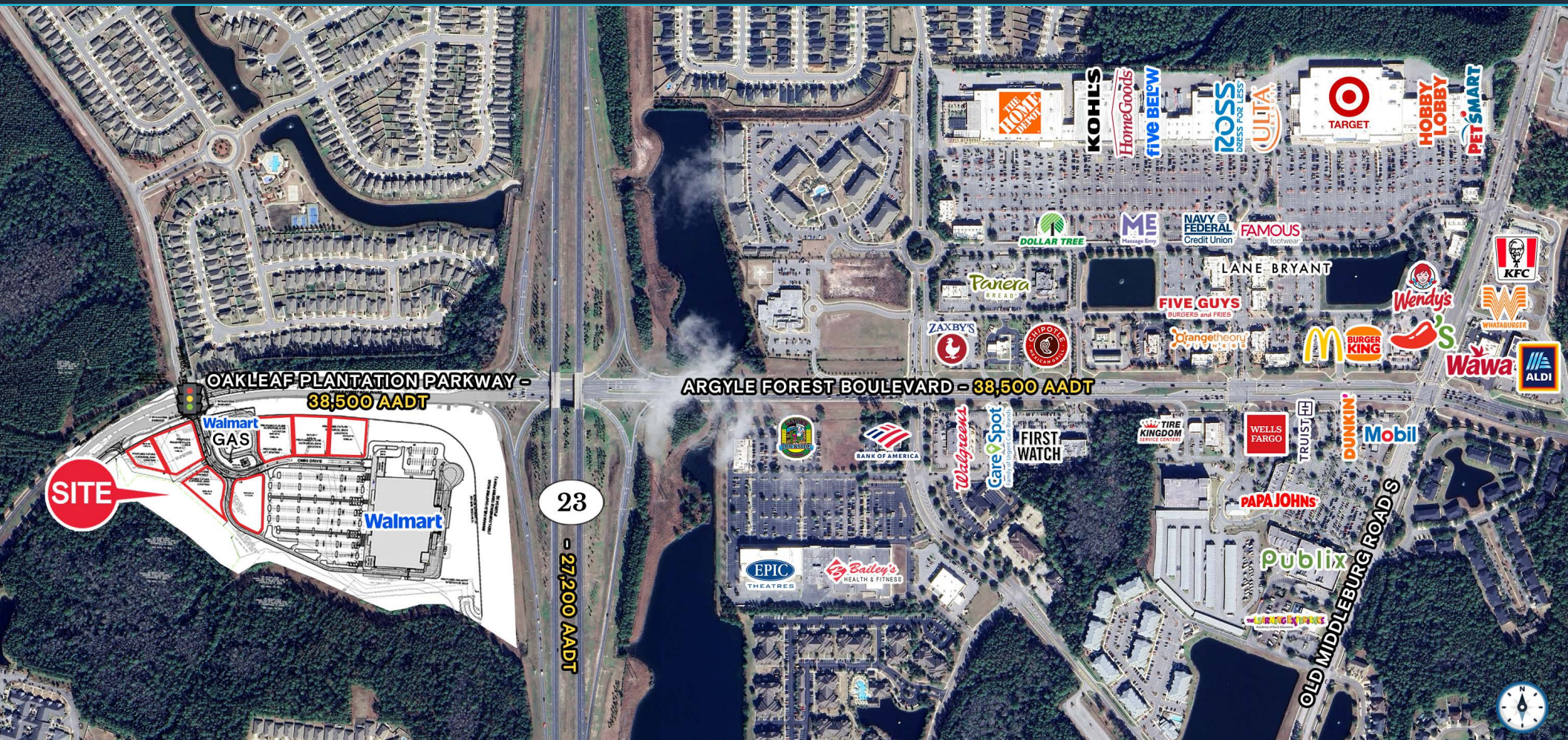


FOR GROUND LEASE

7 WALMART OUTPARCELS

Oakleaf Plantation Parkway & Cecil Connector Road, Jacksonville, FL 32222



OUTPARCELS AVAILABLE RANGING BETWEEN 1 ACRE TO 3 ACRES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- New Walmart Supercenter will sit just north of 6,400 acre master planned community “Oakleaf Plantation”
- New signalized intersection to be added at the Walmart entrance on Oakleaf Plantation Parkway
- Property is located on Oakleaf Parkway just west of First Coast Expressway
- Oakleaf High School (2,375 students) and St Vincent’s Medical Center (106-bed full service hospital) in close proximity
- Outparcel pads ranging between 1 acre to 3 acres for ground lease only

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| POPULATION | 7,442 | 45,738 | 93,309 |

| | | | |
|------------|-------|--------|--------|
| HOUSEHOLDS | 2,594 | 15,202 | 31,906 |
|------------|-------|--------|--------|

| | | | |
|-----------|-----|-------|-------|
| EMPLOYEES | 544 | 3,467 | 8,318 |
|-----------|-----|-------|-------|

| | | | |
|-------------------|-----------|-----------|-----------|
| AVERAGE HH INCOME | \$103,227 | \$103,795 | \$101,872 |
|-------------------|-----------|-----------|-----------|

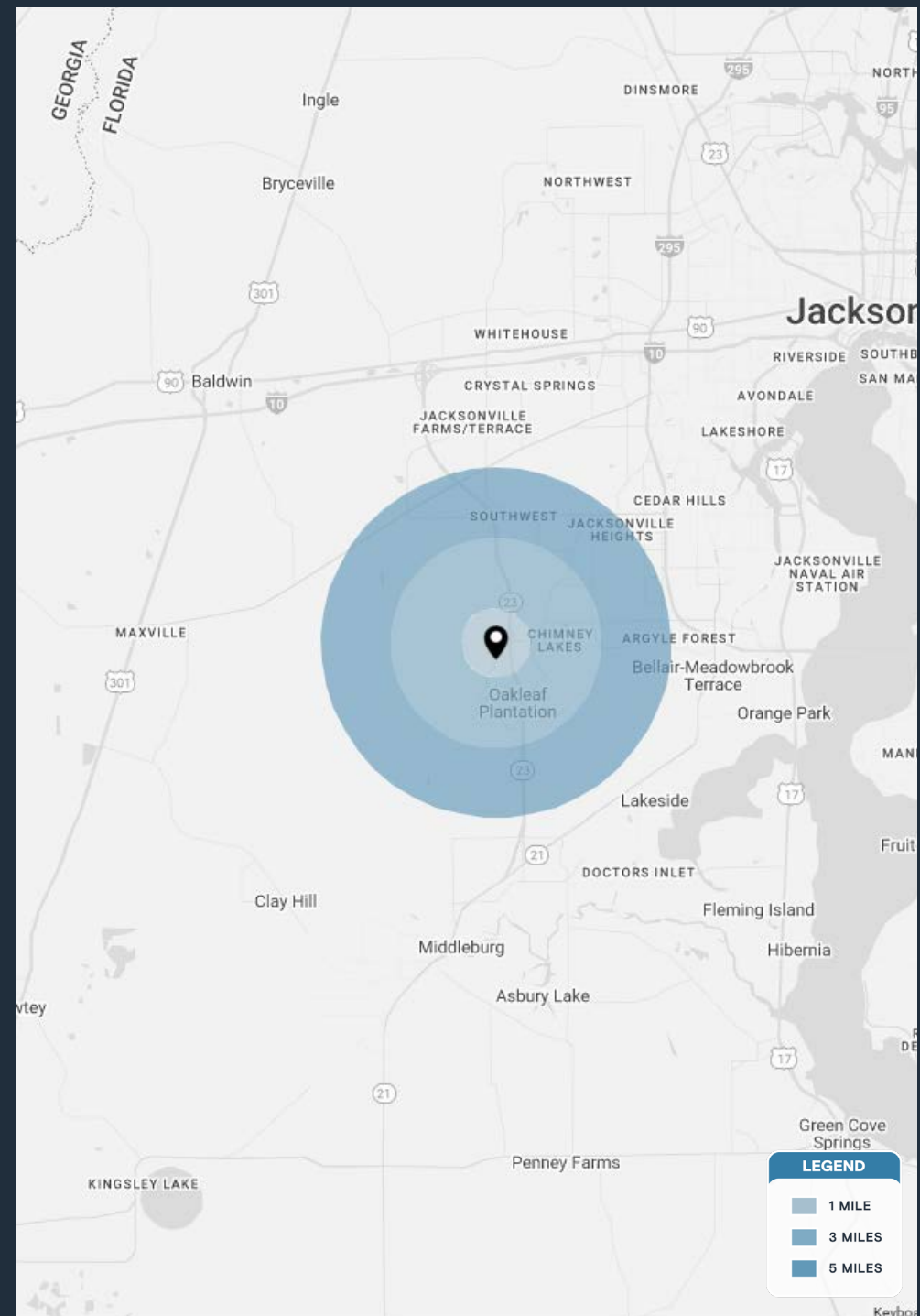
5 MINUTES 10 MINUTES 15 MINUTES

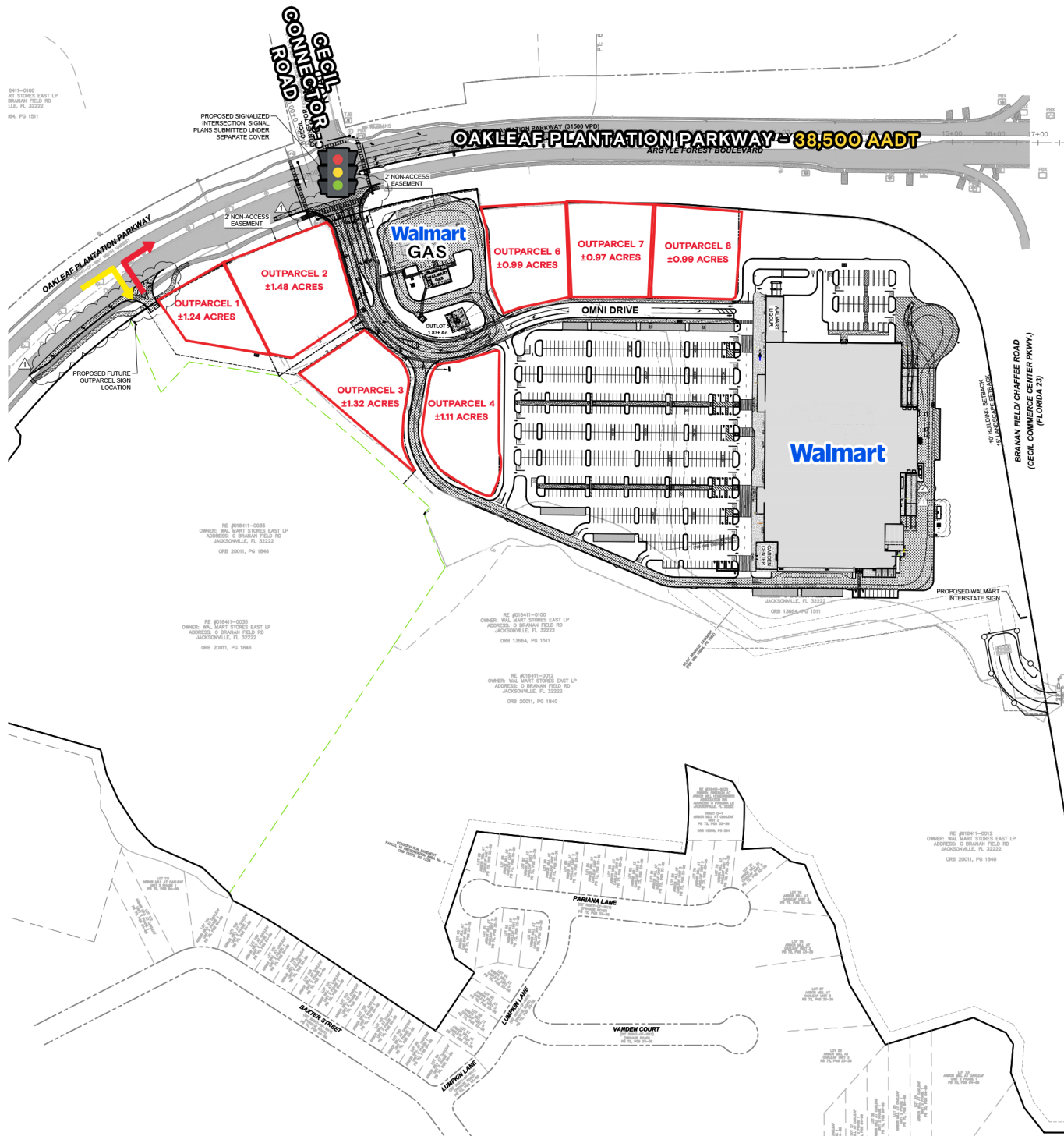
| | | | |
|------------|--------|--------|---------|
| POPULATION | 15,244 | 66,071 | 126,648 |
|------------|--------|--------|---------|

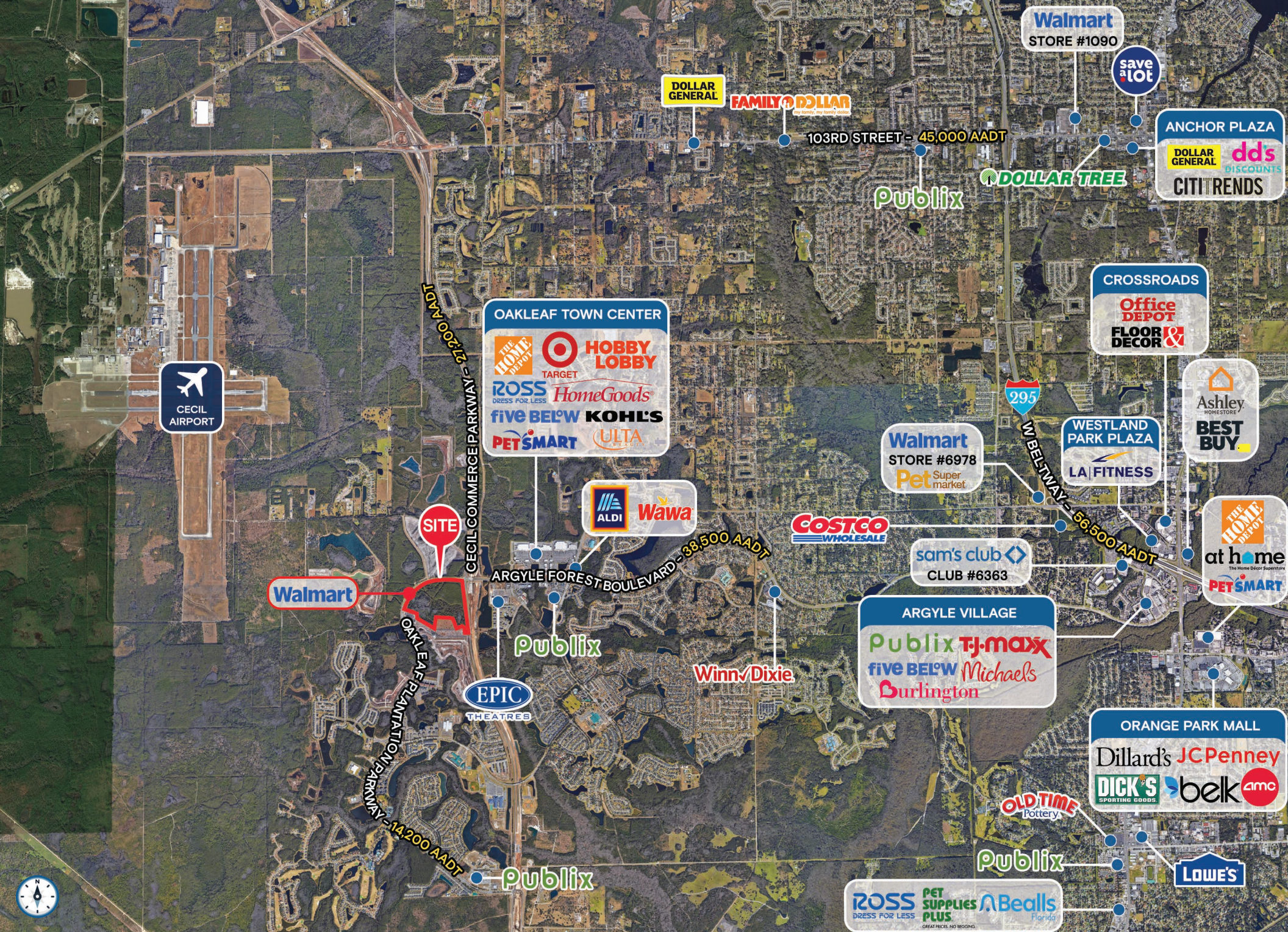
| | | | |
|------------|-------|--------|--------|
| HOUSEHOLDS | 5,283 | 22,272 | 44,203 |
|------------|-------|--------|--------|

| | | | |
|-----------|-------|-------|--------|
| EMPLOYEES | 1,166 | 5,362 | 14,044 |
|-----------|-------|-------|--------|

| | | | |
|-------------------|----------|-----------|----------|
| AVERAGE HH INCOME | \$96,894 | \$102,238 | \$95,180 |
|-------------------|----------|-----------|----------|







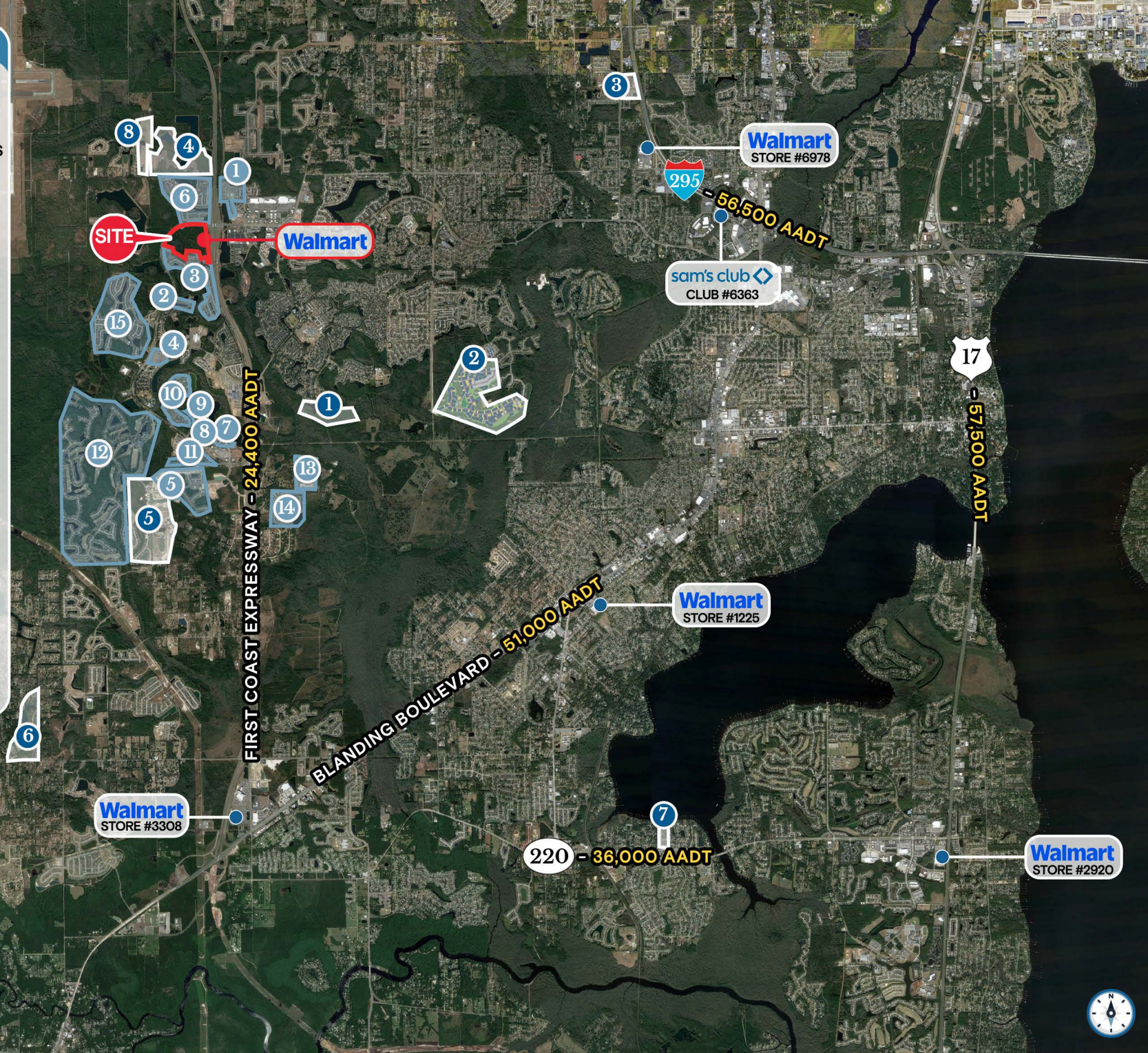
LEGEND

NEW DEVELOPMENT:

- 1 MEADOWS AT OAKLEAF - 300 HOMES
- 2 VILLAGES OF OAKLEAF - 512 UNITS
- 3 FREEDOM AT ARBOR MILL - 155 HOMES
- 4 TOWERING OAKS - 400 UNITS
- 5 INTEGRA PARK - 249 UNITS
- 6 FOX CREEK - 456 HOMES
- 7 CHESTNUT RIDGE - 148 UNITS
- 8 TIMBERLAKE - 126 HOMES
- 9 OAKPOINTS - 182 HOMES
- 10 FOREST BOOK - 121 HOMES
- 11 DISCOVERY TRAILS - 76 UNITS
- 12 EAGLE LANDING - 2,087 HOMES
- 13 CAMERON OAKS - 174 HOMES
- 14 KINDLEWOOD - 168 HOMES
- 15 FOREST HAMMOCK - 300 HOMES
- TOTAL HOMES - 5,454+

UNDER DEVELOPMENT:

- 1 WATERFORD RANCH - 105 HOMES
- 2 WILFORD PRESERVE - 174 HOMES
- 3 FOREST CREST - 116 HOMES
- 4 COPPER RIDGE - 142 HOMES
- 5 EAGLE LANDING - 162 HOMES
- 6 FOX MEADOWS - 52 HOMES
- 7 WHITE OAK ESTATES - UPCOMING
- 8 DAWSON'S CREEK - 110 UNITS
- TOTAL HOMES - 719+



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