



**JACKSONVILLE, FLORIDA**

**SOUTHBANK RIVERWALK REDEVELOPMENT SITE**

**1701 PRUDENTIAL DRIVE, JACKSONVILLE, FL 32207**

# CONTACT INFORMATION



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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

## PROPERTY SPECIFICATIONS:

<b>ADDRESS</b>	1701 Prudential Drive Jacksonville, FL 32207
<b>ZONING</b>	Commercial Central Business District
<b>FUTURE LAND USE</b>	Central Business District
<b>ACREAGE</b>	4.87± AC
<b>JURISDICTION</b>	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

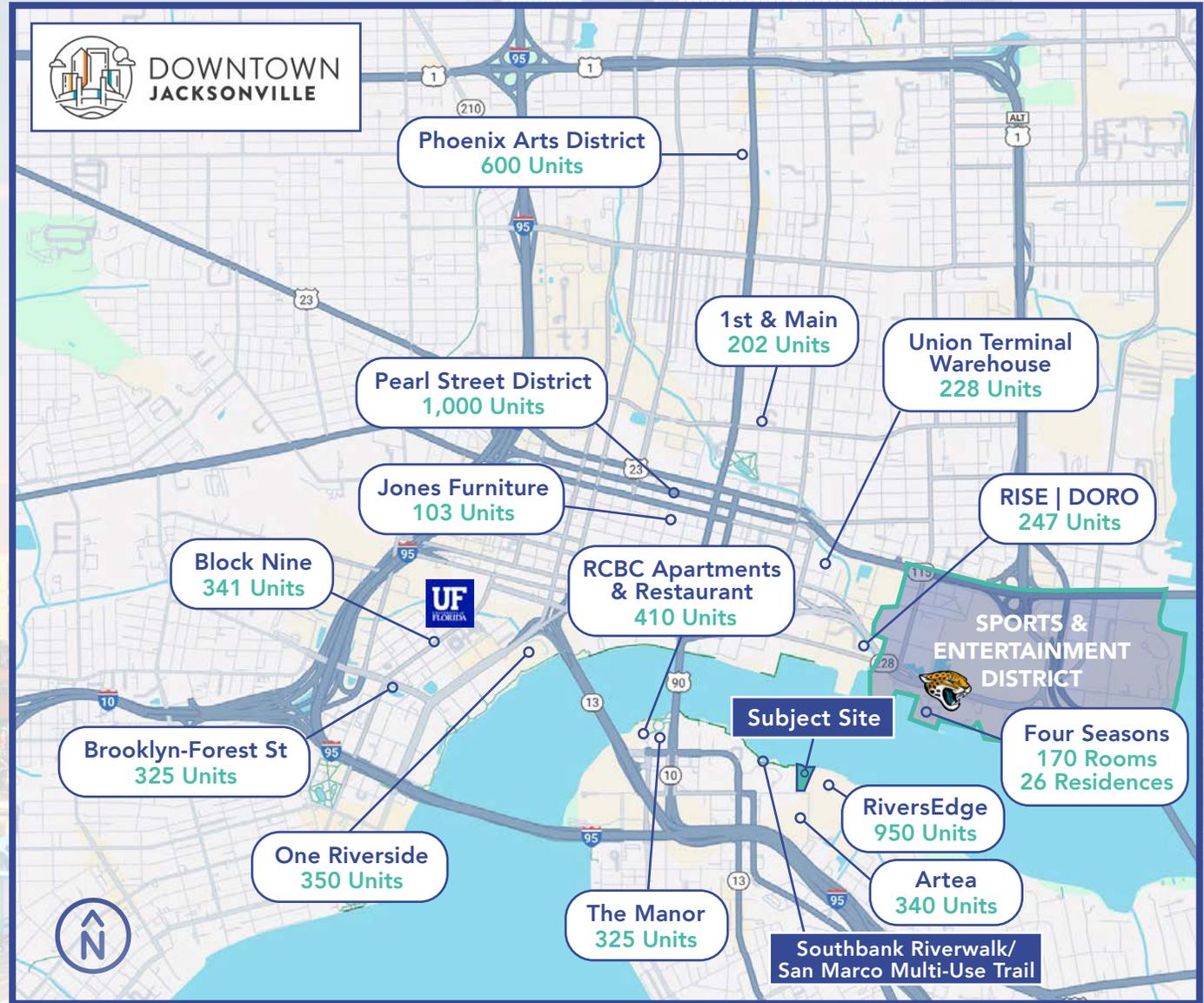
Stadium of the Future 

## \$500 Million

In Transportation & Public Spaces

## \$300 Million

University of Florida   
Technology & Innovation



## \$500 Million

Shipyards & Four Seasons

## \$120 Million

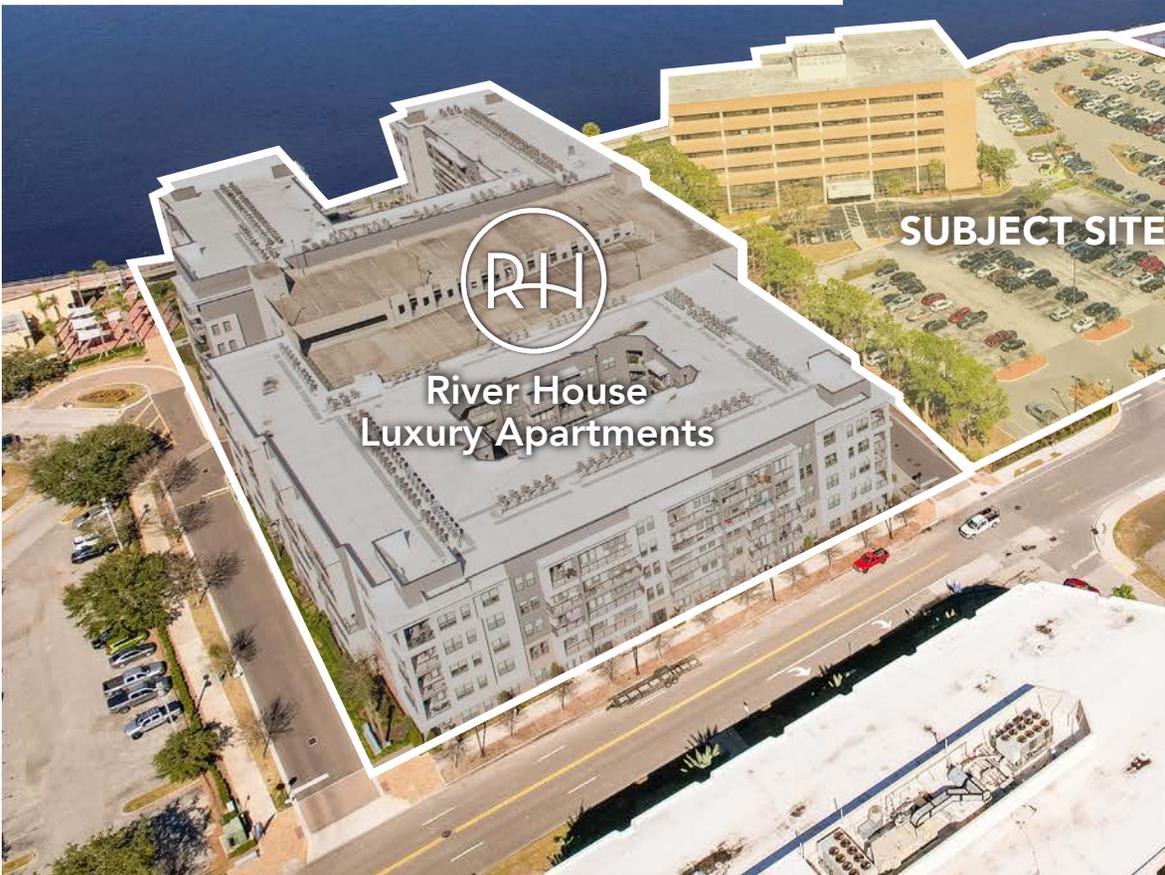
Miller Electric Center

## \$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

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	12,294	80,971	228,416
2030 Projected Population	13,164	83,803	227,240
2020 Census Population	9,144	70,041	209,715
2010 Census Population	9,637	67,284	200,081
Projected Annual Growth 2025 to 2030	1.4%	0.7%	-0.1%
Historical Annual Growth 2020 to 2025	-	3.2%	1.8%
2025 Median Age	39.5	37.0	36.6
<b>Households</b>			
2025 Estimated Households	5,165	35,097	95,236
2030 Projected Households	5,709	36,932	95,693
2020 Census Households	3,936	30,736	88,556
2010 Census Households	3,228	28,254	82,559
Projected Annual Growth 2025 to 2030	2.1%	1.0%	-
Historical Annual Growth 2010 to 2025	4.0%	1.6%	1.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$110,066	\$86,060	\$84,045
2025 Estimated Median Household Income	\$68,931	\$60,096	\$59,896
2025 Estimated Per Capita Income	\$46,637	\$37,675	\$35,279
<b>Business</b>			
2025 Estimated Total Businesses	2,193	8,829	18,633
2025 Estimated Total Employees	26,467	93,969	161,383
2025 Estimated Employee Population per Business	12.1	10.6	8.7
2025 Estimated Residential Population per Business	5.6	9.2	12.3







**\$3,000,000,000+**  
COMMERCIAL REAL ESTATE SALES VOLUME

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE

PRESENTED BY:

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