

CALL FOR OFFERS IS JUNE 12TH



JACKSONVILLE, FLORIDA

SOUTHBANK RIVERWALK REDEVELOPMENT SITE

1701 PRUDENTIAL DRIVE, JACKSONVILLE, FL 32207

CONTACT INFORMATION

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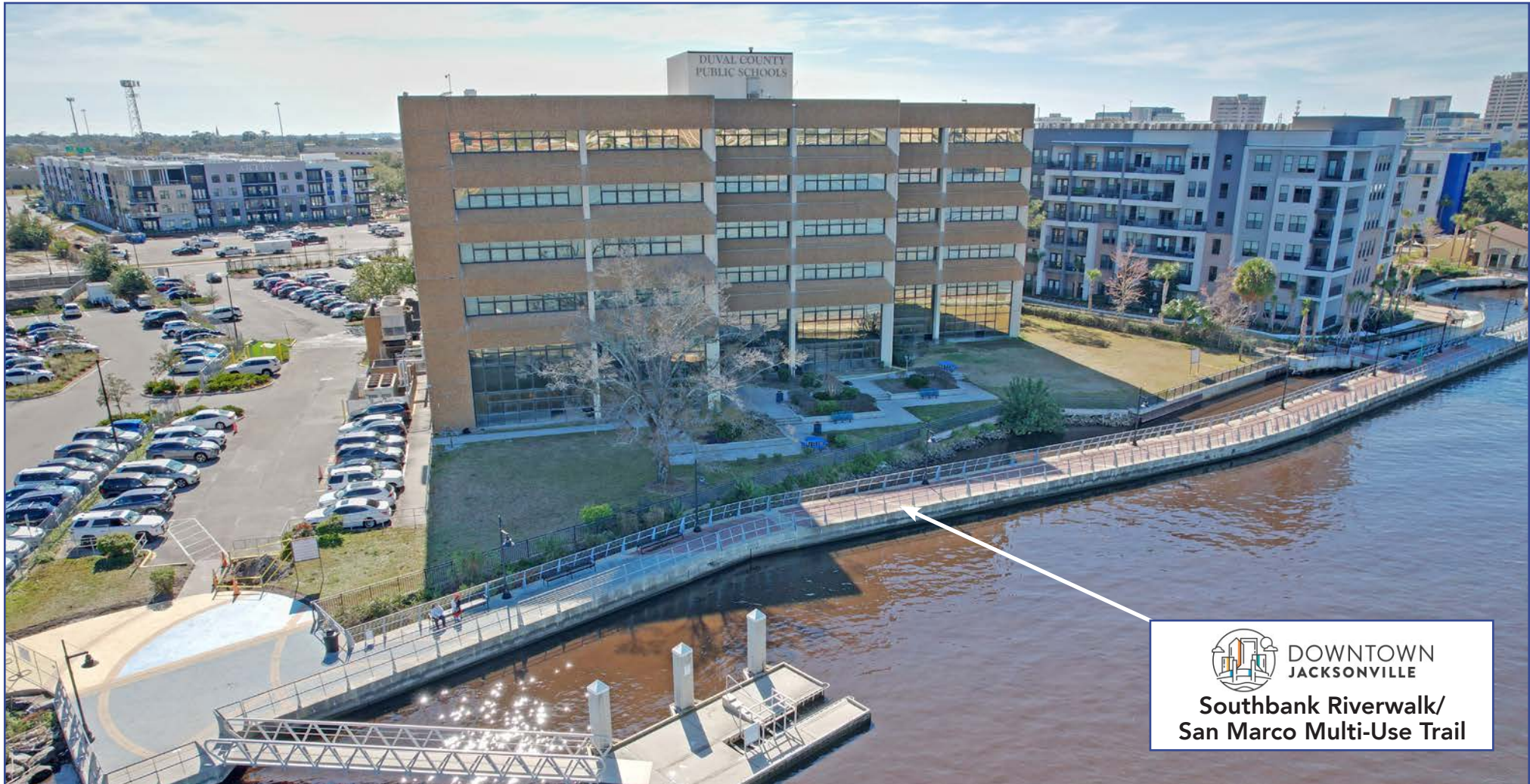
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**DOWNTOWN
JACKSONVILLE**

**Southbank Riverwalk/
San Marco Multi-Use Trail**

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Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that neither the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

OFFERING:

ASKING PRICE	Call for Details
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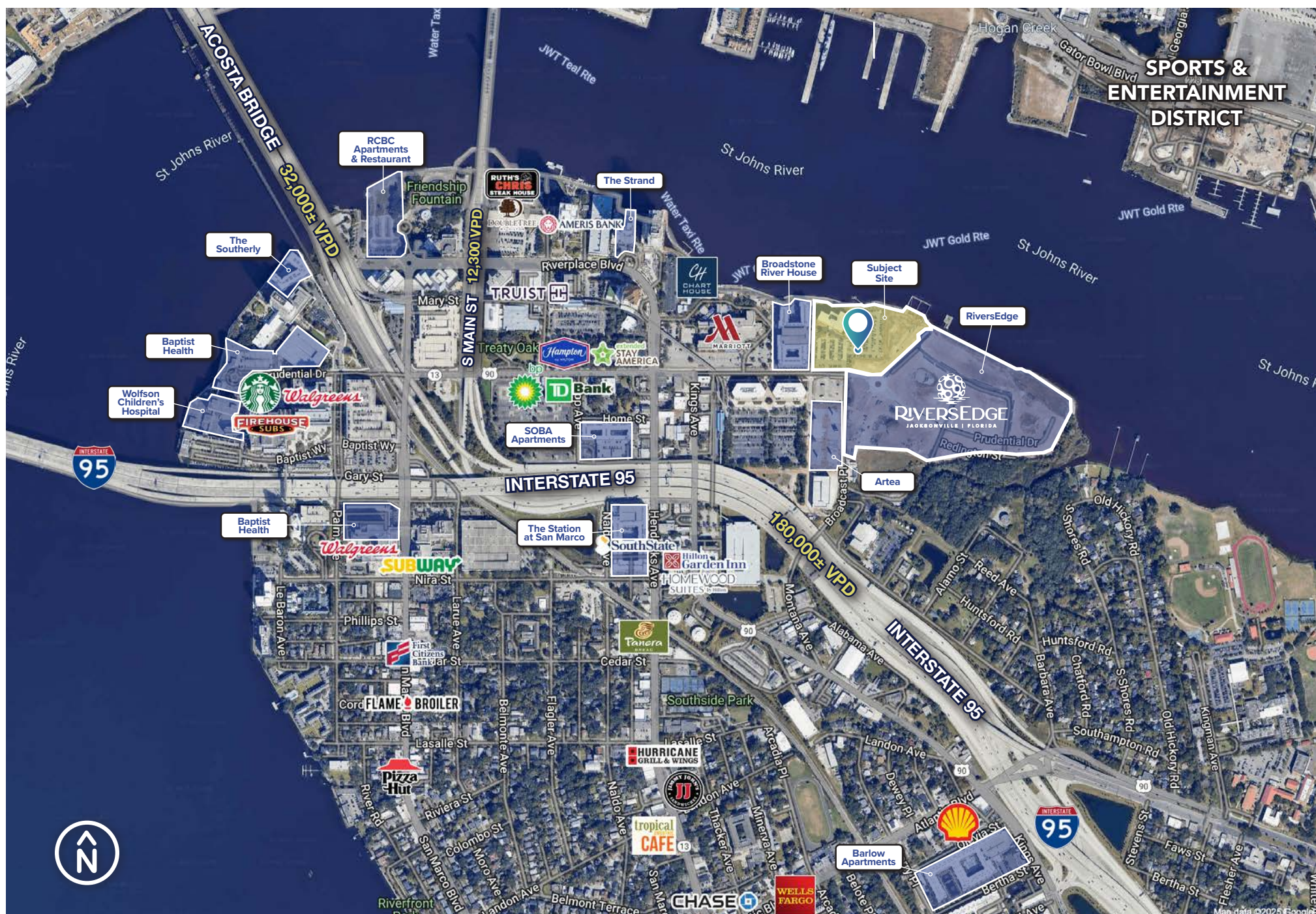
PROPERTY SPECIFICATIONS:

ADDRESS	1701 Prudential Drive Jacksonville, FL 32207
ZONING	Commercial Central Business District
FUTURE LAND USE	Central Business District
ACREAGE	4.87± AC
JURISDICTION	Duval County

INVESTMENT HIGHLIGHTS:

- Part of Downtown Development Overlay
- Mid to High Rise Residential Development
- Next to RiversEdge Mixed-Used Development
- Just East of New Mixed-Use Community
- Rapidly Developing Area
- Waterfront Site
- Access to Southbank Riverwalk





\$8 Billion

In Development

12,300

Total Residential Units


\$1.4 Billion

Stadium of the Future 

\$500 Million

In Transportation
& Public Spaces

\$300 Million

University of Florida 
Technology & Innovation



\$500 Million

Shipyards & Four Seasons

\$120 Million

Miller Electric Center

\$100 Million

Mosh Genesis

\$35 Million

Armada Stadium





18.5 M+

Visitors Annually
to Downtown

22 Miles

of Beautiful
Coastal Beaches

#1

City for U.S.
Job Seekers

#1

Fastest Growing
City in FL

#1

Largest U.S.
City by Area

#4

U.S. City by
Growth Rate

Jacksonville

THE FLIP SIDE

OF FLORIDA

*"the number of residents
living in downtown
Jacksonville is forecast to
more than double by 2030"*
Forbes

Jacksonville is experiencing remarkable growth, making it an attractive destination for investors and developers. As the largest city by land area in the continental U.S., Jacksonville benefits from its strategic location, strong economy, and a steady influx of businesses and residents. With a rapidly expanding population and ongoing infrastructure improvements, the city offers a thriving commercial real estate market, particularly in mixed-use developments that combine residential, office, retail, and entertainment spaces. The downtown and waterfront revitalization projects, including developments around the Shipyards and the Southbank, are fueling a wave of investment opportunities.

The city's sports and entertainment sectors are major economic drivers, enhancing Jacksonville's appeal for real estate development. The Jacksonville Jaguars' ambitious \$1.4 billion stadium renovation plan, alongside mixed-use developments like the proposed "Stadium of the Future" district, is expected to transform the downtown area into a premier destination for events, dining, and retail. Additionally, the growing presence of concerts, festivals, and a vibrant arts scene continues to attract both visitors and new residents. With strong economic fundamentals and a business-friendly environment, Jacksonville presents a compelling case for investors and developers looking to capitalize on the city's sustained growth and demand for dynamic, multi-purpose spaces.



1 Million+
Annual Spectators



37 Home Games
300,000± Attend.



58 Home Games
350,000± Attend.



ECHL, Shows, 30± Concerts
700,000+ Attendance



150+ Events Ann.
\$16M+ Impact



245 Events Annually
NFL, NCAA, Int'l Soccer



224 Performing Arts
Events Annually



DEMOGRAPHICS

JACKSONVILLE, FLORIDA

1701 Prudential Dr, Jacksonville, FL 33207

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	11,953	80,224	227,810
2029 Projected Population	13,296	86,899	237,768
2020 Census Population	9,144	70,041	209,715
2010 Census Population	9,637	67,284	200,081
Projected Annual Growth 2024 to 2029	2.2%	1.1%	0.9%
Historical Annual Growth 2010 to 2024	1.7%	2.3%	1.0%
2024 Median Age	39.5	36.9	36.4

Households

2024 Estimated Households	4,963	34,596	95,017
2029 Projected Households	5,666	37,795	99,204
2020 Census Households	3,936	30,736	88,556
2010 Census Households	3,228	28,254	82,559
Projected Annual Growth 2024 to 2029	2.8%	1.8%	0.9%
Historical Annual Growth 2010 to 2024	3.8%	1.6%	1.1%

Income

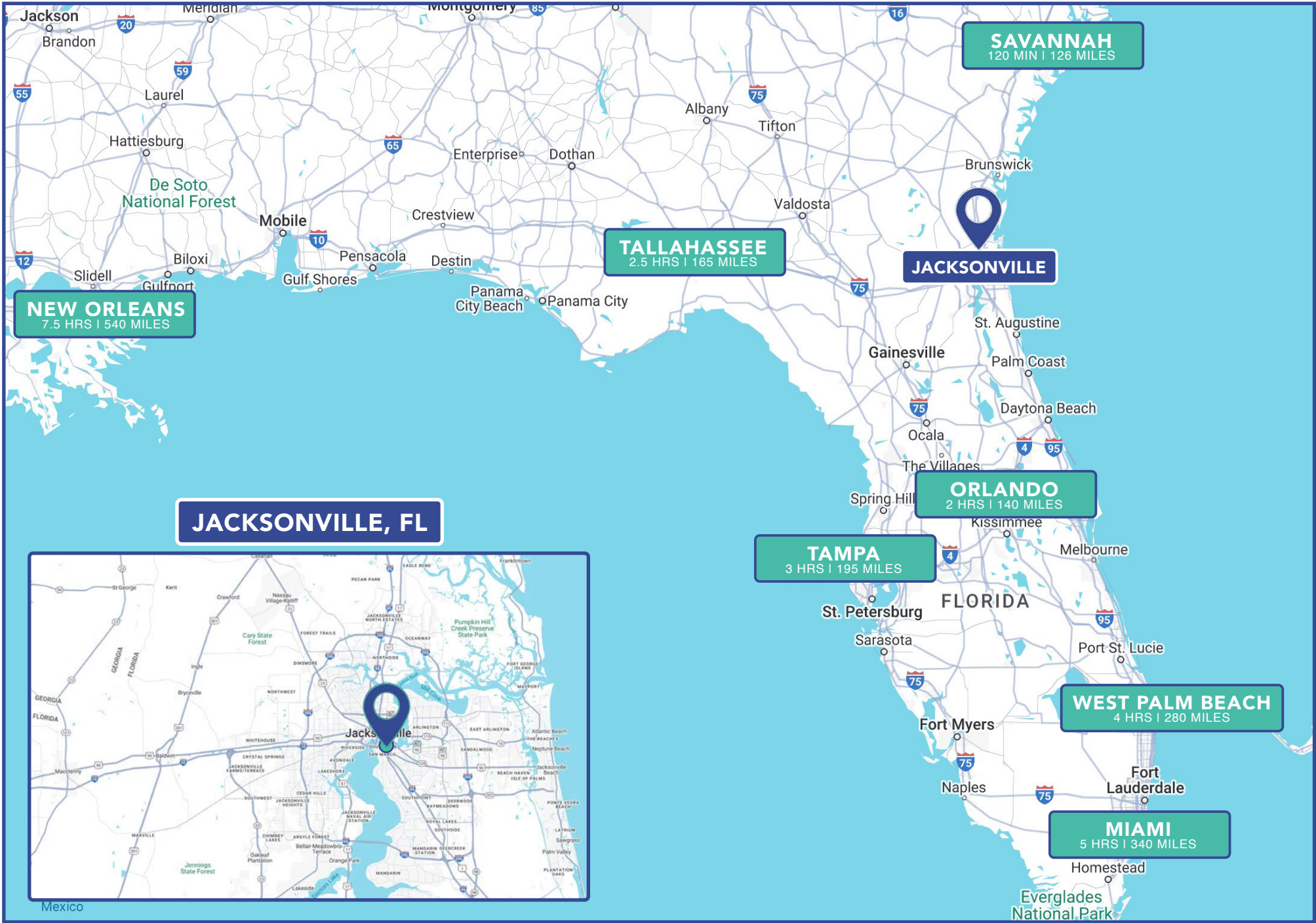
2024 Estimated Average Household Income	\$107,952	\$84,019	\$82,532
2024 Estimated Median Household Income	\$62,867	\$58,686	\$58,326
2024 Estimated Per Capita Income	\$45,158	\$36,539	\$34,620

Business

2024 Estimated Total Businesses	2,368	8,637	18,186
2024 Estimated Total Employees	30,182	93,434	160,154
2024 Estimated Employee Population per Business	12.7	10.8	8.8
2024 Estimated Residential Population per Business	5.0	9.3	12.5



REGIONAL LOCATION





\$2,500,000,000+
COMMERCIAL REAL ESTATE SALES VOLUME

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE

PRESENTED BY:

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