290

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	0.7%	1.0%	1.0%
\$200,000-\$249,999	0.3%	0.8%	0.8%
\$150,000-\$199,999	4.0%	3.1%	2.9%
\$125,000-\$149,999	6.8%	4.0%	3.6%
\$100,000-\$124,999	9.1%	7.9%	7.3%
\$75,000-\$99,999	19.7%	15.9%	14.1%
\$50,000-\$74,999	19.6%	19.7%	18.9%
\$35,000-\$49,999	13.3%	13.3%	13.1%
\$25,000-\$34,999	8.8%	11.2%	11.8%
\$15,000-\$24,999	8.6%	9.6%	10.8%
Under \$15,000	9.0%	13.5%	15.7%
Average Household Income	\$71,633	\$65,411	\$61,816
Median Household Income	\$62,515	\$52,668	\$48,343
Per Capita Income	\$26,623	\$25,919	\$25,131

MARKET OVERVIEW // **Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land**

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	6,121	41,585	87,459
0 to 4 Years	7.1%	6.7%	6.5%
5 to 14 Years	16.0%	14.5%	14.0%
15 to 17 Years	4.4%	4.3%	4.1%
18 to 19 Years	2.3%	2.5%	2.4%
20 to 24 Years	6.0%	6.2%	6.2%
25 to 29 Years	6.5%	6.5%	6.6%
30 to 34 Years	7.0%	7.0%	6.8%
35 to 39 Years	6.9%	6.5%	6.3%
40 to 49 Years	12.7%	11.5%	11.2%
50 to 59 Years	13.1%	13.1%	13.2%
60 to 64 Years	6.0%	6.5%	6.7%
65 to 69 Years	4.8%	5.3%	5.4%
70 to 74 Years	3.4%	4.3%	4.7%
75 to 79 Years	1.9%	2.6%	3.0%
80 to 84 Years	0.9%	1.4%	1.8%
Age 85+	0.8%	1.1%	1.4%
Median Age	35.4	36.7	37.8

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,924	27,365	58,483
Elementary (0-8)	3.0%	3.6%	3.5%
Some High School (9-11)	7.0%	8.8%	10.2%
High School Graduate (12)	30.2%	33.3%	34.6%
Some College (13-15)	23.5%	23.7%	23.1%
Associate Degree Only	10.3%	9.8%	9.2%
Bachelor's Degree Only	17.9%	14.1%	13.3%
Graduate Degree	8.2%	6.6%	6.1%
HOUSING UNITS			
Occupied Units			
2028 Projection	2,642	18,628	40,812
2023 Estimate	2,404	17,601	38,558
Owner Occupied	1,515	10,456	21,623
Renter Occupied	731	5,945	13,773
Vacant	157	1,200	3,162
Persons in Units			
2023 Estimate Total Occupied Units	2,246	16,401	35,396
1 Person Units	23.7%	29.0%	30.6%
2 Person Units	30.8%	30.1%	30.7%
3 Person Units	19.8%	17.9%	17.1%
4 Person Units	15.2%	12.5%	11.8%
5 Person Units	6.1%	6.1%	5.7%
6+ Person Units	4.4%	4.3%	4.2%



POPULATION

In 2023, the population in your selected geography is 87,459. The population has changed by 10.04 since 2010. It is estimated that the population in your area will be 92,590 five years from now, which represents a change of 5.9 percent from the current year. The current population is 46.4 percent male and 53.6 percent female. The median age of the population in your area is 37.8, compared with the U.S. average, which is 38.7. The population density in your area is 1,114 people per square mile.



EMPLOYMENT

In 2023, 42,930 people in your selected area were employed. The 2010 Census revealed that 55.3 percent of employees are in white-collar occupations in this geography, and 22.8 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSEHOLDS

There are currently 35,396 households in your selected geography. The number of households has changed by 16.86 since 2010. It is estimated that the number of households in your area will be 37,707 five years from now, which represents a change of 6.5 percent from the current year. The average household size in your area is 2.5 people.



HOUSING

The median housing value in your area was \$177,678 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 20,577.00 owner-occupied housing units and 9,714.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$48,343, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 21.63 since 2010. It is estimated that the median household income in your area will be \$54,091 five years from now, which represents a change of 11.9 percent from the current year.

The current year per capita income in your area is \$25,131, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$61,816, compared with the U.S. average, which is \$100,106.



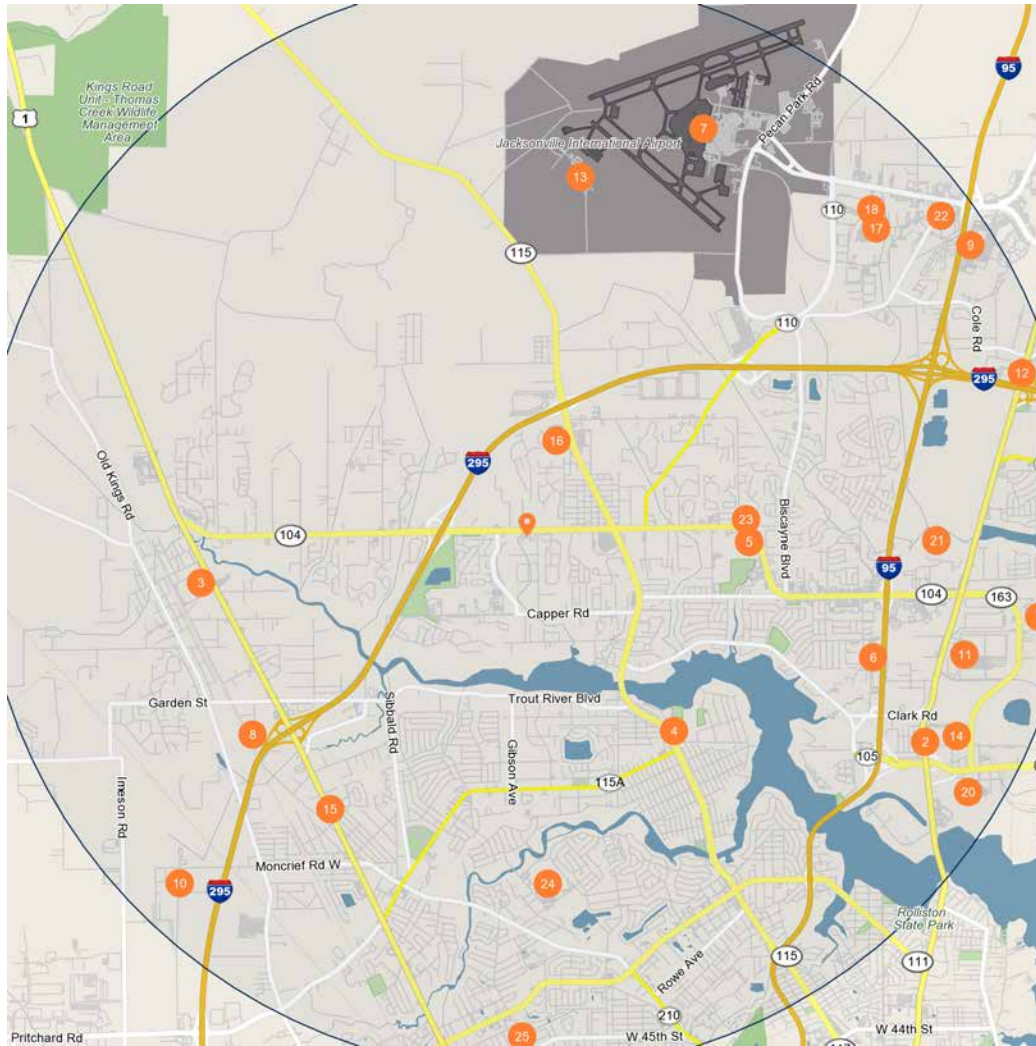
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 6.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 13.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.2 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 34.6 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 23.1 percent in the selected area compared with the 20.1 percent in the U.S.

MARKET OVERVIEW // **Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land**



Major Employers		Employees
1	Heartland Express Inc Iowa	733
2	Republic Nat Distr Co LLC-Republic National Distributing	700
3	San Mar Corporation	517
4	Variety Stores Inc	439
5	Carespot of Austin LLC	374
6	Freedomroads Holding Co LLC	337
7	Unifi Aviation LLC-Dgs	334
8	Its Technologies Logistics LLC-Conglobal Industries	295
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20	Jacksonville Zoological Soc Inc-JACKSONVILLE ZOOLOGICAL GARDEN	200
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Dunn Ave | 5 Acres | Jacksonville MSA | Entitled Mixed Use Land // MARKET OVERVIEW

