



River City Market Place



UFHealth
UNIVERSITY OF FLORIDA HEALTH

HOBBY LOBBY

INTERSTATE
95

ALDI

Max Leggett Parkway VPD 10,800
extended
STAY
AMERICA

3.42 Ac

Hyatt Regency

THE NOTE APARTMENTS
Developed by Chance Partners
290-units
'COMING SOON!'

0 MAX LEGGETT PKWY

3.42 Acres FOR SALE

Max Leggett Pkwy, Jacksonville, FL 32218



FranklinStreet

OFFERING MEMORANDUM

0 MAX LEGGETT PARKWAY



Max Leggett Pkwy,
Jacksonville, FL 32218

Sale Price:	\$4,275,000
Price / SF:	\$28.70
Lot Size:	3.42 Acres
Zoning:	Commercial



INVESTMENT HIGHLIGHTS

- 3.42 acres for sale
- Located in a thriving commercial hub
- Convenient access to JAXPORT and Jacksonville Airport
- Directly in front of new VA Clinic being developed
- Adjacent to a new 290-unit apartment complex being developed

INVESTMENT SUMMARY

Franklin Street is pleased to present 3.42 acres of commercial opportunity located in one of Jacksonville's busiest commercial hubs. This property site is situated directly in front of a brand-new 185,500 SF Veterans Affairs Outpatient Clinic being developed, with 30 patient beds.

Seller willing to subdivide per buyer/tenants needs
Seller is willing to Build to Suit with NNN long term lease
Site is available for Land Lease
Asking \$1.25M per acre

Cleared & Pad Ready, off-site retention already in place, utilities stubbed to each pad, road work complete, monument signage is up and constructed



River City Market Place

Walmart Supercenter	BJ's	DICK'S SPORTING GOODS	CHIPOTLE	Chili's
PETSMART	Pollo Tropical	Chick-fil-A	Panera	STARBUCKS COFFEE
Burlington	BEST BUY	Moe's southwest grill	OUTBACK STEAKHOUSE	PANDA EXPRESS
CARRABBA'S ITALIAN GRILL	Cracker Barrel Old Country Store	LOWE'S	McDonald's	BUFFALO WILD WINGS
Red Lobster	BJ's	COLD STONE CREAMERY	mellow MUSHROOM	Olive Garden
FIVE GUYS				



VA U.S. Department of Veterans Affairs
185,500-SF, 30-bed Outpatient Clinic
'COMING SOON!'

TOWNHOMES
Developed by Dream Finders
146+ units
'COMING SOON!'

SINGLE FAMILY
Developed by Century Communities
90 units
'COMING SOON!'

MULTIFAMILY
196 units
'COMING SOON!'

THE NOTE APARTMENTS
Developed by Chance Partners
290 units
'COMING SOON!'

extended STAY AMERICA

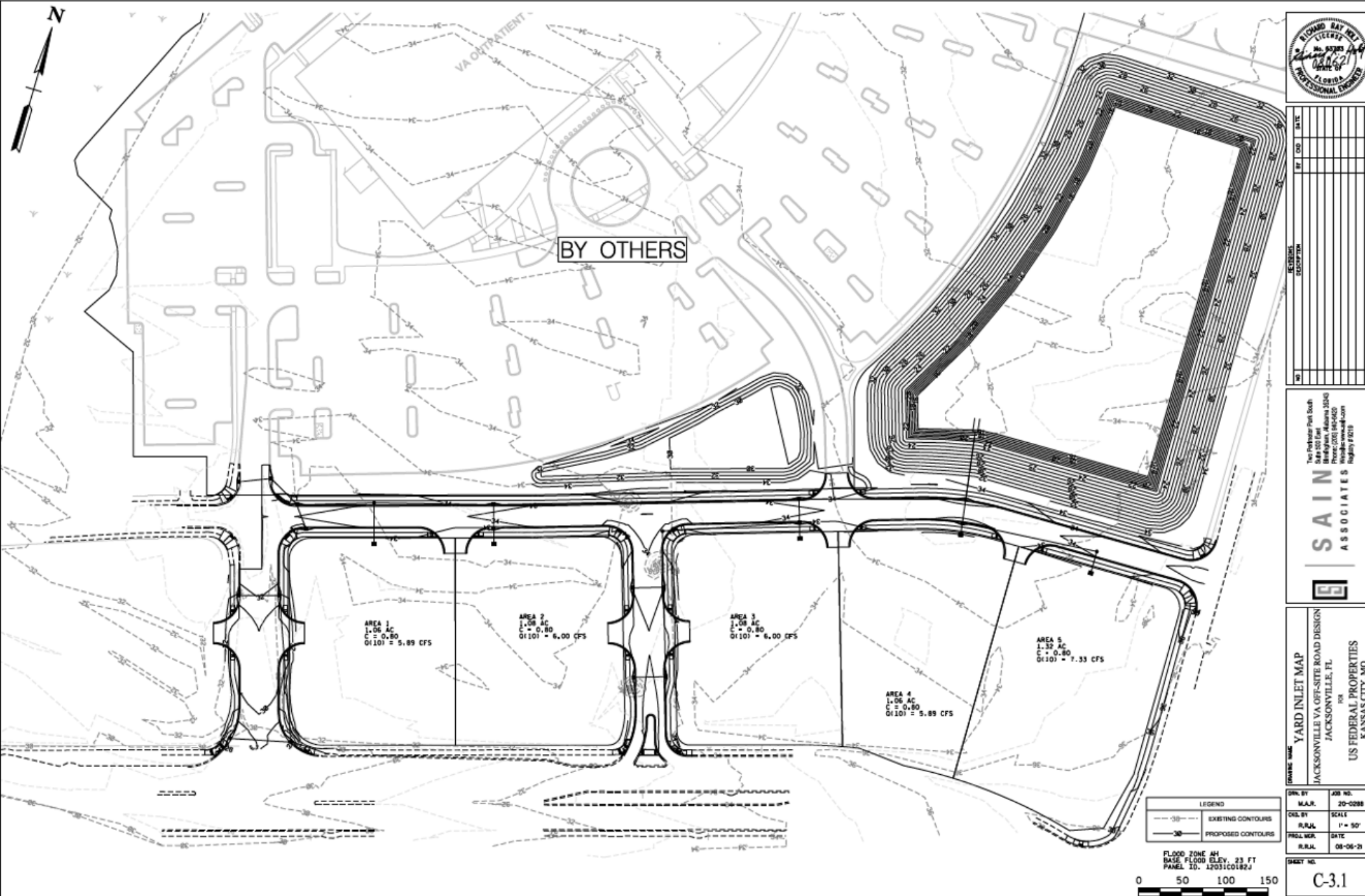
3.42 Ac

Hyatt Rd.

Max Leggett Pkwy **VPD 10,800**

GATE EXPRESS Carwash







UF HEALTH NORTH

UF Health North is currently the only full-service hospital in North Jacksonville. The campus is currently undergoing an expansion that will add a new 225,200-square-foot hospital tower on Max Leggett Parkway. The new six-story hospital building will have 124 patient rooms. With construction already underway, completion is planned for early 2024.



U.S. DEPARTMENT OF VETERAN AFFAIRS

The U.S. Department of Veterans Affairs has broken ground and is slated to begin building its healthcare clinic on Max Leggett Parkway. The 173,500-square-foot clinic will provide primary care, radiology, optometry, audiology, pathology and mental health care services. It will include a 30-bed, 28,500-square-foot domiciliary for rehab and treatment.

EDUCATION

Jacksonville's ability to attract businesses has been greatly assisted by its quality education system starting with elementary school and through higher education. Jacksonville has two of the top ten high schools in the country, Stanton College Preparatory School and Paxon School for Advanced Studies and one of the top public universities in the state. There are 271 public schools, numerous private schools, and multiple charter schools in the Jacksonville MSA enrolling more than 300,000 students. The Jacksonville MSA offers the following local colleges and universities.

- Florida State College at Jacksonville – 26,000+ enrollment
- University of North Florida – 16,000+ enrollment
- St. Johns River State College – 7,000+ enrollment
- Jacksonville University – 3,000+ enrollment
- Flagler College – 2,700+ enrollment

PUBLIC TRANSPORTATION

Highways

As one of the largest cities in the United States Jacksonville benefits from an extensive transportation network that connects the vast area the city covers. Located at the crossroads of Interstate-10 and Interstate-95 and in the center of Interstate-295, Jacksonville is accessible for drivers coming from any direction via three highways. Interstate-95 runs north to south and provides easy access to Orlando via Interstate-4 and Miami. Interstate-10 runs east to west and connects Jacksonville to Tallahassee and the cities in the panhandle. Interstate-295 serves as a beltway routing around the city and connects to Interstate-10 and Interstate-95 while serving all areas of Jacksonville.

Jacksonville International Airport

Jacksonville International Airport (JAX) is the region's airport for business and leisure travelers and was recently listed as one of the best airports in North America for service quality by the Airports Council International. The airport covers 7,911 acres and currently has two concrete runways. Future plans call for expanding the current concourses by 2020, expanding the parking system and adding a new automated baggage screening system. JAX provides non-stop flights to more than 30 major U.S. cities, and serves over 5.5 million passengers annually.

First Coast Commuter Rail

The First Coast Commuter Rail is a proposed commuter rail system serving the Jacksonville area. It is currently in the planning stages, having completed the first step of a feasibility study. Jacksonville Transportation Authority has identified three routes as primary candidates for the first phase of development. Total line length for the first phase of the Commuter Rail would be 91 miles and would provide faster, easier access to various key locations throughout Jacksonville. Most significantly, the downtown-to-St. Augustine route would simplify public transportation to and from the ever-growing communities in St. Johns County. The Commuter Rail is an intuitive fit for Jacksonville due to the large amount of infrastructure that is already in place.



RECREATIONAL FACILITIES

The Jacksonville MSA offers a wide range of recreational alternatives for adults, teens and children. The City of Jacksonville operates the largest urban park system in the United States, providing services at more than 400 park and recreational sites consisting of a variety of parks, trails, athletic facilities, beaches, golf courses, aquatic facilities, nature preserves, along with an amphitheater, arboretum, and an equestrian center. Due to Jacksonville's sunny climate, recreation programs and activities are available year-round for park users of all ages and abilities. Below is a partial listing of some of Jacksonville's most popular recreational facilities.

TPC Sawgrass is home to the PGA Tour headquarters and THE PLAYERS Championship golf tournament in Ponte Vedra Beach. The venue is home to two championship-caliber golf courses, The Stadium Course and Dye's Valley Course. The Stadium Course was designed to improve the overall on-site fan experience at THE PLAYERS Championship golf tournament, while also making it accessible to and playable by golf fans of all abilities.

TIAA Bank Field is home to the Jacksonville Jaguars and the annual Florida -Georgia football game. The stadium, originally built for the Florida-Georgia football game, was built in 1995 and went through a major renovation in 2016. TIAA Bank Field hosted the New England Patriots and Philadelphia Eagles in Super Bowl XXXIX and is a future host site of the College Football Playoff.

The Jacksonville Beach Fishing Pier, that spans nearly a quarter of a mile long, offers residents and visitors close views of the Atlantic Ocean and avid fishermen the accessibility to deep-water fish. The Jacksonville Beach Fishing Pier offers a concession and bait shop, restrooms, and is wheel-chair accessible.

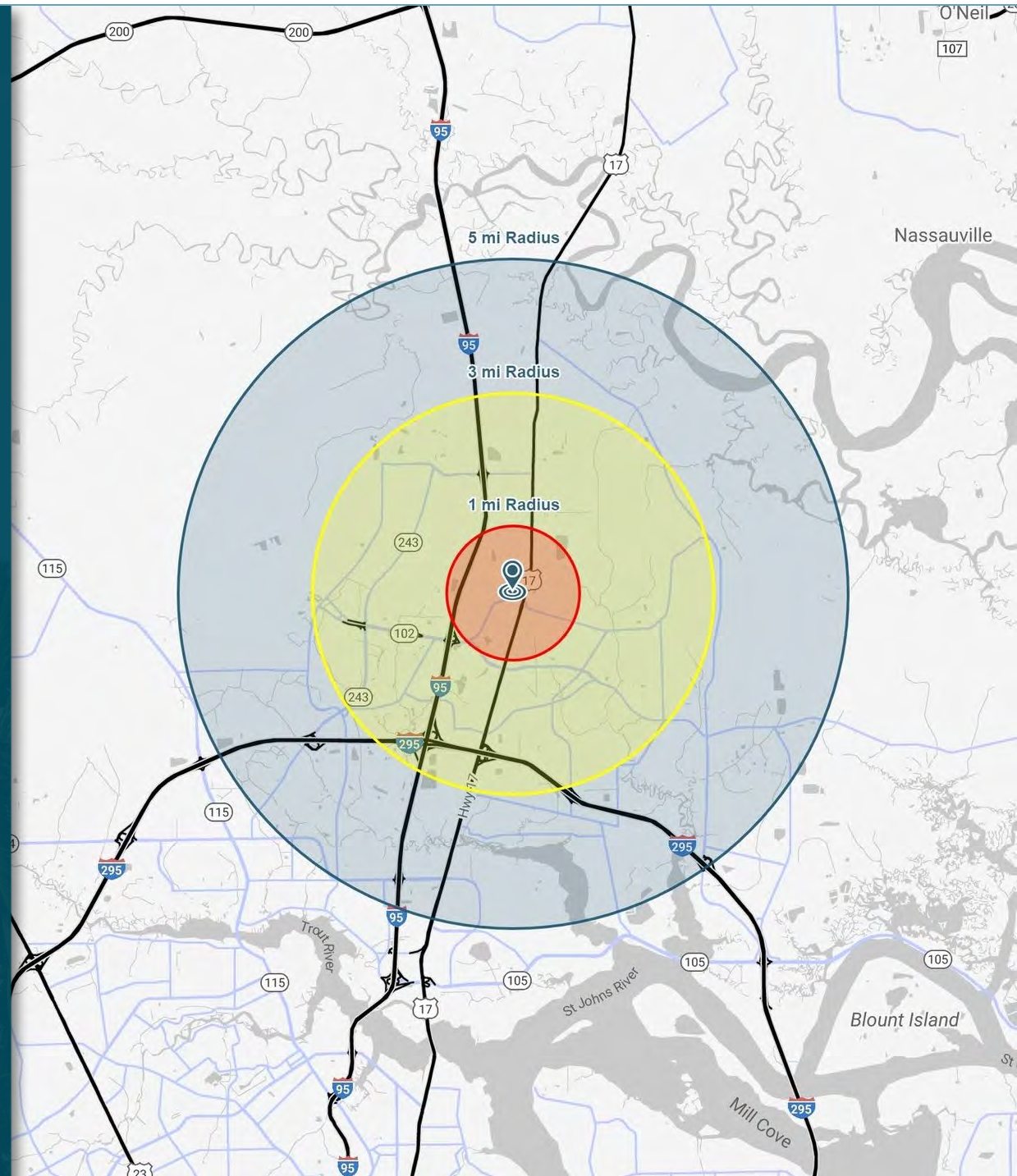
Big Talbot Island State Park located on one of Northeast Florida's unique sea islands, is primarily a natural preserve providing a premier location for nature study, bird-watching and photography. The park consists of a boat/kayak launch, hiking and bicycle trails, picnic pavilions, and a unique beach that is famous for the salt-washed skeletons of live oak and cedar trees that once grew near the shore.

The Jacksonville Arboretum & Gardens is a 120-acre urban woodland full of trails and includes a stabilized walkway which encircles a beautiful two-acre lake. Additionally, over three miles of rustic hiking trails wind quietly through a series of distinct ecological habitats.



	1 MILE	3 MILE	5 MILE
2023 Projected Population	4,528	24,663	61,451
2028 Projected Population	4,913	26,850	65,055
# of Households	1,675	9,196	23,112
Average Household Income	\$98,390	\$96,307	\$97,887
Workplace Employees	1,204	10,532	24,136
Median Age	35.2	35.9	36.3

* Demographic data derived from 2020 ACS - US Census





Franklin Street



COLLABORATION



INTEGRITY



HARD WORK



ACCOUNTABILITY

CONFIDENTIALITY AGREEMENT

0 MAX LEGGETT PARKWAY

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

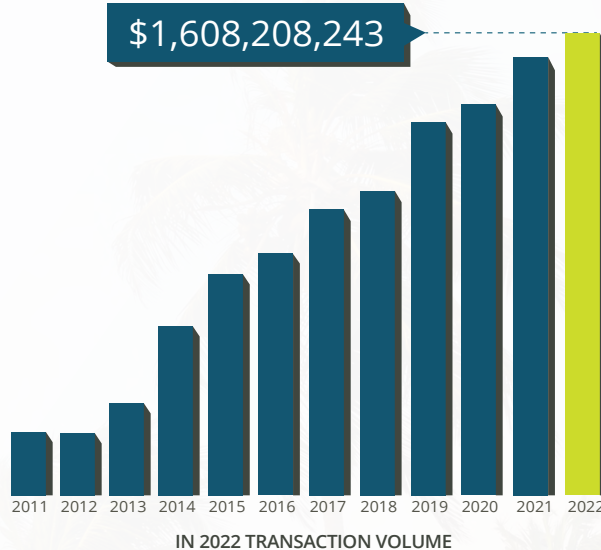
ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

OUR MISSION

Franklin Street and our family of full-service companies are committed to providing supreme advisory services through the collaboration of each member of our team of Real Estate professionals. We deliver precise and accurate information to our clients by embracing technology and the development and recruitment of top-level employees.

Nationwide, we are helping clients make the most successful decisions in Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management, and Property and Facilities Management. Our southeast based firm is maximizing client success through our collaborative platform—an industry leader, creating tailored solutions for your Commercial Real Estate needs.

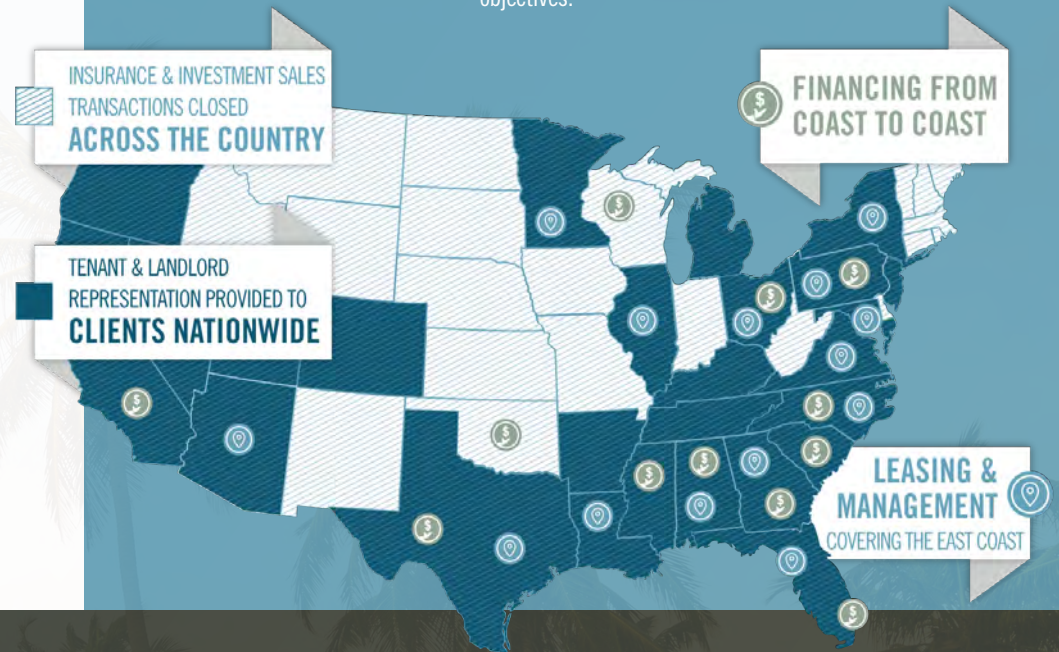


Our growth is based off of the successes we experience with our clients and we are proud to achieve year over year growth since 2006.



ANDREW WRIGHT
FOUNDER &
CHAIRMAN OF THE BOARD

“ Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business. Our success comes from our clients’ successes. It has been my personal goal to instill a “client-first” philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients’ financial and real estate objectives.”





0 MAX LEGGETT PARKWAY

CONTACT A TEAM MEMBER FOR MORE INFORMATION

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