

FOR SALE

BALMORAL COMMERCIAL

10550 BALMORAL CIRCLE WEST, JACKSONVILLE, FL 32218



INTERACTIVE OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

INVESTMENT HIGHLIGHTS

- Redevelopment Opportunity
- Exceptional location in Jacksonville's Northside submarket
- Former Hotel Site
- Zoned CCG-1
- Multiple signage including monument sign
- I-95 sees over 130,000 VPD
- Over 550 linear feet frontage on Exit 360 off ramp to Busch Drive
- Off Site Master Water Retention
- Owner willing to JV



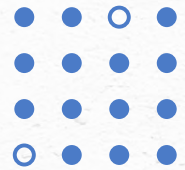
\$3,800,000
LIST PRICE

±3.82 AC
LOT SIZE (AC)

±166,486 SF
LOT SIZE (SF)







AREA OVERVIEW

JACKSONVILLE, FL

Jacksonville is a large commercial and financial center with the most “northern” feel among large cities in Florida. Modern skyscrapers line a well-defined downtown and waterfront area, and the city spreads in all directions and especially south and west from there. Jacksonville is the **most populous city in Florida and the largest city by area in the contiguous United States**. Jacksonville has an estimated population of over 902,000 residents. Jacksonville is in the First Coast region of northeast Florida and is centered on the banks of the St. Johns River, about 25 miles south of the Georgia State line. The Jacksonville Beaches communities are along the adjacent Atlantic coast. Jacksonville has experienced significant population and job growth in the last five years, contributing to the area’s high demand for multifamily housing.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	6,315	43,938	121,200
2023 Estimate	6,131	42,090	116,102
Annual Growth 2023-2028	0.6%	0.9%	0.9%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	2,418	17,081	46,831
2023 Estimate	2,345	16,331	44,803
Annual Growth 2023-2028	0.6%	0.9%	0.9%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$60,348	\$63,833	\$60,615
CONSUMER SPENDING	1-MILE	3-MILE	5-MILE
Total Consumer Spending	\$54.6M	\$416.5M	\$1.1B



ECONOMY

The Jacksonville economy is diverse, with an assortment of banking and financial institutions, a bustling port, and **27 corporate headquarters of companies** like Adecco Group North America, Advanced Disposal, Allstate, Beaver Street Fisheries Inc., and Black Knight Financial Services. The city flourishes in the e-commerce and aerospace industries. According to JaxUSA.org, 13 e-commerce companies have been introduced in the region throughout the years, with a total investment of over **\$3.3 billion in infrastructure and the creation of an additional 18,000 jobs**. These companies include Amazon, Wayfair, Article, Ulta, and Fanatics. According to JaxUSA.org, Jacksonville has the cutting-edge infrastructure to support aerospace projects. Aerospace companies are able to find highly skilled workers in the area due to the local military units and the aviation operations of the Department of Homeland Security in the region. Aerospace companies in the area include Northrop Grumman, Boeing, and many more.

Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. With three major interstates, three railroads, including CSX and Norfolk Southern, and JAXPORT—a deep-water port—plus an international airport, the city offers unparalleled infrastructure for business operations. **Harbor improvements since the late 19th century have made Jacksonville a major military and civilian deep-water port.** Its riverine location facilitates two United States Navy bases and the Port of Jacksonville, Florida's third-largest seaport. The two US Navy bases, Blount Island Command and the nearby Naval Submarine Base Kings Bay form the **third largest military presence in the United States**. With **45 million people reachable within an eight-hour drive** and approximately 60% of the entire U.S. population—around 179 million people—accessible within a 24-hour truck drive, Jacksonville's strategic location is evident.

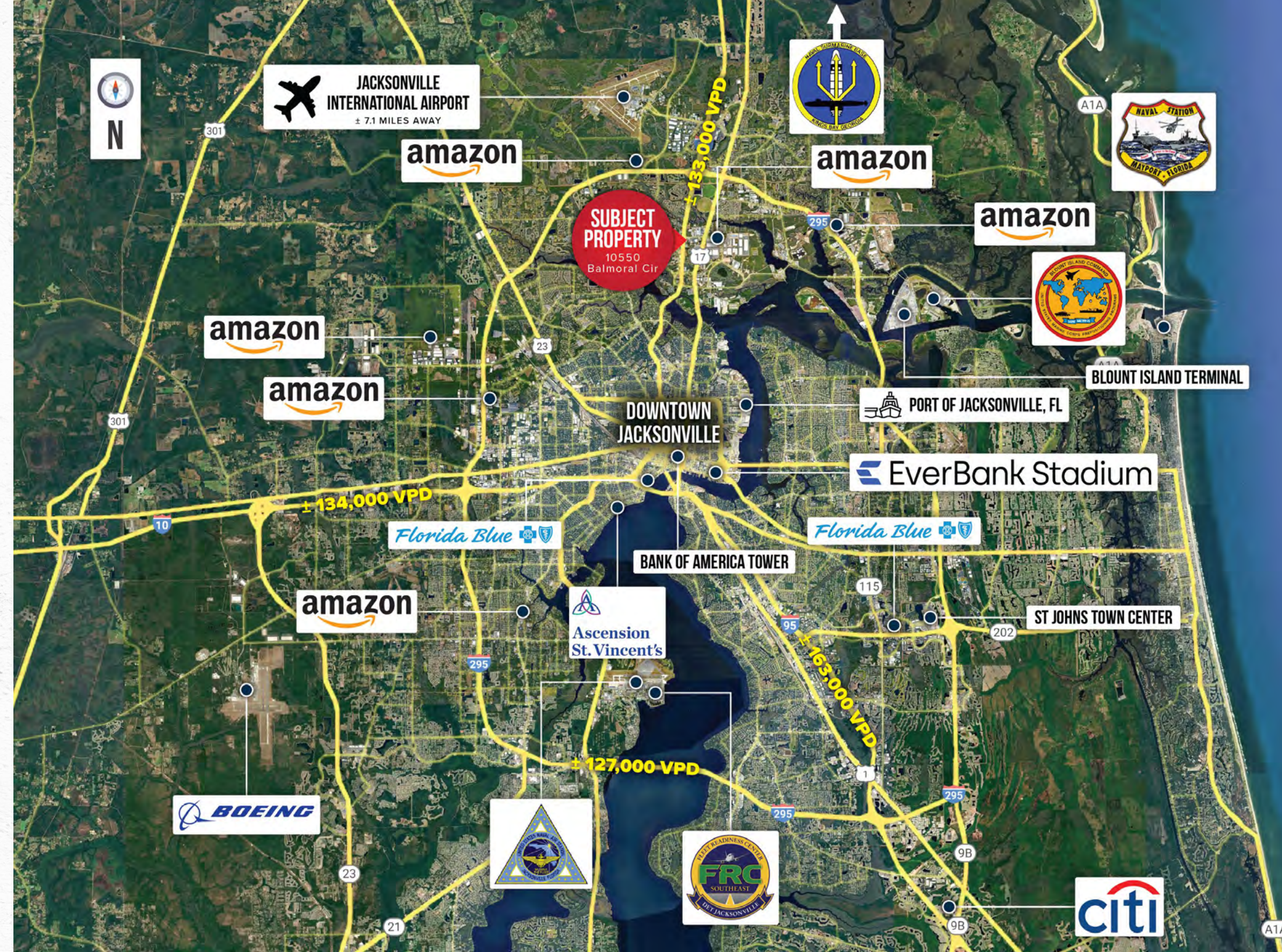
ECONOMIC DEVELOPMENTS

Boeing Expansion: Boeing, one of the world's largest aerospace companies, **has unveiled its \$245.8 million maintenance and repair facility expansion** at Cecil Airport in Jacksonville. **The expansion featured nearly 270,000 square feet of hangar space and over 100,000 square feet of office and shop space. The completion of this expansion is has created 400 additional jobs.** Jacksonville Aviation Authority said the competition of the expansion will draw more aerospace companies to the city.

Amazon Expansion: Amazon plans to expand its operations in Jacksonville with the **creation of a new fulfillment center**. The one million square feet fulfillment center is going to be constructed in Imeson Park and will fulfill apparel, accessories, and footwear orders. The expansion is estimated to create **600 new full-time jobs**.



MAJOR EMPLOYERS



ATTRACTIONS

Jacksonville Zoo & Gardens: Jacksonville Zoo & Gardens features over 2,400 exotic animals and 1,000 varieties of plants. Featured animals include giraffes, otters, lorikeets, tigers, jaguars, and manatees. The facility has supported wildlife conservation on riverfront landscapes since 1914. It is a must-see tourist attraction in Jacksonville for a day filled with adventure.

Little Talbot Island State Park: Little Talbot Island is a 5-mile stretch of shoreline and maritime forest. The park is teeming with wildlife and greenery. It is a popular spot for fishing enthusiasts, avid bird watchers, and beachgoers.

St. Johns Town Center: The St. Johns Town Center is a 1.2 million square feet outdoor shopping center in Jacksonville. It is Jacksonville's shopping mecca with over 175 retailers and over 20 restaurants. It features luxury stores such as Tiffany & Co., Gucci and large retailers such as Target. It also features 3 hotels so visitors can shop for as long as they please.

EverBank Field & Jacksonville Jaguars: Jacksonville is home to the Jacksonville Jaguars of the National Football League. The Jaguars are a member of AFC South and have won the division championship game in 2017. Catch a Jaguars game at EverBank Field, the home field of the Jaguars. Beyond the football field, the EverBank Field features sparkling pools, relaxing cabanas, the largest video boards in the world, state-of-the-art meeting spaces, local food spots, and artistic murals created by local artists.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10550 Balmoral Circle West, Jacksonville, FL 32218** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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EXCLUSIVELY OFFERED BY



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