

# PRIME I-95 FRONTAGE

614 PECAN PARK RD, JACKSONVILLE, FL 32218

OFFERING PRICE:

UNPRICED

±6.79 ACRES

±6.79 Acres

**SVR**  
Commercial

CONFIDENTIAL OFFERING MEMORANDUM



# DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd

Unit 2200

Ponte Vedra Beach, FL 32082

## Exclusive Sales Representatives



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100 Fairway Park Blvd  
Unit 2200  
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## OVERVIEW:

SVR Commercial LLC, as exclusive advisor, is privileged to present the opportunity to purchase 1 parcel located at 614 Pecan Park Rd, Jacksonville, FL 32218 (The "Property"). The Property consists of  $\pm 6.79$  acres and is zoned CCG-2 (commercial).

## LAND DETAILS

Address:	614 Pecan Park Rd. Jacksonville, FL 32218
Tax Real Estate Number:	108141-0150
County:	Duval County
Land Size:	$\pm 6.79$
Zoning:	CCG-2

# SITE PLAN | ±6.79 ACRES

STATE ROAD No. 243 ~ PECAN PARK ROAD (RE-LOCATED)  
(A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION R/W MAP, SECTION No. 72293, F.P. No. 2093999, SHEETS 11 AND 12)

LIMITED ACCESS ROAD R/W (O.R. BOOK 17547, PAGE 809, PARCEL 113) POINT OF BEGINNING

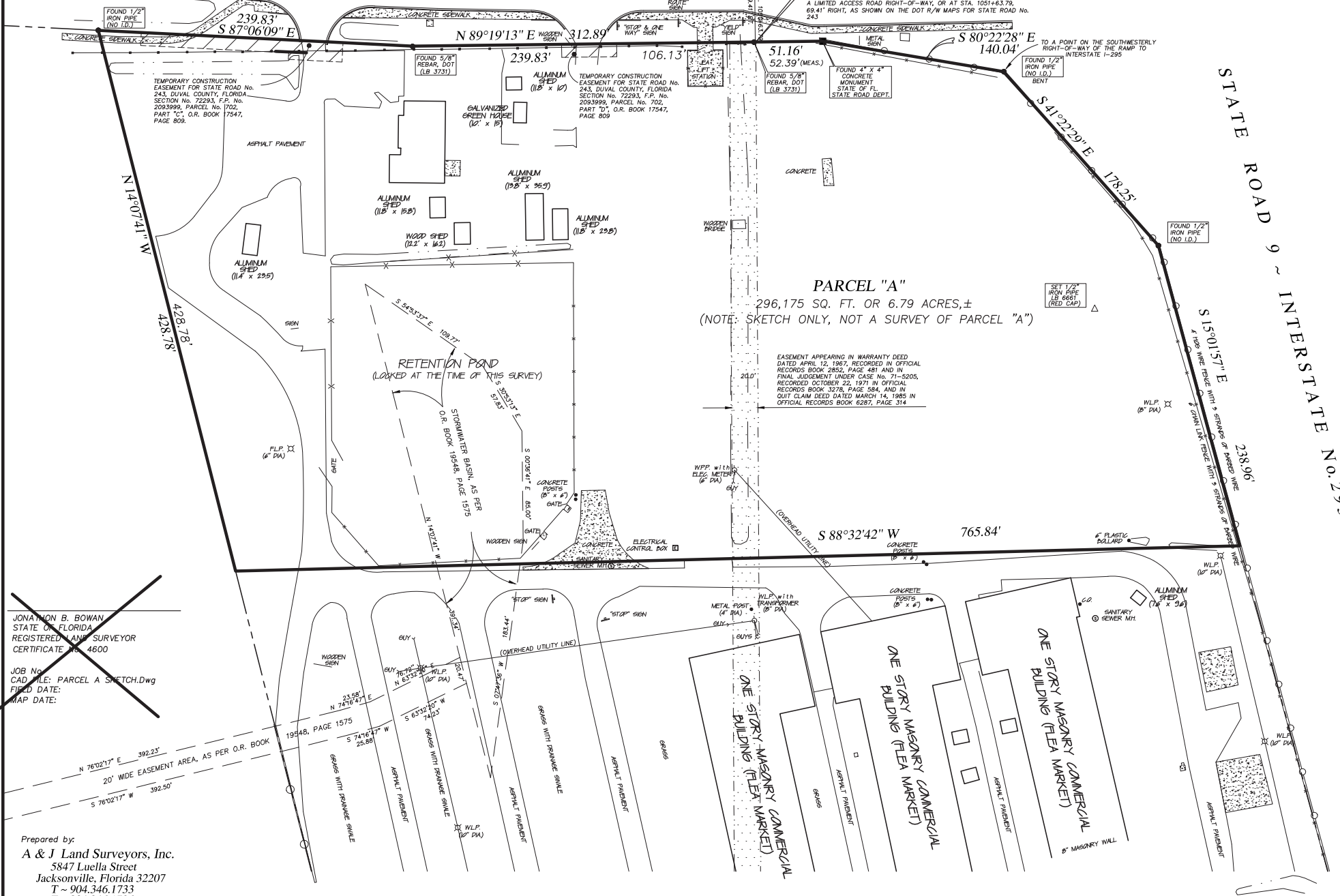
THAT POINT ON THE SOUTHERLY R/W LINE OF STATE ROAD No. 243 ~ PECAN PARK ROAD, WHERE IT CHANGES FROM A PUBLIC ROAD R/W TO A LIMITED ACCESS ROAD RIGHT-OF-WAY, OR AT STA. 1051+63.79, 69.41' RIGHT, AS SHOWN ON THE DOT R/W MAPS FOR STATE ROAD No. 243

TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF THE RAMP TO INTERSTATE I-295

**PARCEL "A"**  
296,175 SQ. FT. OR 6.79 ACRES, ±  
(NOTE: SKETCH ONLY, NOT A SURVEY OF PARCEL "A")

EASEMENT APPEARING IN WARRANTY DEED DATED APRIL 12, 1967, RECORDED IN OFFICIAL RECORDS BOOK 2852, PAGE 481 AND IN FINAL JUDGMENT UNDER CASE No. 71-5205, RECORDED OCTOBER 22, 1971 IN OFFICIAL RECORDS BOOK 3278, PAGE 584, AND IN QUIT CLAIM DEED DATED MARCH 14, 1985 IN OFFICIAL RECORDS BOOK 6287, PAGE 314

STATE ROAD 9 ~ INTERSTATE No. 295



~~JONATHAN B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE No. 4600  
  
JOB No. \_\_\_\_\_  
CAD FILE: PARCEL A SKETCH.Dwg  
FIELD DATE: \_\_\_\_\_  
MAP DATE: \_\_\_\_\_~~

Prepared by:  
**A & J Land Surveyors, Inc.**  
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## Excellent Location

Conveniently located off the heavily traveled highway I-95, which gives this lot highly visible frontage to locals and travelers alike. Several major employers surround this parcel including Jacksonville International Airport, Jacksonville Port Authority, Amazon, Bacardi Bottling, UF Health, River City Marketplace, and many other retailers. Strategically located in the path of growth for retail, industrial, single-family, and multi-family residential.

## Commercial Zoning

CCG-2 zoning allows for a wide range of uses, including retail, medical, office, self-storage, light manufacturing schools, hotels, churches, and car dealerships.



# RETAIL MAP



STARBUCKS COFFEE  
BLAZE PIZZA

BJ's  
Newk's  
Marshalls

DUNKIN' DONUTS  
WAFFLE HOUSE

Moe's southwest grill  
mellow MUSHROOM

UFHealth  
UNIVERSITY OF FLORIDA HEALTH

OUTBACK STEAKHOUSE  
CARRABBA'S ITALIAN GRILL

JAX  
Jacksonville International Airport

International Airport

Ruby Tuesday

SUNTRUST  
Publix

Panera BREAD  
ROSS

Chick-fil-A  
McDonald's  
TIJUANA FLATS TEX-MEX

amazon

Burlington

BURGER KING  
SYNOVUS the bank of here

BACARDI

FIVE GUYS BURGERS and FRIES  
Walmart Save money. Live better.

<b>Pecan Park</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2028 Projection	1,293	14,671	42,973
2023 Estimate	1,193	13,542	40,451
2010 Census	750	8,547	30,607
Annual Growth 2023-2028	8.38%	8.34%	6.23%
Annual Growth 2010-2023	59.07%	58.44%	32.16%
<b>HOUSEHOLDS</b>			
2028 Projection	427	5,287	15,590
2023 Estimate	391	4,861	14,632
2010 Census	227	2,966	10,875
Annual Growth 2023-2028	9.21%	8.76%	6.55%
Annual Growth 2010-2023	72.25%	63.89%	34.55%
Owner Occupied Housing Units	339	3,530	10,876
Renter Occupied Housing Units	52	1,331	3,757
<b>2023 HOUSEHOLDS BY HOUSEHOLD INC.</b>			
2023 Household Income Less than \$25,000	53	637	1,991
2023 Household Income \$25,000-\$50,000	76	929	3,044
2023 Household Income \$50,000-\$75,000	80	829	2,637
2023 Household Income \$75,000-\$100,000	58	788	2,304
2023 Household Income \$100,000-\$125,000	50	935	2,081
2023 Household Income \$125,000-\$150,000	29	125	626
2023 Household Income \$150,000-200,000	38	525	1,320
2023 Household Income \$200,000 or greater	7	94	628
2023 Average Household Income	\$81,636	\$83,638	\$85,774
2023 Median Household Income	\$70,499	\$76,142	\$71,270



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## TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

## FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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