



DENNIS + IVES



95 ARCH PARTNERS
QOZ FUND LLC

DENNISANDIVES.COM





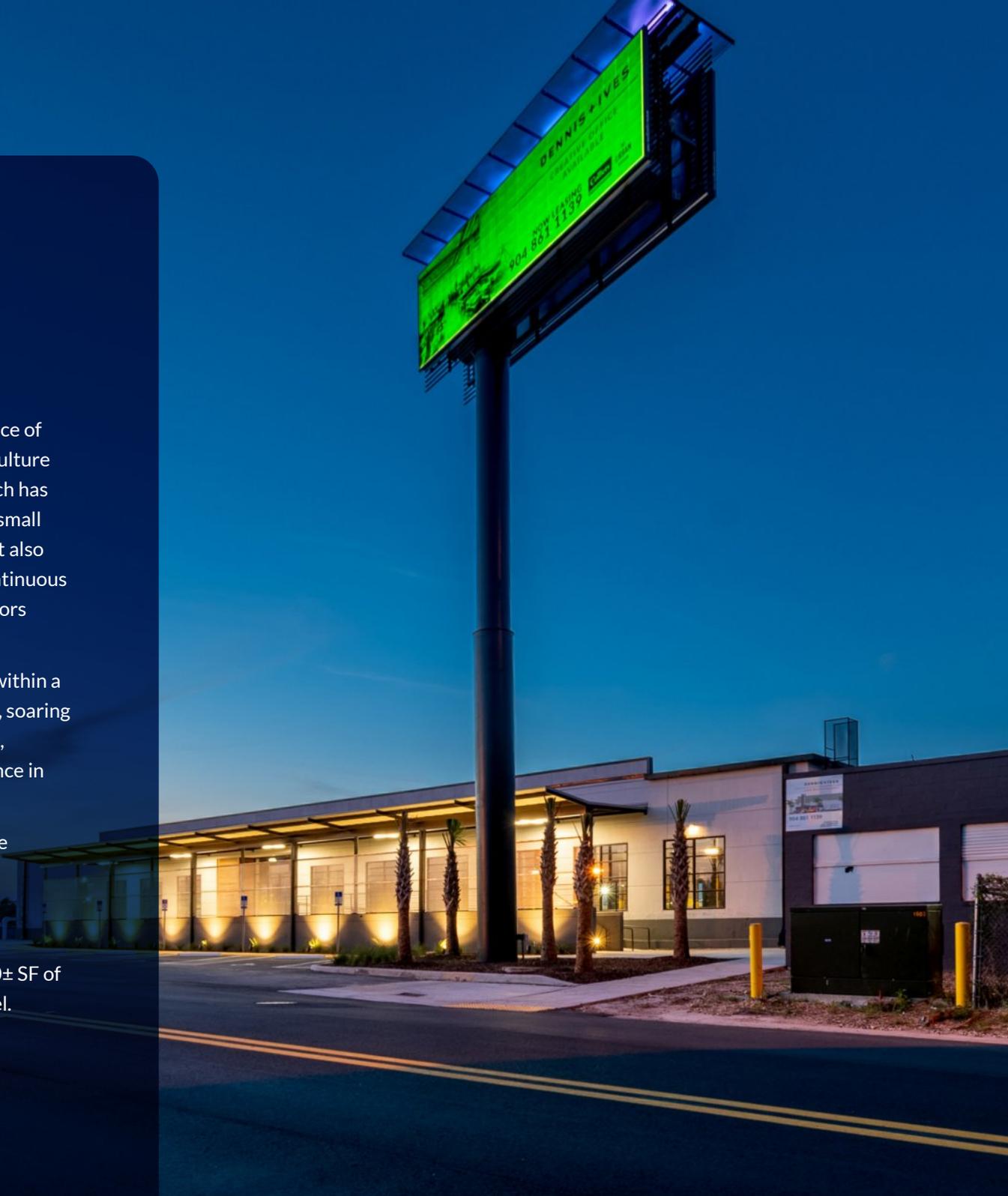
DENNIS + IVES

DENNIS + IVES is a catalytic project anchoring the emergence of Jacksonville's next great neighborhood—an area rooted in culture and creativity. Located in the historic Rail Yard District, which has thrived since 1858, the area is now home to more than 100 small businesses generating more than \$3 billion in annual sales. It also hosts Florida's oldest farmers market, which has been in continuous operation since the 1930s, drawing more than a million visitors each year.

Phase 1 delivers 28,000± SF of adaptive reuse office space within a former cold storage facility. Featuring industrial-chic design, soaring ceilings, generous natural light, and customizable build-outs, **DENNIS + IVES** offers a truly distinctive workplace experience in Jacksonville.

The 7.7-acre master-planned, mixed-use site will unify Phase 1's modern office space with a vibrant second phase. Future development will include curated retail and residential components—creating a dynamic, integrated community.

Upon completion, the development will encompass 500,000± SF of commercial space, 435 residential units and a boutique hotel.



TRAIL OF GROWTH

Emerald Trail

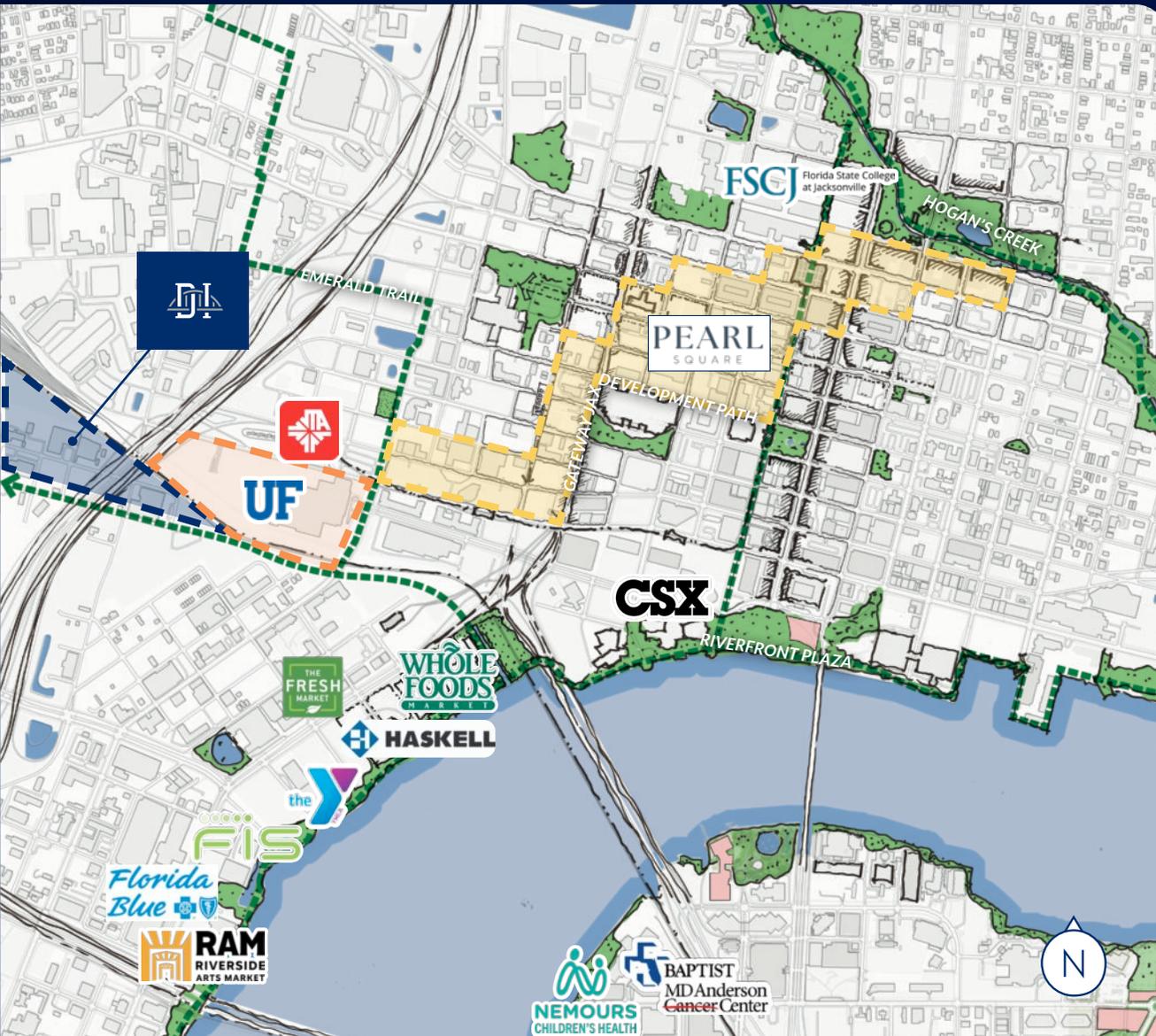
The Emerald Trail is a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations, providing unparalleled accessibility, connectivity, and a unique sense of place. The trail connects downtown to surrounding boroughs that are welcoming exciting projects and encouraging growth.

The Restoration of McCoy's Creek

The Restoration of McCoy's Creek is a \$105M project that will lead to the re-beautification of McCoy's creek, helping connect all of the Rail Yard District to Jacksonville's St. John's Riverwalk

Timeline: Under Construction

[Click Here to Learn More](#)



DEVELOPMENT STATS

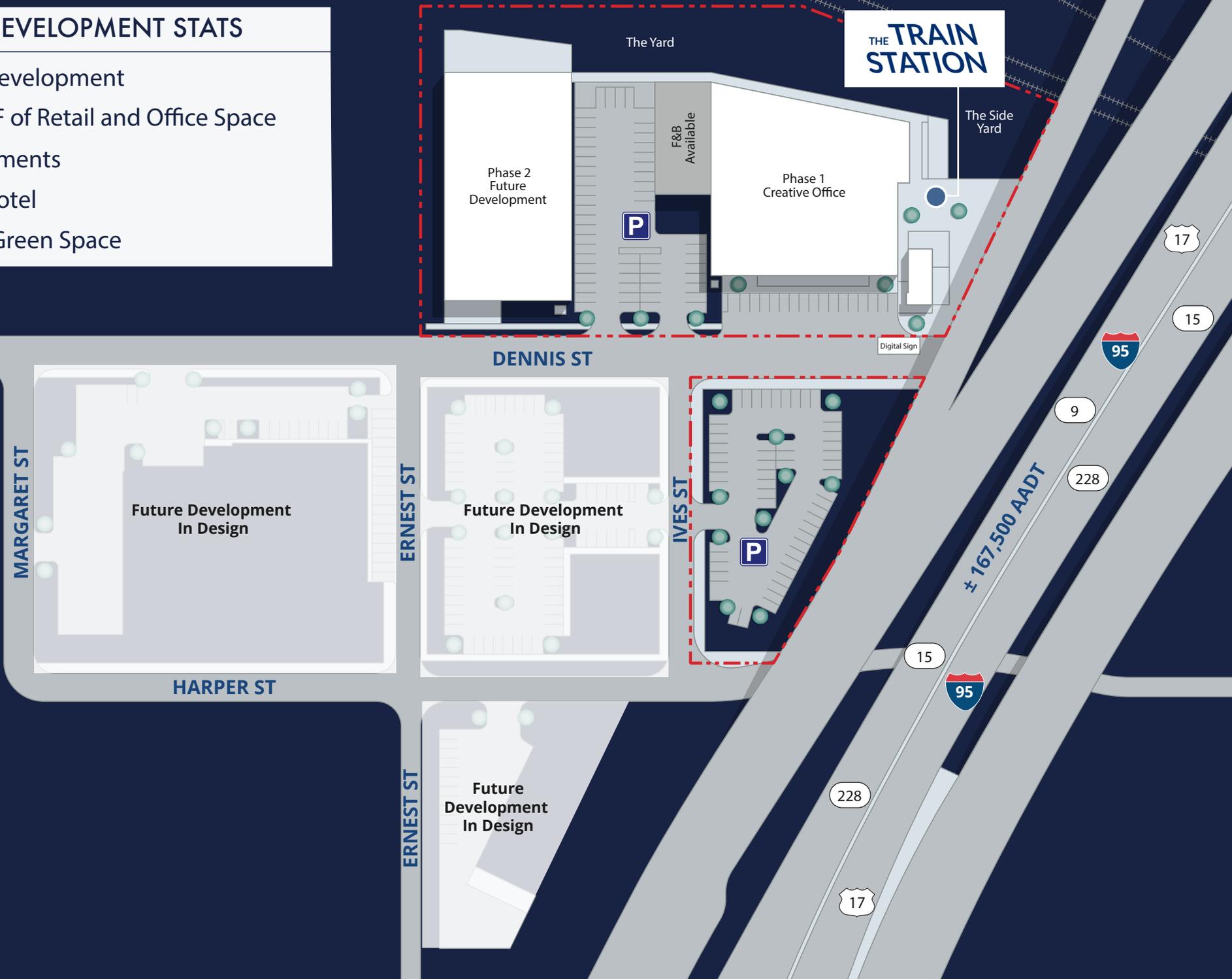
7.7 Acre Development

500,000 SF of Retail and Office Space

435 Apartments

150 Key Hotel

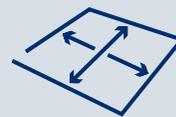
1 Acre of Green Space



THE TRAIN STATION



THE **TRAIN STATION** is a rare offering that gives its future operator a blank canvas to create and activate. The space will not only cater to the Rail Yard's captive audience, but serve as a unique destination for all of the surrounding neighborhoods.



1,200± SF Available



Unlimited Patio Space



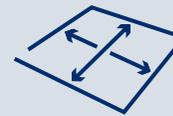
Click for Floor Plans



THE YARD



Connecting **THE CREATIVE OFFICE** and **THE TRAIN STATION**, **THE YARD** is the focal point of the development for workers, customers, visitors and residents to wind down and enjoy all of the amenities **DENNIS + IVES** has to offer.



**.5 Acre
(21,780 SF)**



**Family & Pet
Friendly**



**Open Air
Environment**



MEET THE NEIGHBORS



ruckus



W | workscapes



Fogle
Art Consulting

Rebecca Davisson
INTERIOR DESIGN



Mark Carson English Art

CONNECTIVITY



14
MILES

JAX International
Airport

<5
MINUTES

from I-10

<5
MINUTES

from I-95

1
MILE

from Jacksonville's
Riverwalk

ADJ.
TO

University of Florida's
Graduate Campus

ADJ.
TO

Downtown
Jacksonville

DOWNTOWN JACKSONVILLE DEVELOPMENT

Development Pipeline

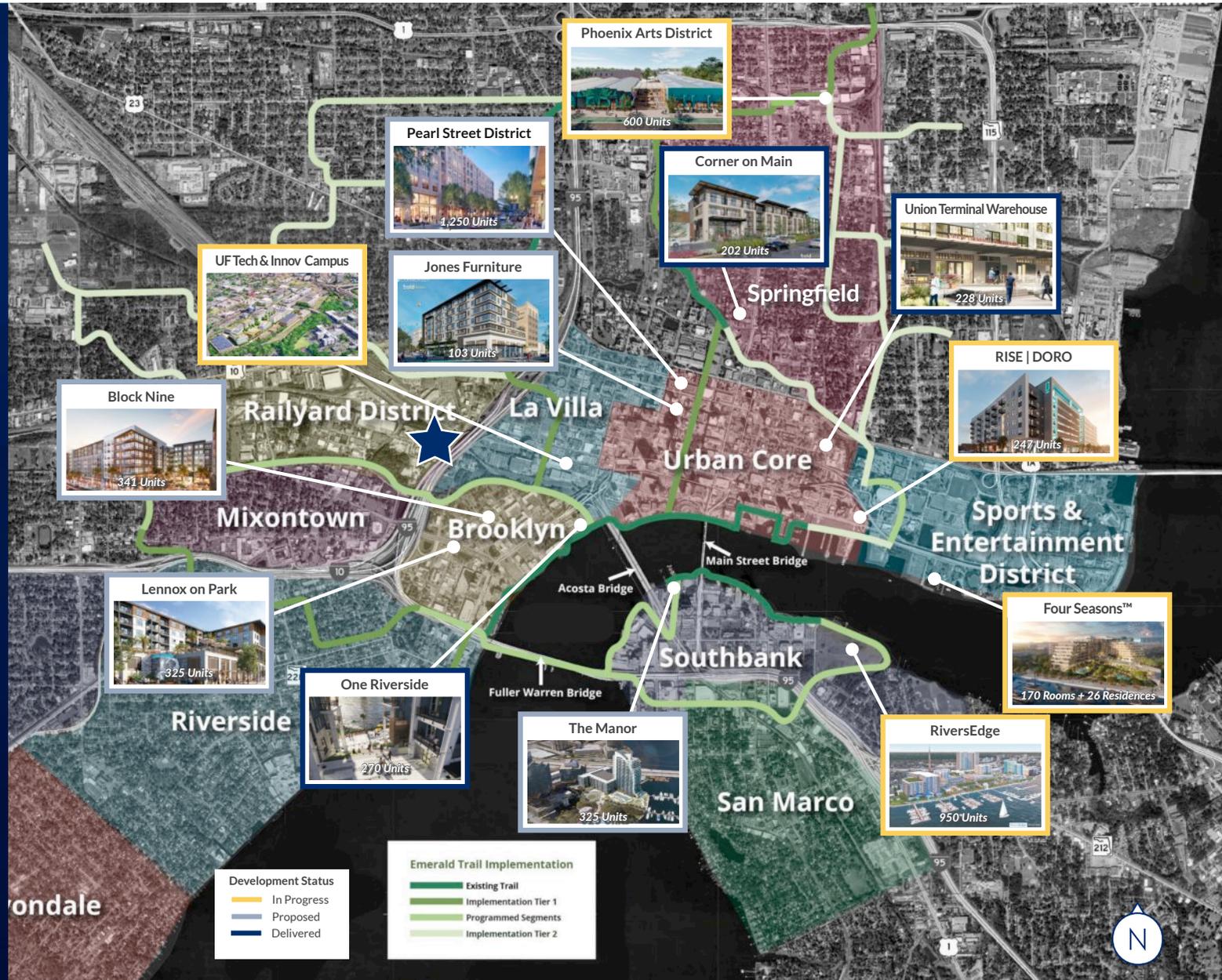
\$8.8B
in development

12.3K
total residential units

18.3K
total residents

\$500M
in transportation & public spaces

\$300M
University of Florida
Technology &
Innovation campus to
start classes in 2025



Click on the developments above for additional information.

MARKET DEPTH

Primary Customer Area

 Population 2024: 1,500,000
2029: 1,600,000

 Households 2024: 600,000
2029: 650,000

 Household Income 2024: \$112,000
2029: \$130,000

 Median Home Value 2024: \$392,000
2029: \$457,000

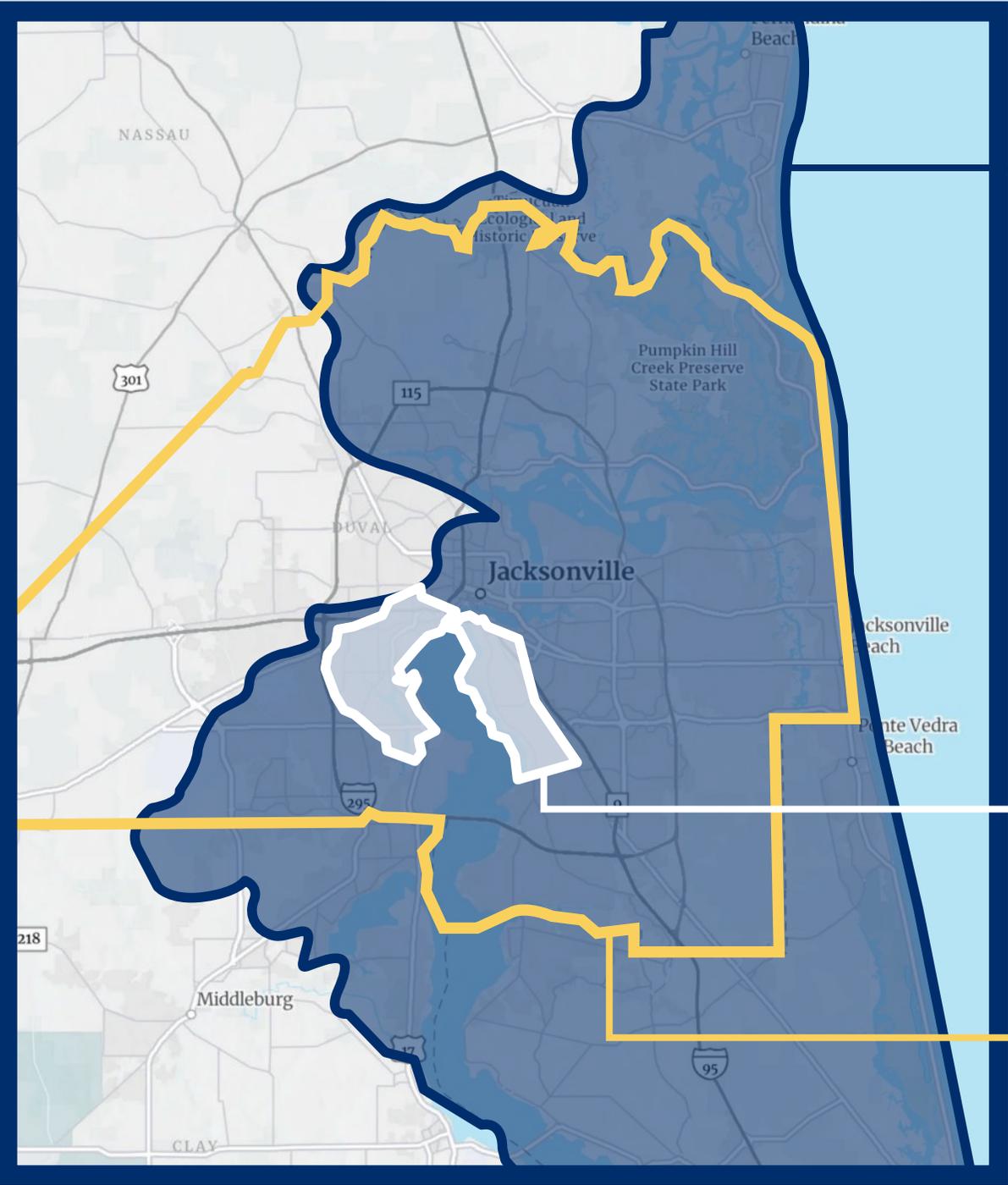
 Daytime Population 2024: 1,539,944

Primary Trade Area

2024 Population 146,768
2029 Average HH Income \$115,718

Jacksonville - Duval County

Jacksonville was named the #1 Fastest Growing Metro in the State



DOWNTOWN WORKFORCE



FORTUNE 500S IN DOWNTOWN

MAJOR DOWNTOWN EMPLOYERS

65,119 Daytime Employees

2,400 Businesses in Downtown

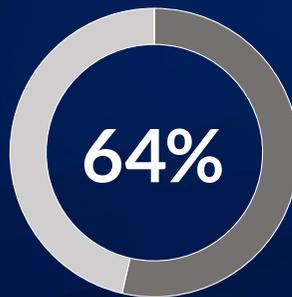


Source: ESRI Business Analyst

Downtown Employee Profile



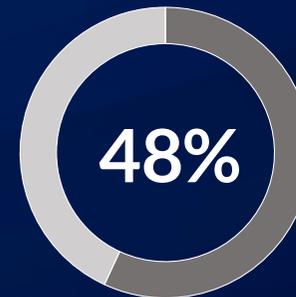
Like or love working downtown



Have an annual household income of \$80,000+



Have a four-year degree or higher



Have a commute time of 20 minutes or less

Top Business Sectors by Employment

- Public Administration
- Professional, Scientific & Tech Services
- Health Care & Social Assistance
- Finance & Insurance
- Information
- Education Services
- Legal Services
- Central Bank/Credit Intermediation
- Transportation & Warehousing
- Accommodation & Food Services

DOWNTOWN JACKSONVILLE



1M+ spectators in attendance annually
\$118,000 annual household income of season ticket holder



58 home games annually
5,000 in average game attendance - 350,000 people annually



37 home games in the 2022-2023 season
7,749 in average game attendance, the highest in ECHL (2023)



28 concerts held in 2022
700,000 in annual attendance



150+ events held annually
\$16M in economic impact during 2021-2022



351K AVERAGE WEEKLY VISITS



EVENT	# ANNUAL EVENTS
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



Source: Downtown Investment Authority

POPULATION

96% residential occupancy rate
 72.9% of the population has a four year degree or higher
 53% residents between 25-54 years old
 50%+ increase in residents during the last five years

OFFICE

3 Fortune 500 headquarters
 8,922 businesses within 3 miles of Downtown
 53,450 Downtown daytime employees
 97,401 daytime employees within 3 miles of Downtown
 69.3% of employees have a household income of \$80,000+

EDUCATION

3 major college campuses downtown
 1 law school
 \$300M UF Tech & Innovation Campus with classes starting in 2025

MEDICAL

5 major hospital campuses less than three miles from Downtown

GROWTH

2 new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of Downtown office space
 #2 Hottest Job Market in America (*Wall Street Journal*, 2024)
 #4 Fastest Growing City in America (*U.S. Census Bureau*, 2024)



CONTACT US

MATTHEW CLARK

Senior Vice President
+1 904 861 1139
matthew.clark@colliers.com

SAM MIDDLEKAUFF

Senior Associate
+1 904 861 1139
sam.middlekauff@colliers.com

OLIVIA STEINEMANN

Senior Associate
+1 904 861 1139
olivia.steinemann@colliers.com



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