

FOR SALE: PECAN PARK AND ARNOLD RD

JACKSONVILLE, FLORIDA



INDUSTRIAL LAND OPPORTUNITY



Zoned: IL
Light Industrial



Master Planned Park/Owner/
User Opportunity



±31.13 Gross
±26.63 Usable



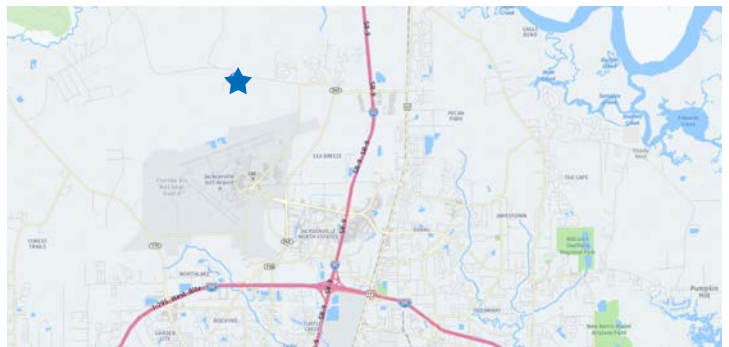
Fully Entitled With SJRWM
And 404 Permit In Place

For further information, please contact our exclusive agents:

Bryan Bartlett, SIOR
Senior VP / Principal
bbartlett@phoenixrealty.net

Newmark Phoenix Realty Group
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

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\$6,657,500 / \$250,000 Per Usable Acre

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

PROPERTY AERIALS



LOCAL AREA

1. Saxum Development
(±3.8 M SF)

2. Benderson Development
(±2 M SF)

3. Sefried Development
(±525,000 SF)

4. Residential
Development

5. Flint Development
(±2 M SF)

6. Future Retail
Development



LOCAL AREA



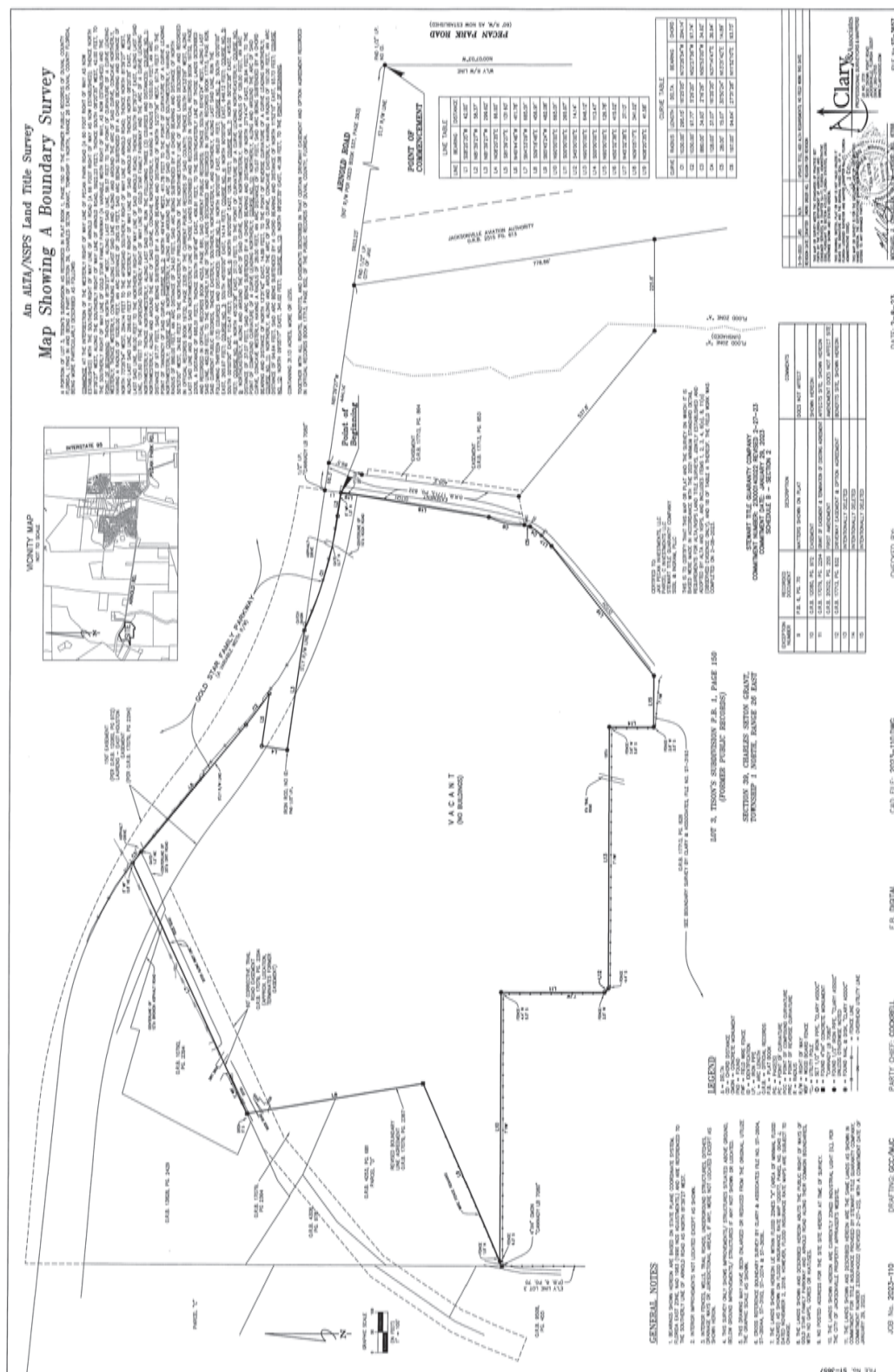
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PROPERTY SPECIFICS

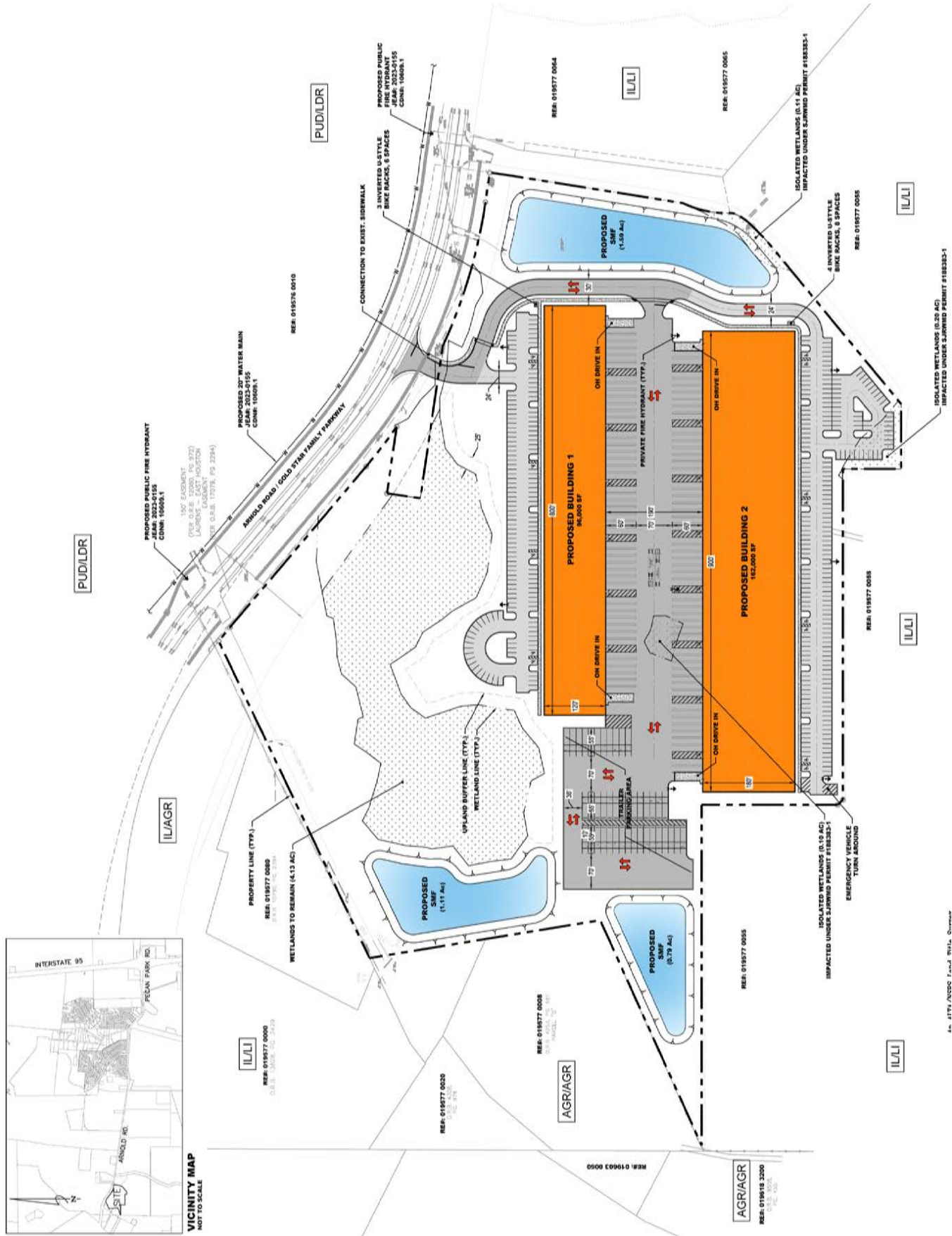
Location:	Pecan Park/Arnold Road, ±3 miles west of I-95, north of Jacksonville International Airport
Parcel Number:	019619 - 0135
Total Size:	31.13 Gross AC
Upland Acres:	26.63 Usable AC
Wetlands:	<ul style="list-style-type: none"> • St. Johns River Water Management District permit in place (Permit # 188383-2) • 404 permit in place
Survey:	New boundary survey completed May 2023
Zoning:	IL (Industrial Light)
Topographic Report:	Completed 2/27/2023
Due Diligence:	<ul style="list-style-type: none"> • The parcel has approved 10-set permit by the City of Jacksonville for an industrial laydown yard, allowing a simple modification at the city level to modify for industrial park or alternate user design. • Tree, landscape, drainage plans included in approved 10-set plan. • Concurrence vested and paid for approved 10-set design.



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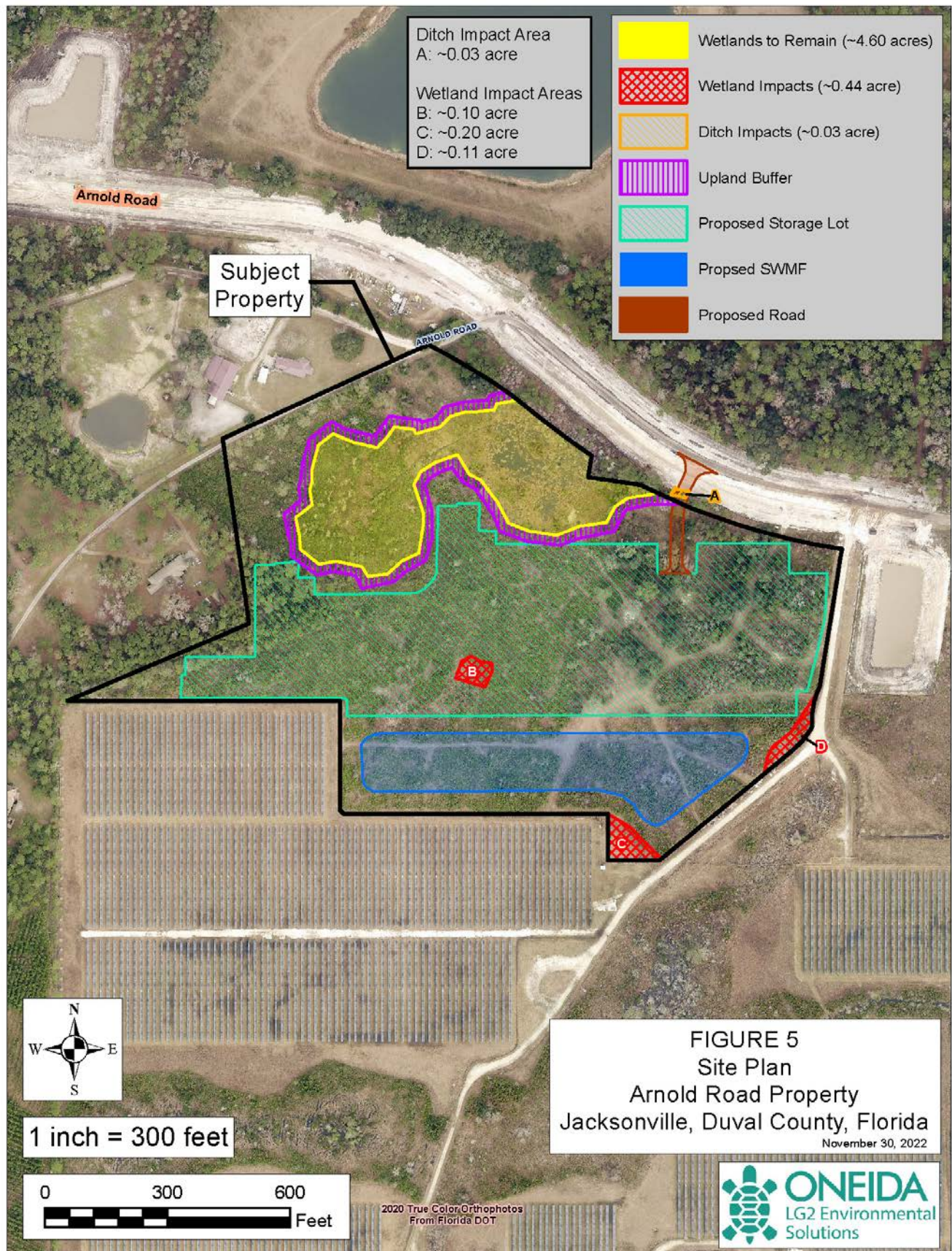
SAMPLE CONCEPTUAL SITE PLAN OPTION 1



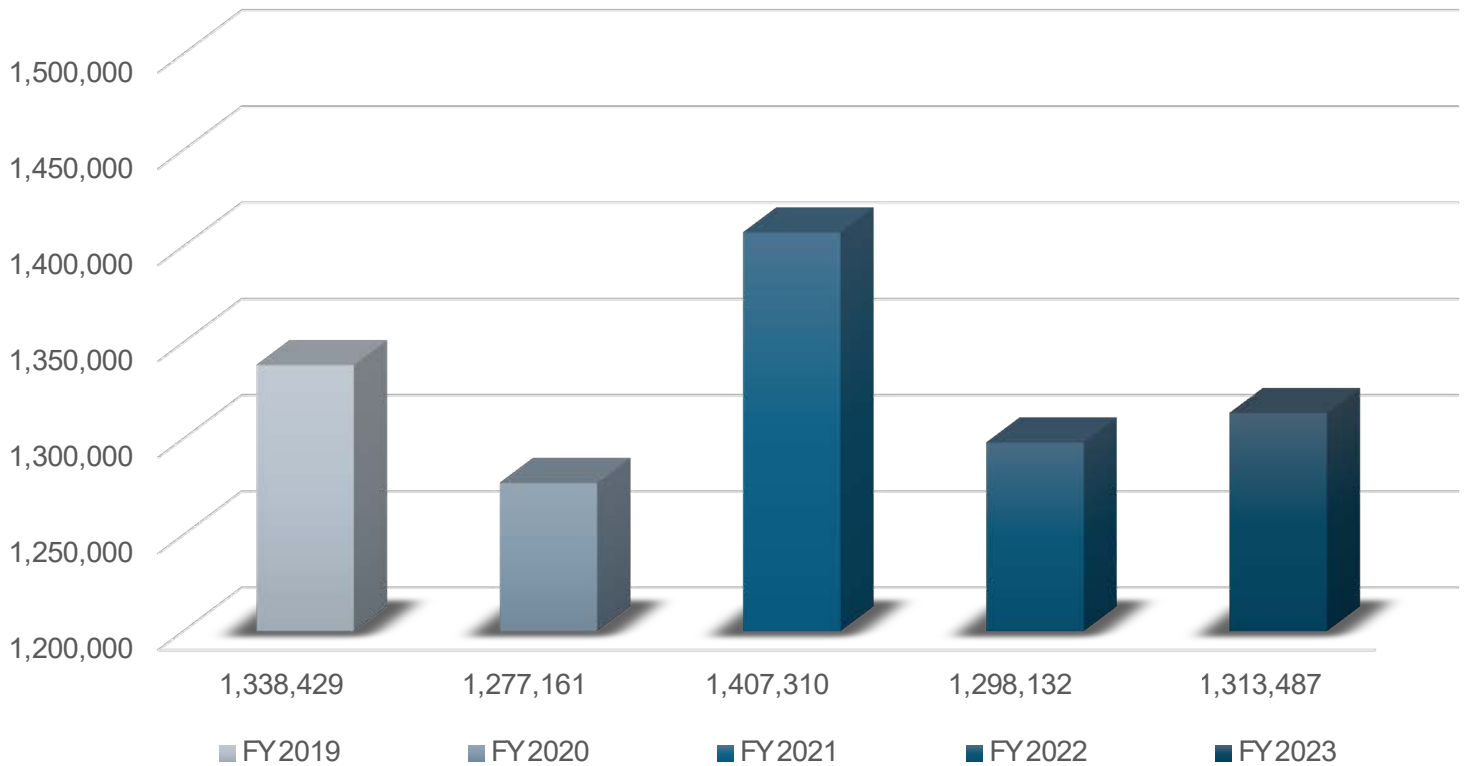
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WETLAND MAP



JACKSONVILLE PORT TEU VOLUME

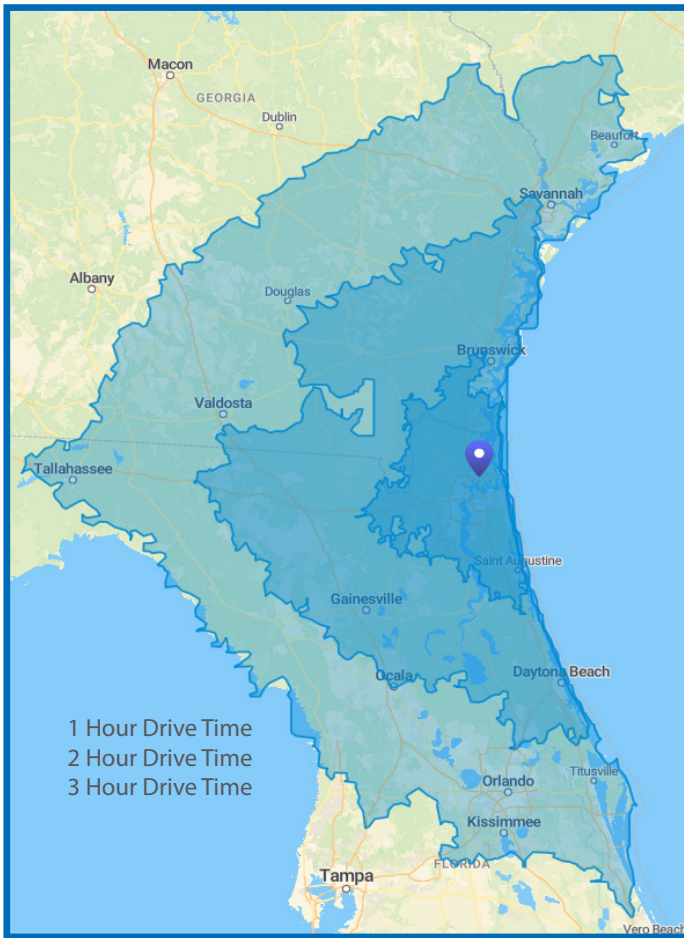


Information from Jacksonville Port Authority at JAXPORT.com

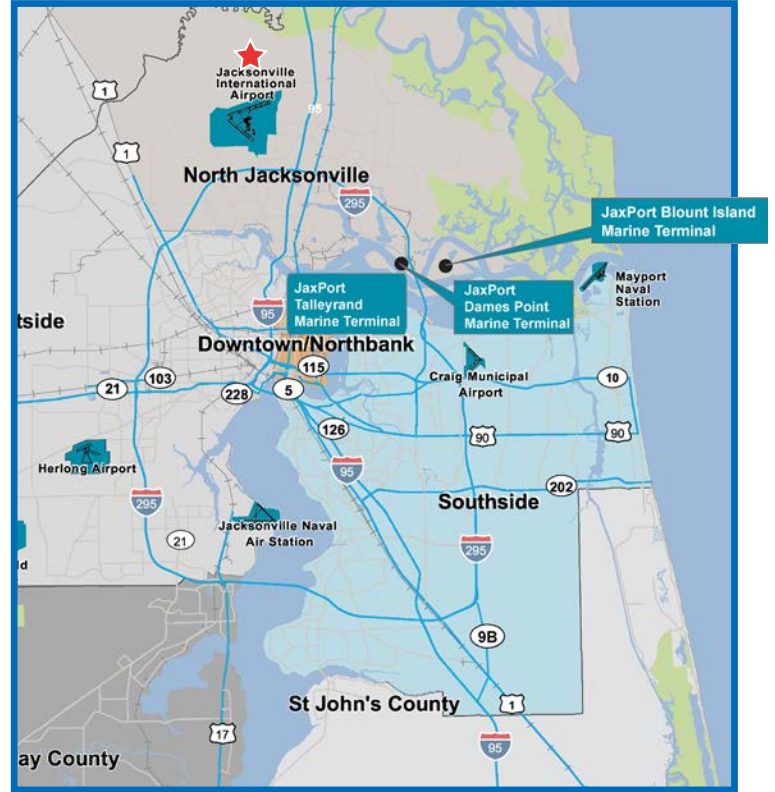
DISTANCE CHART

- | | |
|--|---|
| 1. ±2.8 Miles
Jacksonville International Airport | 5. ±16.7 Miles
I-10 |
| 2. ±13.3 Miles
Jaxport | 6. ±16.8 Miles
CSX Intermodal Facility |
| 3. ±2.1 Miles
I-95 | 7. ±15.9 Miles
Norfolk Southern Intermodal Facility |
| 4. ±6.2 Miles
I-295 | 8. ±25.6 Miles
FEC Intermodal Facility |

LOCAL AREA



Pecan Park and Arnold Road is proximate to the region's major transportation infrastructure, providing direct access and serviceability to greater Jacksonville metro and neighboring regions.



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JACKSONVILLE HIGHLIGHTS

Overview

Jacksonville is rapidly emerging as one of the premier logistics hubs in the Southeastern United States, with the Jacksonville Port Authority (JaxPort) at the center of this growth. The ongoing JaxPort Capital Improvements Project has injected over \$500 million into infrastructure upgrades, positioning the city as a critical gateway for international trade. This investment enhances both the operational efficiency and capacity of the port, making it a strategic asset for industries reliant on import/export activities. This property, boasting direct rail connectivity, also provides an exceptional advantage for businesses looking to streamline supply chain operations.



Jacksonville's Port Statistics

- Florida's #1 container port with over 1 million TEUs (twenty-foot equivalent units) handled annually, reflecting the growing demand for containerized shipping.
- 3rd largest port in Florida by tonnage.
- One of the nation's leading vehicle-handling ports, with nearly 700,000 vehicles moving through JaxPort each year.
- Efficient rail and highway connectivity, with access to three major railroads and close proximity to I-295, I-95 and I-10.

JaxPort Highlights

- Deepening of the St. Johns River to accommodate post-Panamax vessels, allowing for larger container ships and increased cargo throughput.
- Modernized terminal facilities with enhanced equipment, including new cranes and updated cargo handling capabilities.
- Annual economic impact of over \$31 billion, with over 138,500 jobs supported by port activity.
- A crucial hub for multiple industries including automotive, manufacturing, retail, and distribution.



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WHY JACKSONVILLE

Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets.
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce.



Job and Economy Overview

- Unemployment rate: Florida's unemployment rate in 2024 is 3.3%, which is 0.7 percentage points lower than the national.
- Employment: Florida's employment in 2024 is 11,835,884.
- Population: Florida's population in 2024 is 22,954,162.
- Economic growth: Florida's real economic growth in the first quarter of 2024 was 3.0%, which was the sixth highest in the nation.
- Job creation: Florida has created 424,144 new businesses in 2024.

Population Overview

- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living.
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today.

