

FOR SALE > LAND

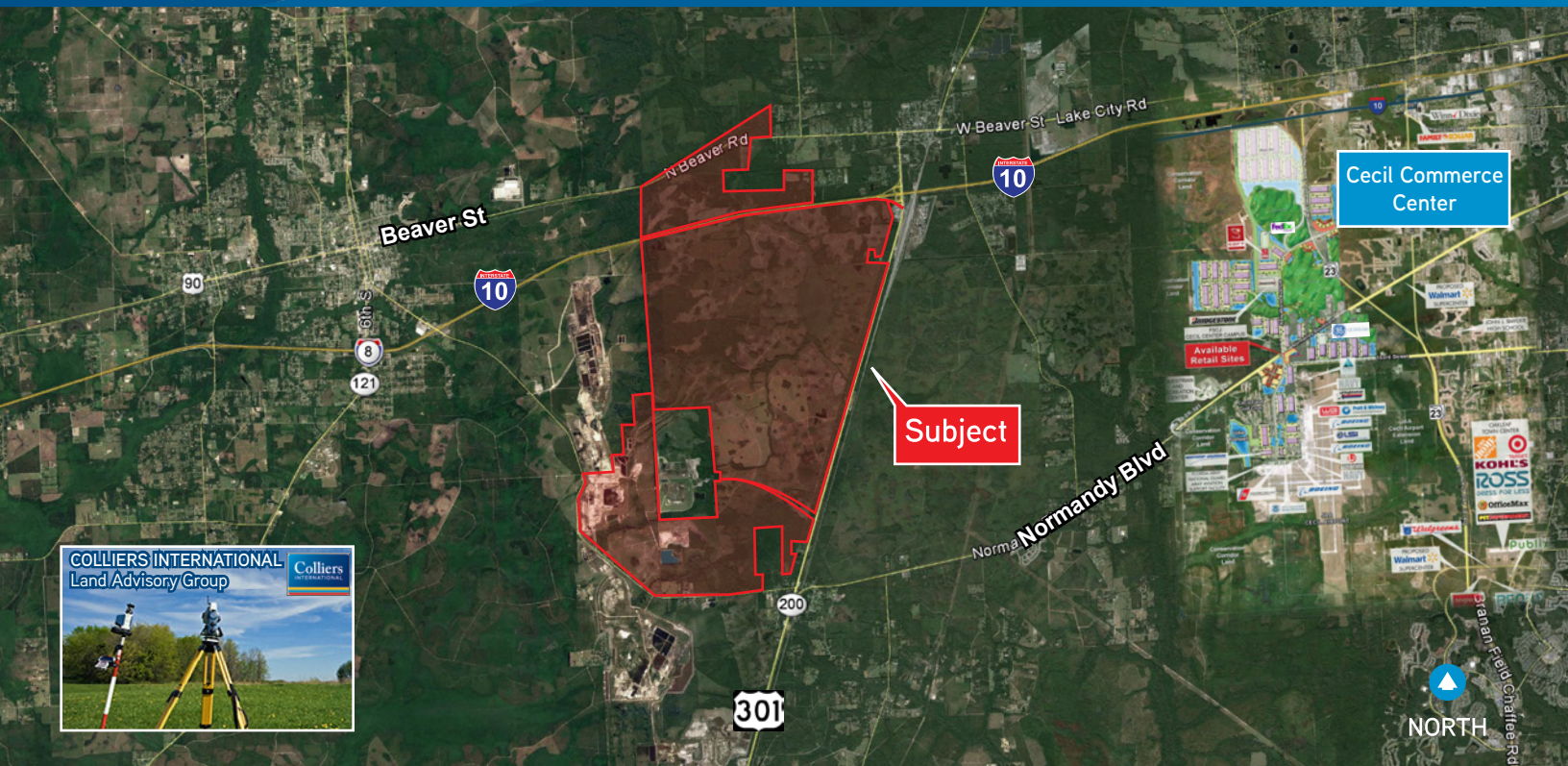
ICI Villages Master Planned Timber Tract

SW QUADRANT OF I-10 AND HWY 301, JACKSONVILLE, FL 32234

11,388± AC AVAILABLE

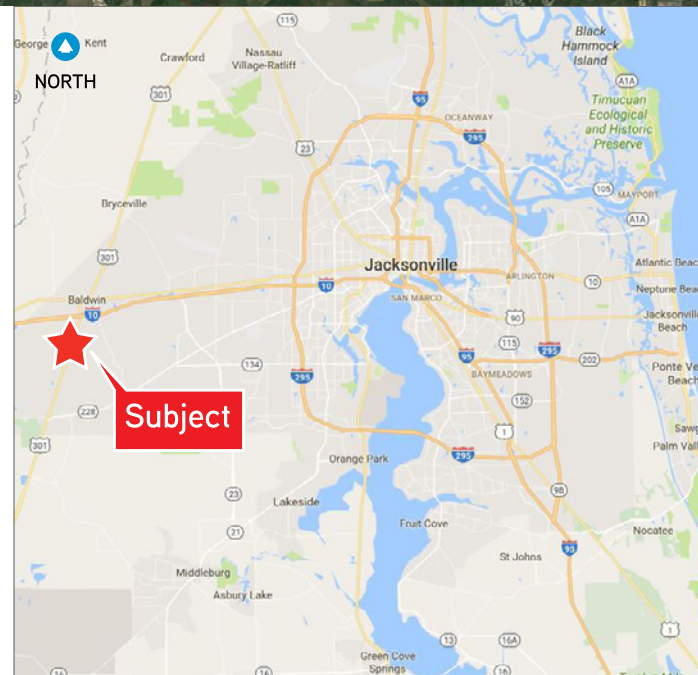


Northeast Florida



Property Features

- > 11,388 Total Acres (8,732± Acres Uplands)
- > 5,520± Acres: Rezoned to PUD-SC PUD Satellite Community (16,975 Residential Units)
- > Located at major Intersection of I-10 and US Hwy 301
- > Well situated with easy access to I-75 and I-95
- > Within Jacksonville, Florida MSA
- > 446± Acres: IW (Industrial Warehouse), 41.5± Acres: CG (Commercial General), & 5,531± Acres: Agricultural, and Timberlands :Additionally 1,366 Acres under mining lease.
- > 1,535,000 SF Commercial Entitlements & 2,350,000 SF Industrial Entitlements
- > Mature and moderate timber tracts
- > Grazing lease on pasture land & 1,366 acre mining lease in place
- > Well positioned for emerging growth
- > **Sale Price: \$45,000,000**



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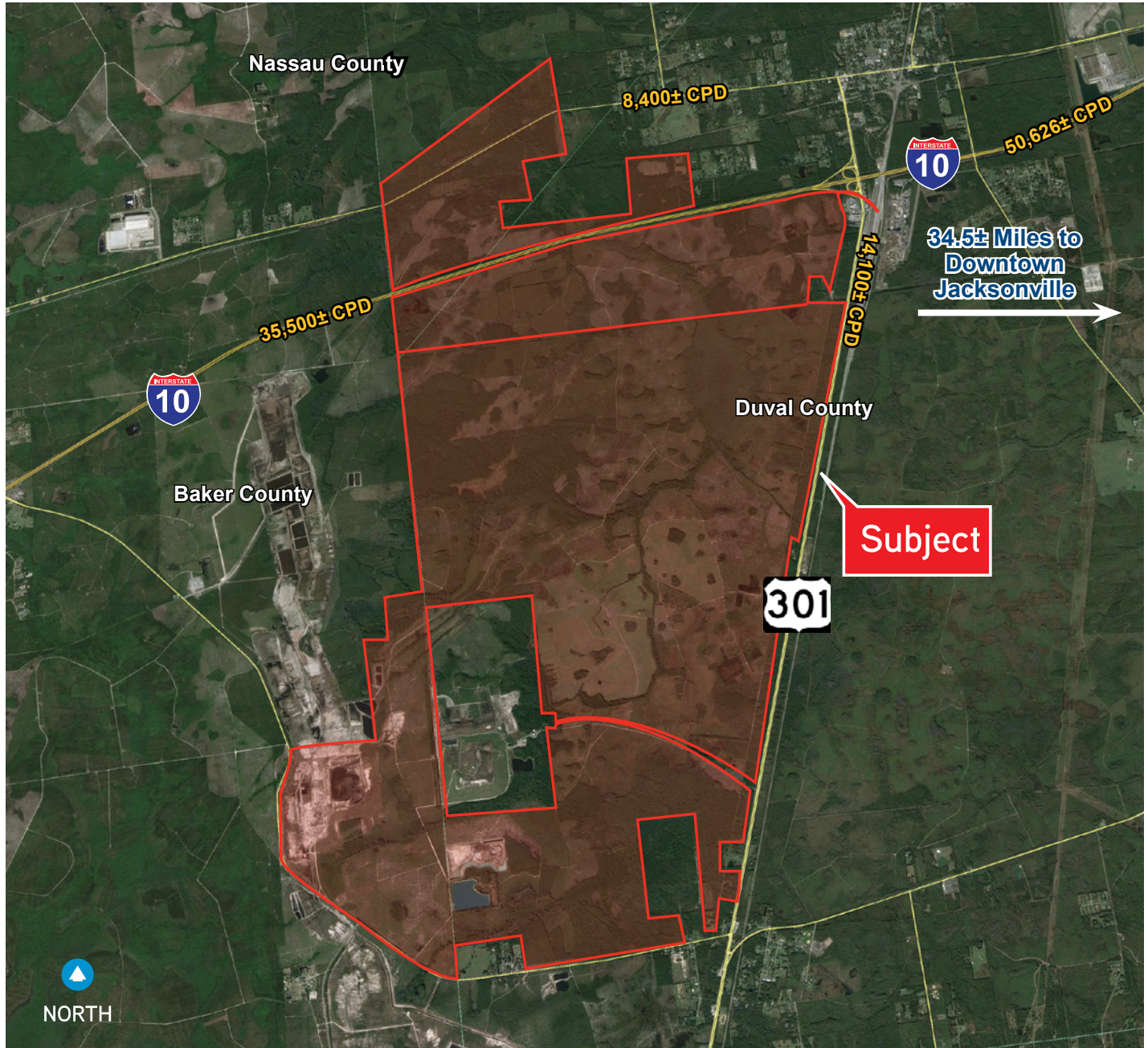
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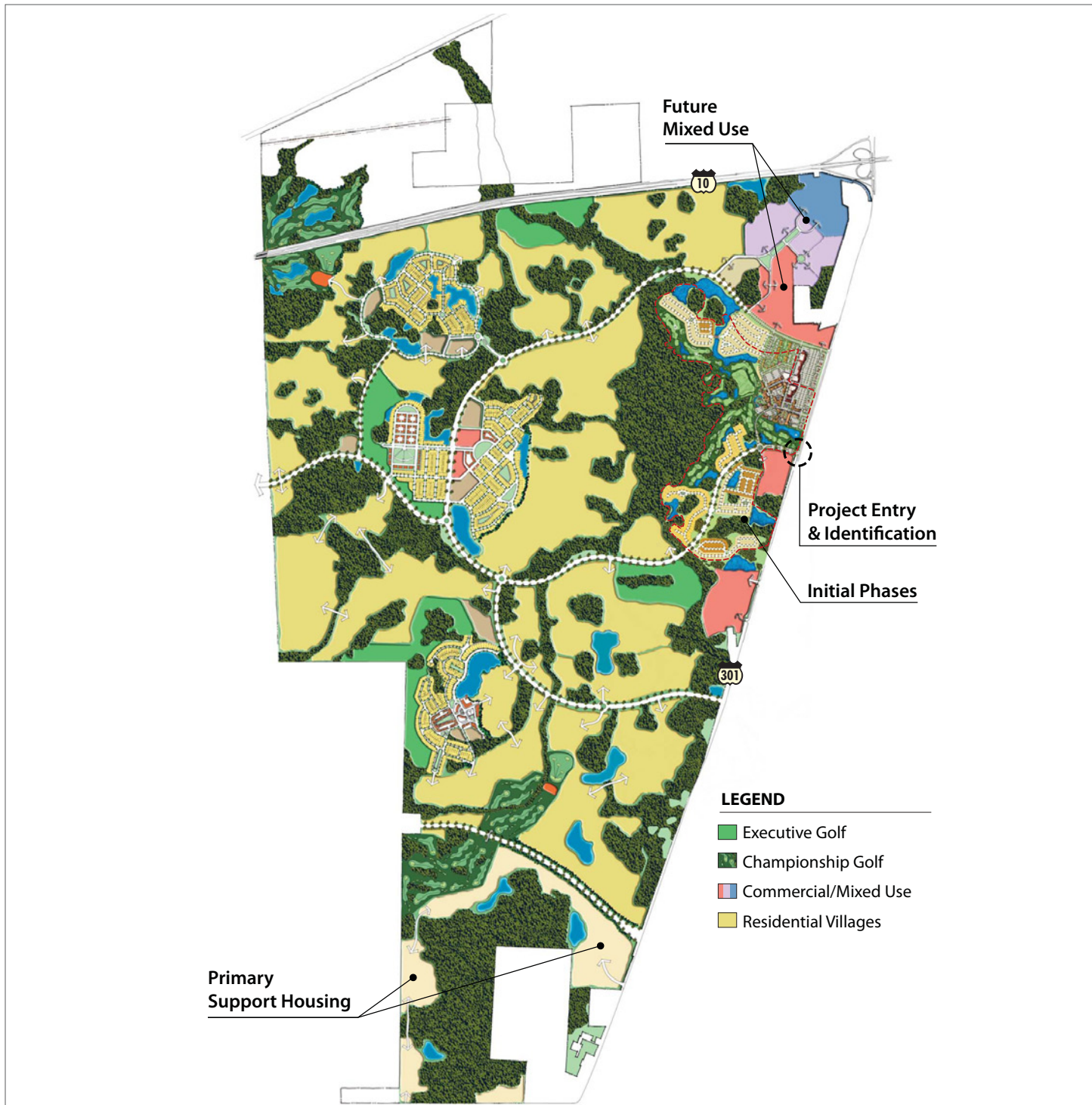
Close-Up Aerial

SW QUADRANT OF I-10 AND HWY 301, JACKSONVILLE, FL 32234



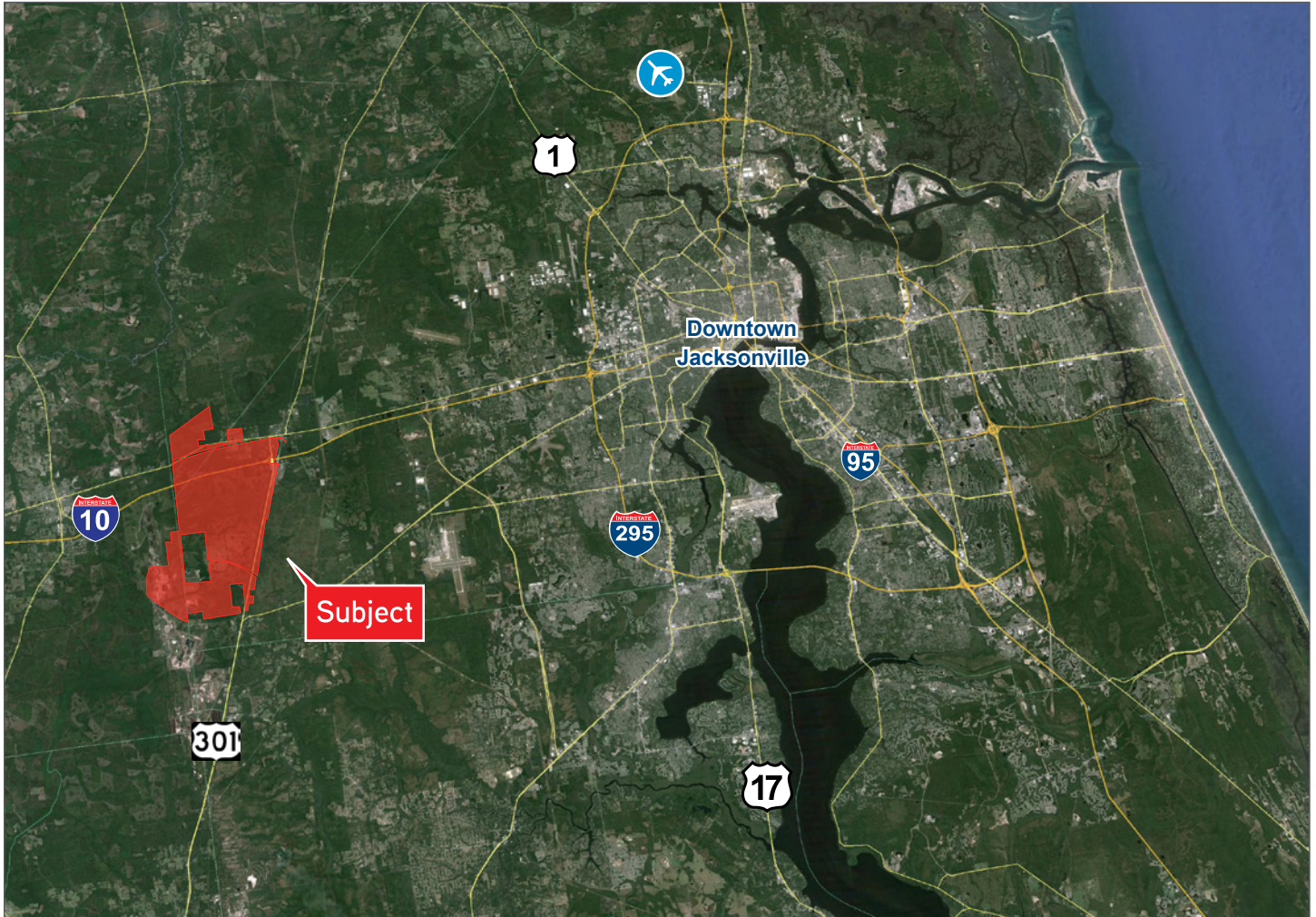
Master Plan

SW QUADRANT OF I-10 AND HWY 301, JACKSONVILLE, FL 32234



Demographics

SW QUADRANT OF I-10 AND HWY 301, JACKSONVILLE, FL 32234



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	266	2,190	3,351
2016 Est. Households	110	887	1,301
2016 Est. Avg. HH Income	\$51,262	\$52,915	\$58,434

Source: Nielsen

Contact Us For More Information

SW QUADRANT OF I-10 AND HWY 301, JACKSONVILLE, FL 32234

JACKSONVILLE MARKET OVERVIEW			
Market Indicators	5-Yr Ann. Avg.	Past Year	1-Yr Forecast
Employment Growth	2.1%	4.4%	↑
Mortgage Rates	4.1%	3.9%	↔
Supply Growth	1.5%	1.8%	↔
Demand Growth	2.6%	2.9%	↑
Occupancy Rate	91.9%	94.7%	↔
Rent Growth	3.0%	3.5%	↑
Jax Fast Facts			
Jacksonville Metro Population	1,583,267		
Average Household Income	\$69,847		
Labor Force	810,703		
Unemployment Rate	4.2%		
Number of Public Schools	323		
Number of Colleges & Universities	20		
Top 10 Employers			
Naval Air Station Jacksonville	25,240		
Duval County Public Schools	14,480		
Naval Station Mayport	9,000		
City of Jacksonville	8,820		
Baptist Health	8,270		
Florida Blue	6,500		
Citi	5,000		
Mayo Clinic	4,970		
United Parcel Services	4,100		
Clay County School Board	4,000		

Jacksonville Selected as a Top US Logistic Hub
Global Trade Magazine
 July 2016

Florida #4 on the Tax Foundation's State Business Index
Tax Foundation
 June 2016

"Hot Spot Where Americans Are Moving"
 Jacksonville ranks #2 hot spot that Americans are moving right now
Realtor.com
 May 2016

Jacksonville Add the 12th Most People of Any City in American
U.S. Census Bureau
 May 2016

"City With the Most Vibrant Employment Scene"
 Jacksonville has the #2 most vibrant employments scene
Forbes
 March 2015

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