



FranklinStreet



SITE

5.02 Acres

103RD STREET
15,000 VPD

FIRST COAST EXPRESSWAY
23,500 VPD

0 103RD ST.

103rd St, Jacksonville, FL 32210

Land

1

PROPERTY INFORMATION



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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,980,000
Lot Size:	5.02 Acres
Zoned:	CCG-2
Frontage:	176 to 700 ft of frontage (With DOT Pond)
Willing to subdivide	Yes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,347	25,164	66,655
Total Population	10,629	63,964	166,051
Average HH Income	\$47,644	\$56,768	\$61,387

PROPERTY HIGHLIGHTS

- First Commercial Land Site immediately off the Brand New First Coast Expressway being connected through Green Cove Springs & St John's County to I95.
- Perfect Opportunity for Gas Station, Hotel, QSR Retail, or Restaurant
- Growth immediately west includes over 2 Million SF of current Industrial Use in the Cecil Commerce Center Area as well as over 2 Million SF Scheduled to be delivered in coming years
- Strong Highway visibility

AERIAL PHOTO



wayfair
Warehouse

amazon
Fulfillment Center
855,000 SF Building

CECIL AIRPORT
Tied into an expansive interstate highway system accessible to 33 million Americans within an 8-hour radius. It's close to three major rail lines, a thriving deep-water port, and Jacksonville International Airport with 200+ daily flights.

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AERIAL PHOTO



AREA OVERVIEW

BRIDGESTONE

23

Publix
New Publix at
Chaffee & Normandy

Coming Soon
Mutifamily
18AC

Target date is currently 2025
Jacksonville Fair
Relocation

FSCJ Cecil
College

Baker Huges
Industria Equipment Supplier

wayfair

amazon

SITE

Novo Westlake
Apartments

Bishop John Snyder
HighSchool

FAMILY DOLLAR

Coming Soon
Mutifamily &
Townhomes

Coming Soon
Retail Center
16AC

Jacksonville
Equestrian Center

NORMANDY BLVD

103RD STREET

Jacksonville
Equestrian Center

New World
Sports Complex

BOEING
NEW FACILITY
The 370,000-square-foot complex
will be the first "digitally
enabled" maintenance, repair
and overhaul facility in the
aviation industry.

Bent Creek
Golf Course

Coming Soon
Cecil Field Commerce Center
A master plan for 6,000 acres.

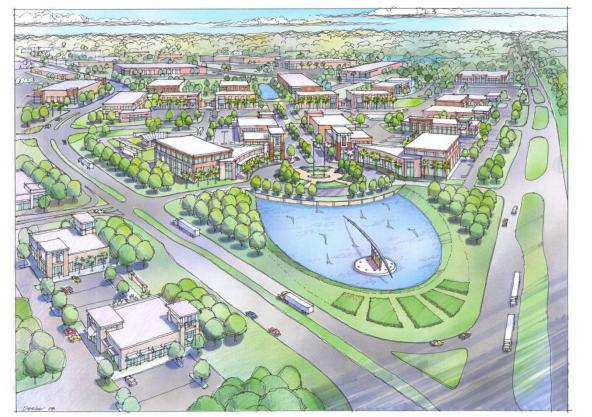
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23

Oakleaf Town Center Shopping Mall

THE HOME DEPOT **KOHL'S** **PETSMART**
HOBBY LOBBY **ROSS** **TARGET**
DRESS FOR LESS



Cecil Airport

0 103RD ST. / JACKSONVILLE, FL 32210



FranklinStreet

Franklin

NEW DEVELOPMENTS



PLANNING: CECIL FIELD COMMERCE CENTER

- The new Cecil Commerce Center will total 8,263 acres
- Located at the existing Cecil Field Airport in Jacksonville, Florida
- New development will create a world-class campus style Multimodal Logistics Hub and Industrial Distribution Business Center
- Will allow to effectively facilitate local, regional, national, and international commerce
- The industrial buildings are a mixture of large cross-dock distribution and rear load warehouse buildings



CECIL AIRPORT BOEING EXPANSION

- Boeing is investing over 100 million dollars into a new hangar at the Jacksonville Cecil Airport
- The hangar will be 365,623-square feet
- This will create over 400 new jobs for Cecil Airport
- The average wage of new jobs created will be +\$65,000 including benefits
- Boeing opens \$245.8 million maintenance and repair facility at Cecil Airport
- 4.6 miles from subject property



3-MILE RAILWAY AT CECIL COMMERCE CENTER

- The money from the Florida Job Growth Grant Fund will go toward the construction of a three-mile rail line that will connect businesses at the 600-acre Cecil Commerce Center.
- Expected to bring 500 new jobs through the expansion of existing businesses and new businesses and an economic impact of \$14 million

INDUSTRIAL DEVELOPMENTS

Cedar Rapids City Council Approves Financial Incentives For FedEx Warehouse

A new FedEx warehouse proposed to be built in Cedar Rapids has taken a huge step forward after the Cedar Rapids City Council approved tax incentives for the project.



The new facility would operate 24 hours a day, with an estimated \$20 million payroll to its approximate 434 jobs, most of them part-time.

Saft America, Inc.



JinkoSolar plant build-out at Cecil Commerce Center approved by city

A permit has been issued for a 13.85 million project for interior construction and plant renovation.



JinkoSolar (U.S.) Industries won city approval to build-out the solar panel plant it is setting up in AllianceFlorida at Cecil Commerce Center.

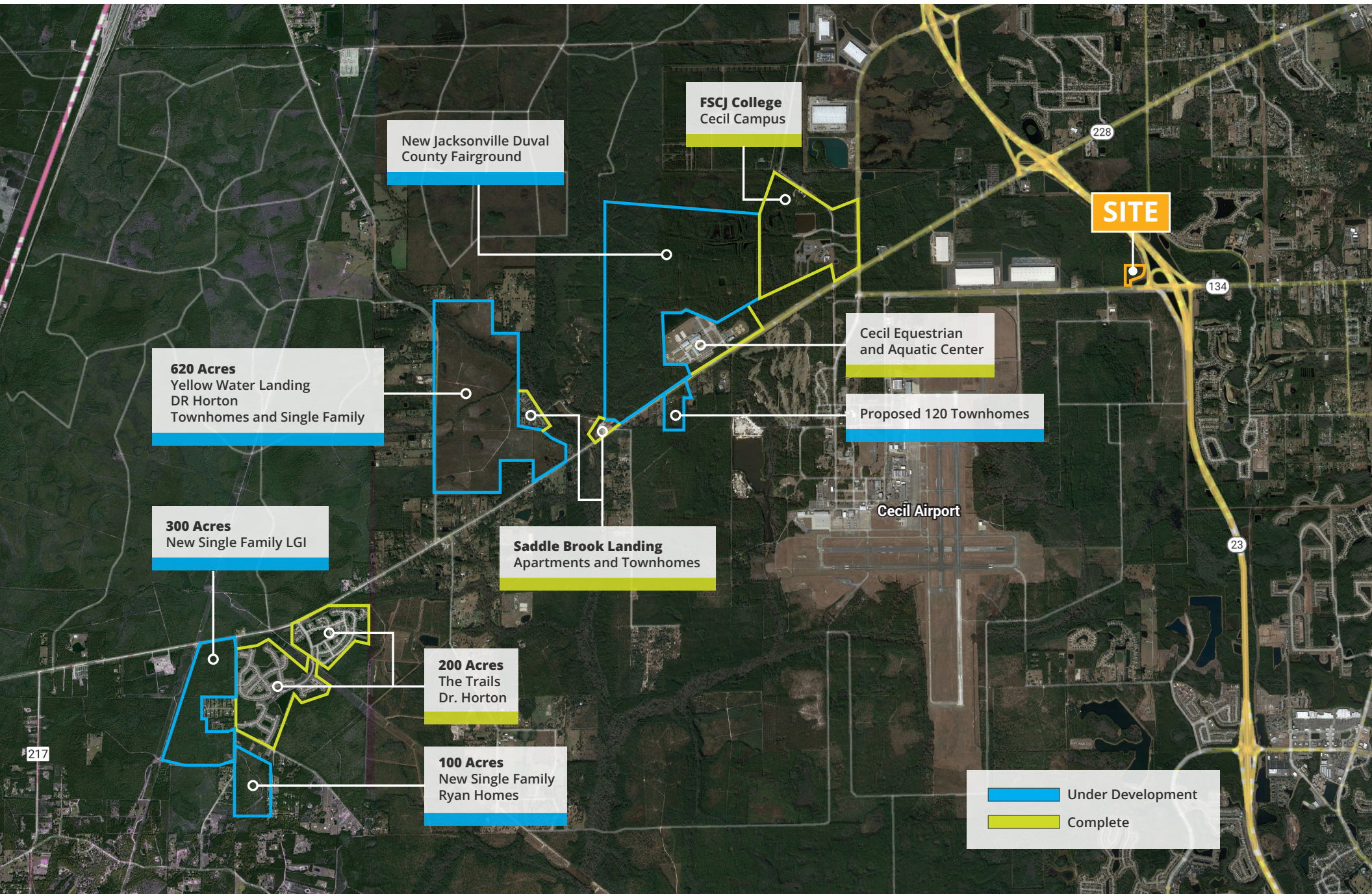


Hillwood Proposed 450K SF Warehouse

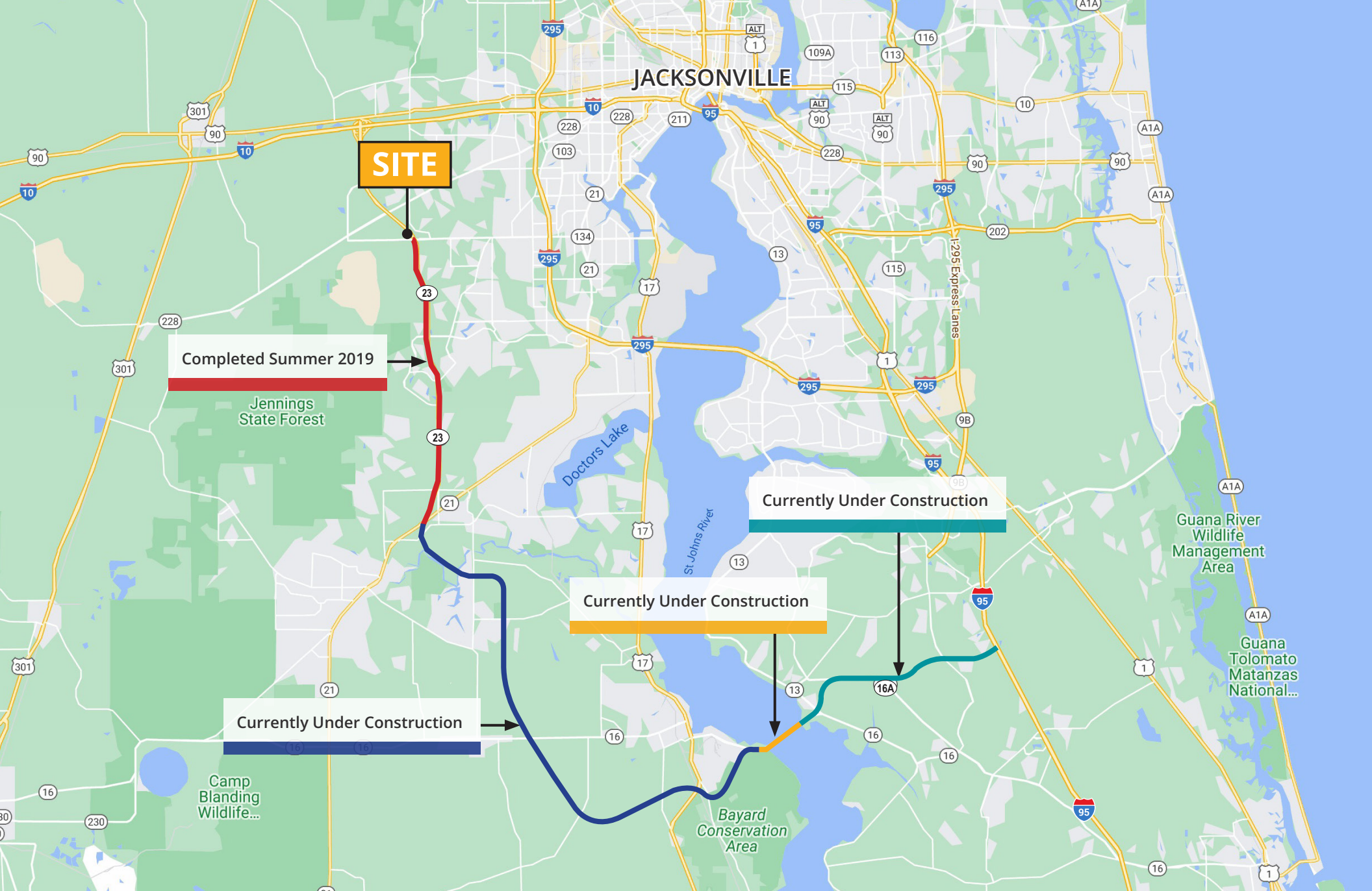


SITE

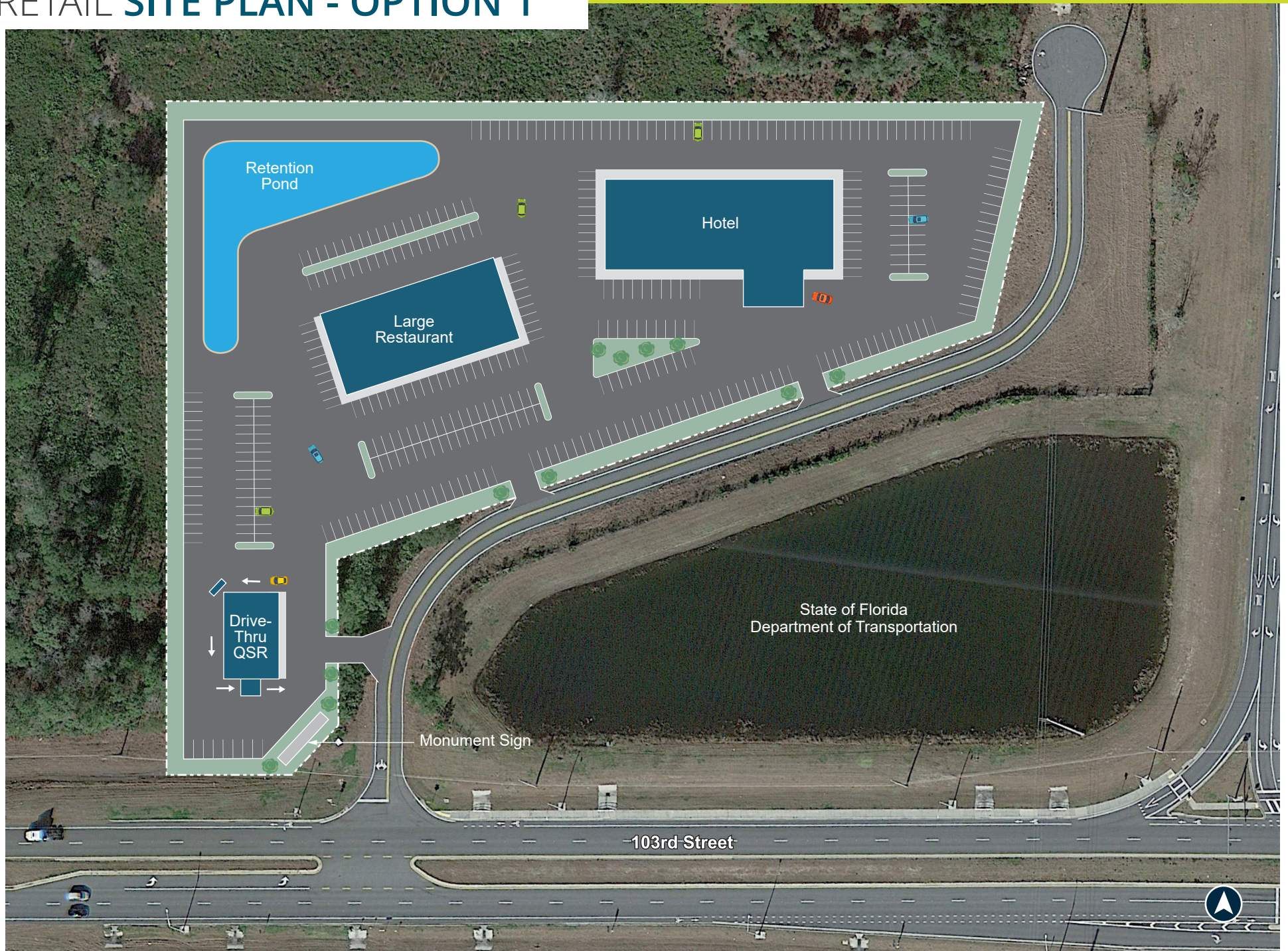
RESIDENTIAL DEVELOPMENTS



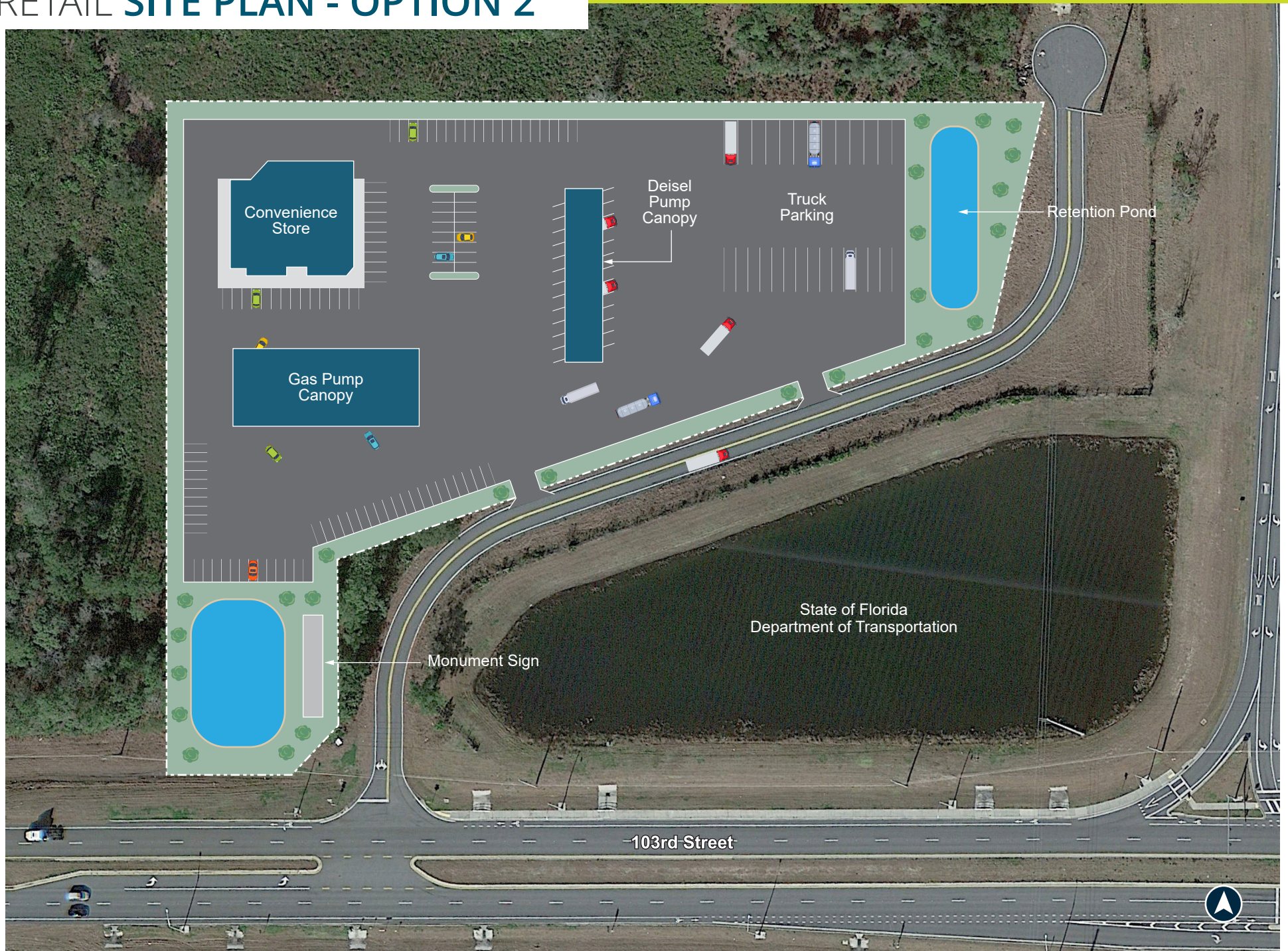
FIRST COAST EXPRESSWAY



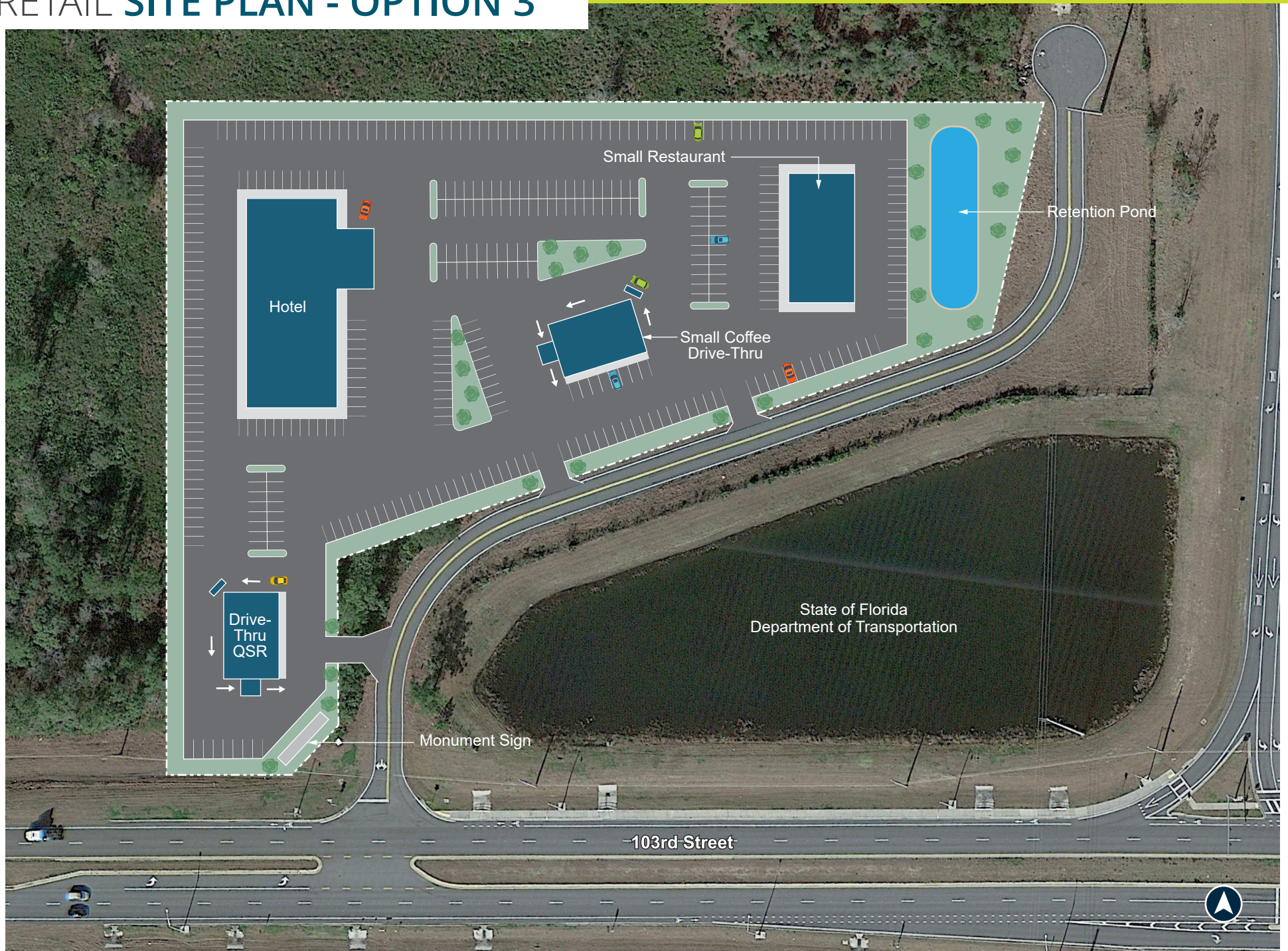
RETAIL SITE PLAN - OPTION 1



RETAIL SITE PLAN - OPTION 2



RETAIL SITE PLAN - OPTION 3



CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take

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Contact a Team Member

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