



# Growth Market with Limited Retail Services

## Available Out Parcels - Signalized Hard Corner Opportunity

### 103rd Street & Samaritan Way, Jacksonville, Duval County, Florida

#### OPPORTUNITY HIGHLIGHTS

- Located at the signalized intersection of 103rd Street & Samaritan Way which is directly in the heart of this growing market with over 1,600 new homes planned within 3 miles, offering easy access to the surround neighborhoods, schools (4,463 students within 3 miles), and businesses, as well as travelers utilizing the new First Coast Expressway with the new 103rd Street interchange that was completed in October 2018.
- On the adjacent corner is a proposed 65,000 square foot shopping center.
- Directly west of the interchange is the Cecil Commerce Center, which is a 4,500-acre master planned business park owned by the City of Jacksonville, being master developed by Hillwood, A Perot Company, who has agreed to invest more than \$1.3 Billion to develop the entire 31 million square foot master planned industrial portion and manage the additional 1.5 million square feet of mixed use land.
- Major tenants within the Cecil Commerce Center include Amazon, GE Oil & Gas, Bridgestone, Jinko Solar, Industry West, FedEx, Boeing, SAFT, Northrop Grumman, the U.S. Navy along with the new addition of Wayfair that is currently under construction on its 1 million square foot distribution center that will be adding another 250 jobs to the commerce center.
- Current daytime population is approximately 5,000 employees and is quickly growing with projections to more than double within the next 5 years!
- Directly west of the commerce center along Normandy Blvd is the Jacksonville Equestrian Center that entertains a visitor count of 46,000 people for horse shows alone, with 70-80 total events a year, including dog shows, races (Bubble Run), RV show and other events for the total of roughly 100,000 visitors per year.
- The Cecil Recreation Complex & Aquatic Center is located adjacent the Equestrian Center and has around 120,000 visitors per year.

#### SITE HIGHLIGHTS

- +/- 1-3 acre out parcels directly on the signalized hard corner with good access and visibility.
- The site offers easy access to Interstate 10 and the surrounding areas from the First Coast Expressway/Cecil Commerce Center Pkwy (Florida Hwy 23 ).

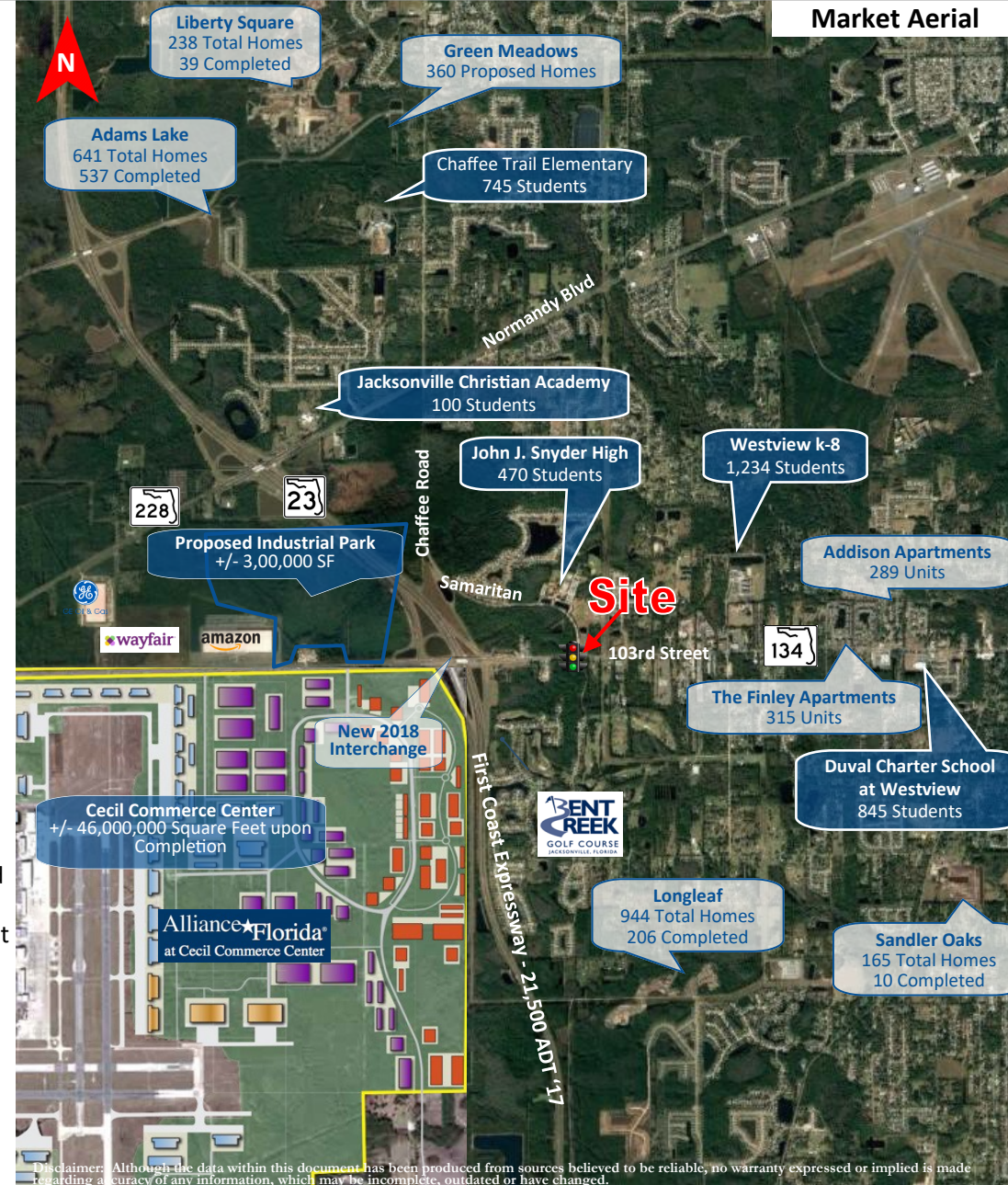
For more contact:

**Nathan Landers**

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DEMOS (2017)	1 Mile	2 Mile	3 Mile
Population:	3,341	28,185	111,028
Med HH Income:	\$51,814	\$55,165	\$55,076
Households:	1,177	9,625	38,156
Median Age:	30.8	33.5	34.8







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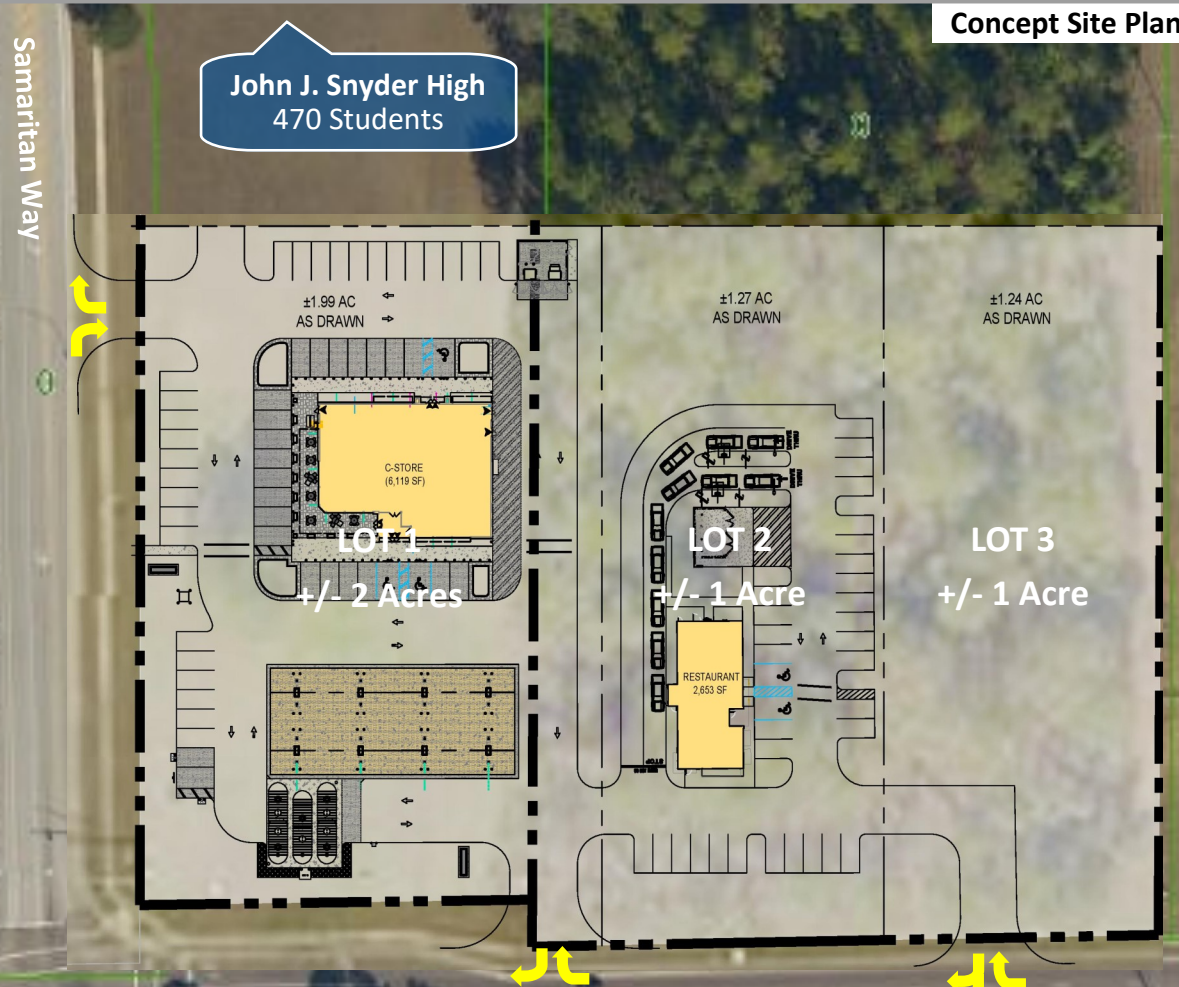
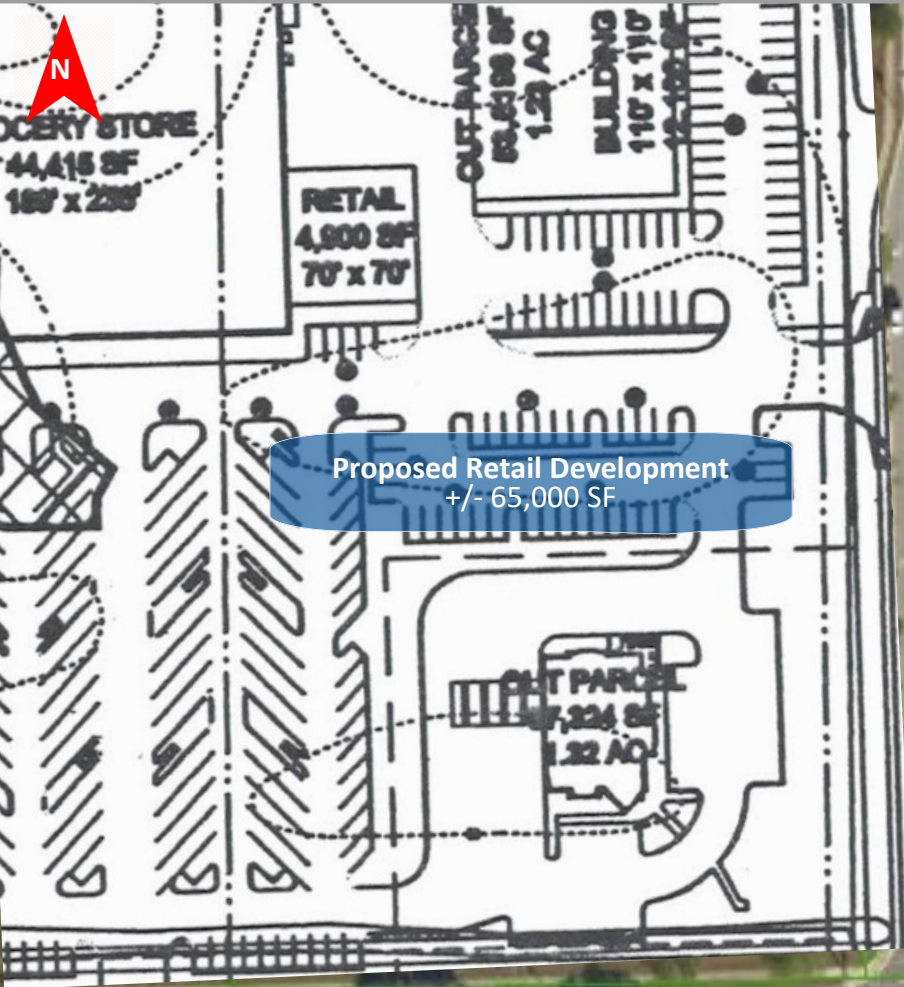




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Area Map







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Cecil Commerce Master Plan

