



Atlantic Blvd VPD 33,000

Southside Blvd VPD 37,000

160 ft of frontage

400 ft of frontage

Corporate Square Blvd



TULSA WELDING SCHOOL - NNN INVESTMENT OPPORTUNITY

8.35 Acres | 29,751 SF Warehouse

1750 Southside Blvd, Jacksonville, FL 32216

 **FranklinStreet**
OFFERING MEMORANDUM

TULSA WELDING SCHOOL



1750 Southside Blvd,
Jacksonville, FL 32216

TOTAL SALE PRICE:	\$8,250,000.00
Total Land Size:	8.35 acres
Warehouse Sale Price:	\$5,111,111.11
Warehouse Size:	29,751 square feet
Warehouse Price/SF:	\$171.80
Additional Land Sale Price:	\$2,763,888.89
Approx. Additional Land Size:	4.1175 acres
Additional Land Price/AC:	\$677,325.78
Billboard Price:	\$350,000.00



INVESTMENT HIGHLIGHTS

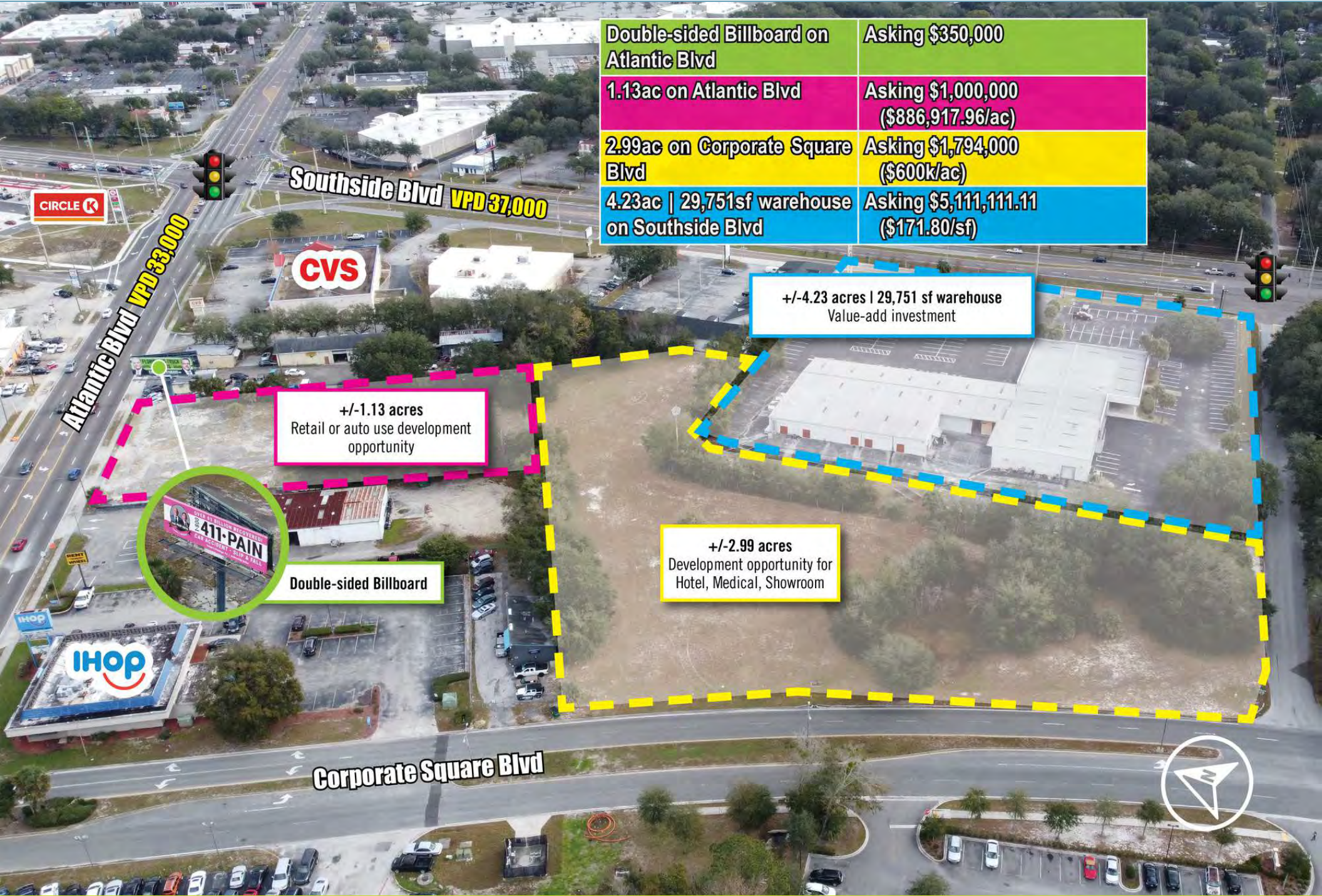
- 8.35 acres includes 29,751 square foot warehouse
- 400ft of frontage on Southside Blvd
- 160ft of frontage on Atlantic Blvd
- Willing to subdivide
- Includes billboard along Atlantic Blvd
- Zoned PUD & CCG-2
- 3 phase power (240 volts)
- Roof height 10-12'
- One open roll-up door 10' x 12'
- Eight covered roll-up doors 10' x 12'

INVESTMENT SUMMARY

Franklin Street is pleased to present a unique development opportunity, including a 29,751 square foot warehouse, located on an 8.35 acre lot in Jacksonville, Florida. The warehouse is a Tulsa Welding School that sits on 4.23 acres and is currently under lease through March of 2026, with a 1x 5-year extension option. On the northern side of the property there is a double-sided billboard with optimal exposure on Atlantic Blvd. Additional acreage of a combined 3.93 acres is also available with frontage on Atlantic & Corporate Square Blvd.

VALUE ADD OPPORTUNITY:

Tenant is open to exploring a brand new 10-year lease, increasing rent to market rate, with TI allowance needed between \$150,000-\$225,000 to improve show room area - call for details. Opportunity to acquire warehouse separately, pushing closing cap rate between 7.45% and 8.10% prior to closing.



Double-sided Billboard on Atlantic Blvd	Asking \$350,000
1.13ac on Atlantic Blvd	Asking \$1,000,000 (\$886,917.96/ac)
2.99ac on Corporate Square Blvd	Asking \$1,794,000 (\$600k/ac)
4.23ac 29,751sf warehouse on Southside Blvd	Asking \$5,111,111.11 (\$171.80/sf)

Southside Blvd VPD 37,000

Atlantic Blvd VPD 33,000

+/-1.13 acres
Retail or auto use development opportunity

+/-4.23 acres | 29,751 sf warehouse
Value-add investment

+/-2.99 acres
Development opportunity for Hotel, Medical, Showroom

Double-sided Billboard

Corporate Square Blvd





Tulsa Welding School offers trade school training in Jacksonville, Florida in Welding, HVAC, Refrigeration, and Electrical. These industries need a skilled workforce and are not going away. Most of the hands-on programs take less than a year to complete to get their graduates out in the field faster. With three other campus locations - Tulsa, Oklahoma, Dallas, Texas and Houston, Texas - TWS has graduates from all 50 states.

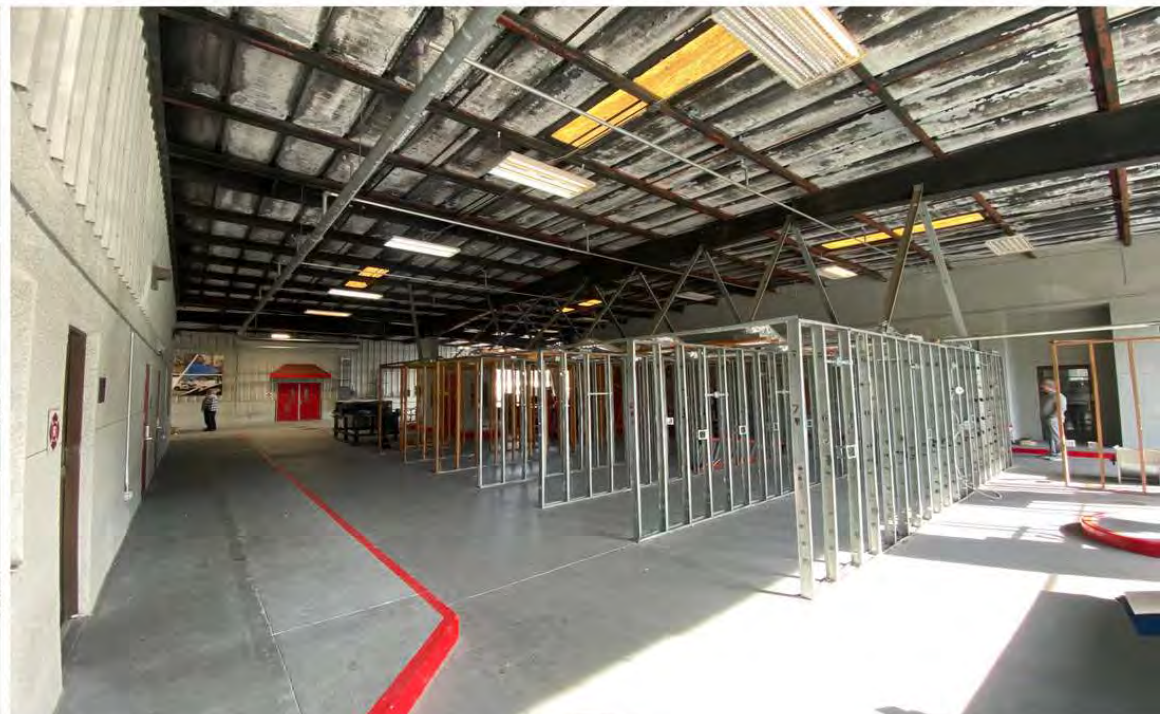
TWS GRADUATES BY STATE



- **Corporate Guaranteed Lease**
- Lease term currently set to expire in March of 2026
- Current tenant has been here for 12+ years
- Over 37,000 TWS graduates nationally
- TWS Jacksonville recognized by FAPSC as **2023 School of the Year** (Florida Assoc. of Postsecondary Schools and Colleges)

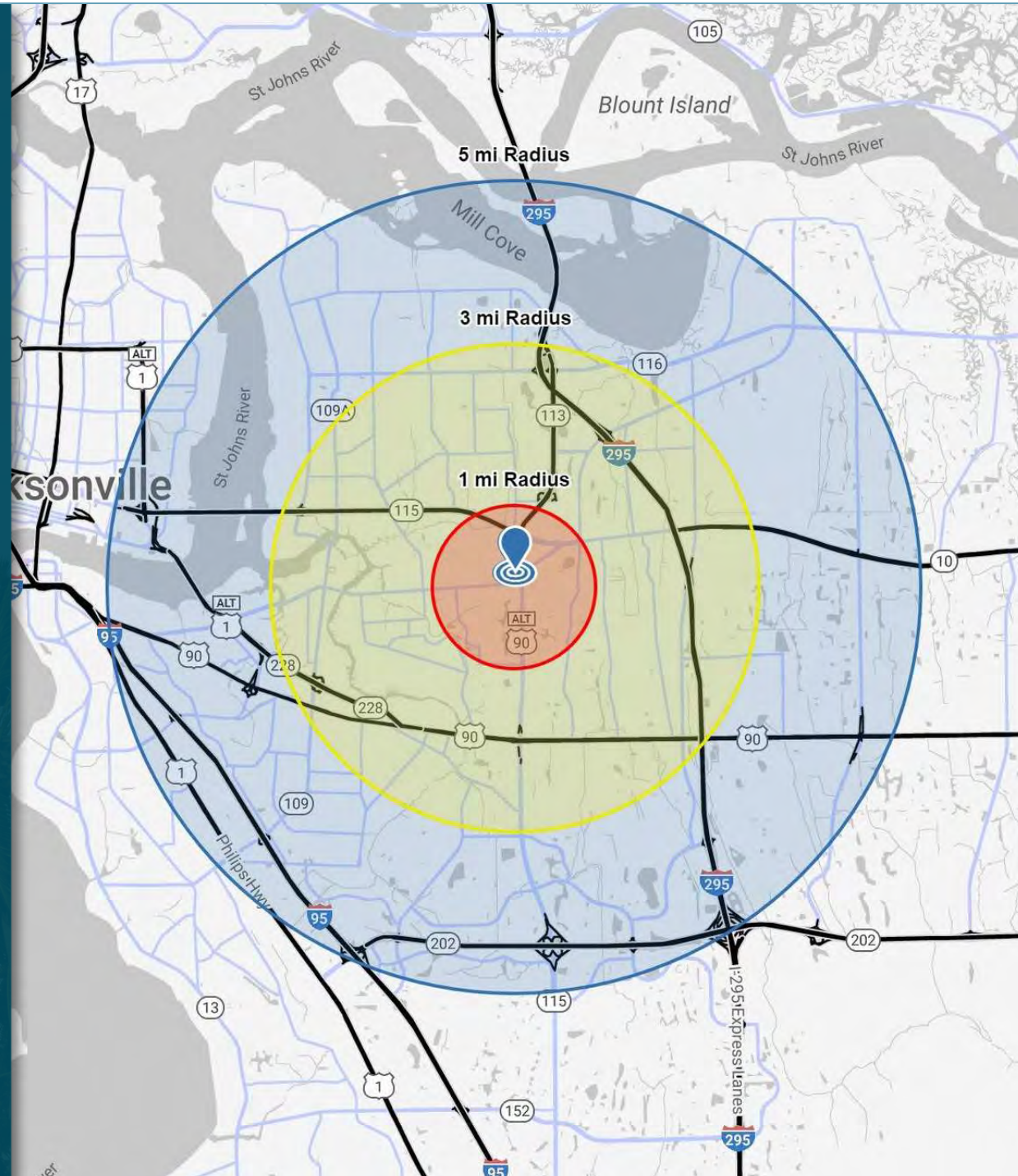






	1 MILE	3 MILE	5 MILE
2023 Estimated Population	11,609	92,937	216,906
2028 Projected Population	11,614	100,149	234,598
# of Households	4,924	38,214	88,808
Average Household Income	\$62,824	\$80,948	\$92,120
Workplace Employees	6,772	38,622	118,029
Median Age	32.3	35.6	35.2

* Demographic data derived from 2020 ACS - US Census





TULSA WELDING SCHOOL

CONTACT A TEAM MEMBER FOR MORE INFORMATION

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