



SARAH'S WALK OUTPARCELS AVAILABLE | FOR GROUND LEASE OR BTS

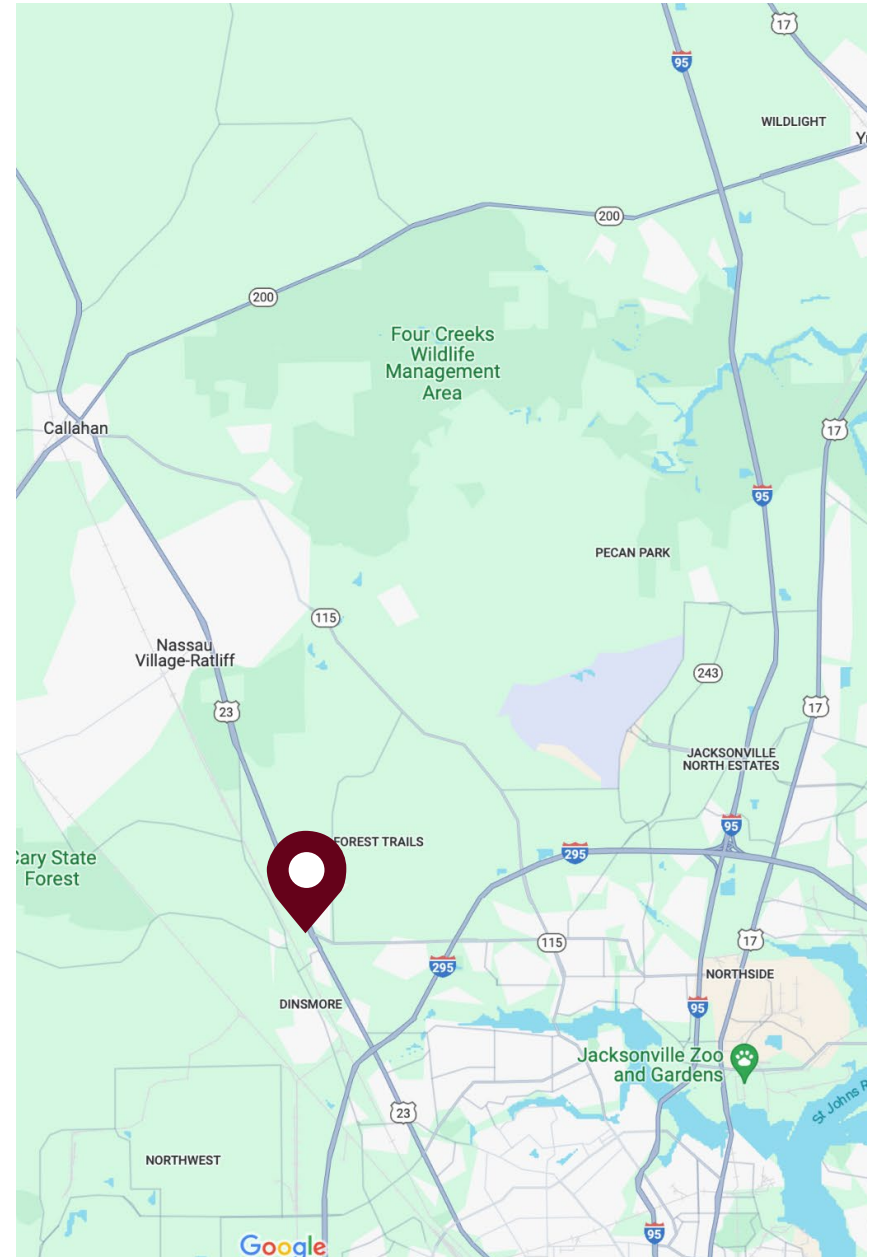
NWC of Dunn Ave & US 1
Jacksonville, FL 32219

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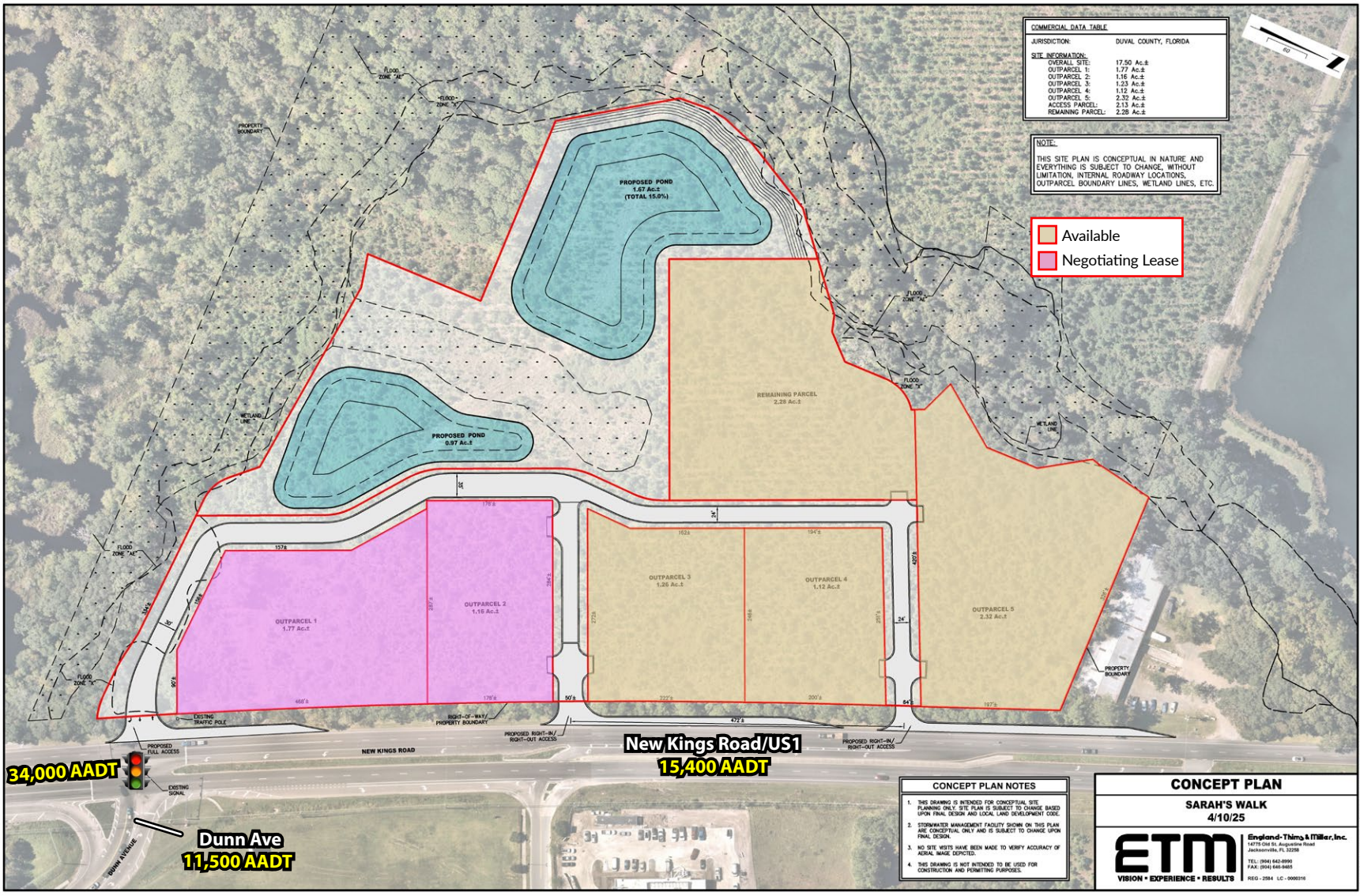


PROPERTY HIGHLIGHTS

- Five outparcels available for ground lease or build-to-suit
- Site is entitled as a PUD and allows for a variety of commercial uses including retail, gas station/convenience store, car wash, drive-thru's and liquor stores.
- Master retention provided
- Signalized intersection with over 45,000 vehicles per day passing through
- Established customer base
- Significant residential activity in the Trade Area with 9 active projects representing over 3,700 new units when complete
- 5 more residential projects in final civil plan review phase representing 2,000 more units
- City of Callahan, located 8 miles to the north, is a secondary Trade Area



PRELIMINARY MASTER PLAN



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SURROUNDING AREA



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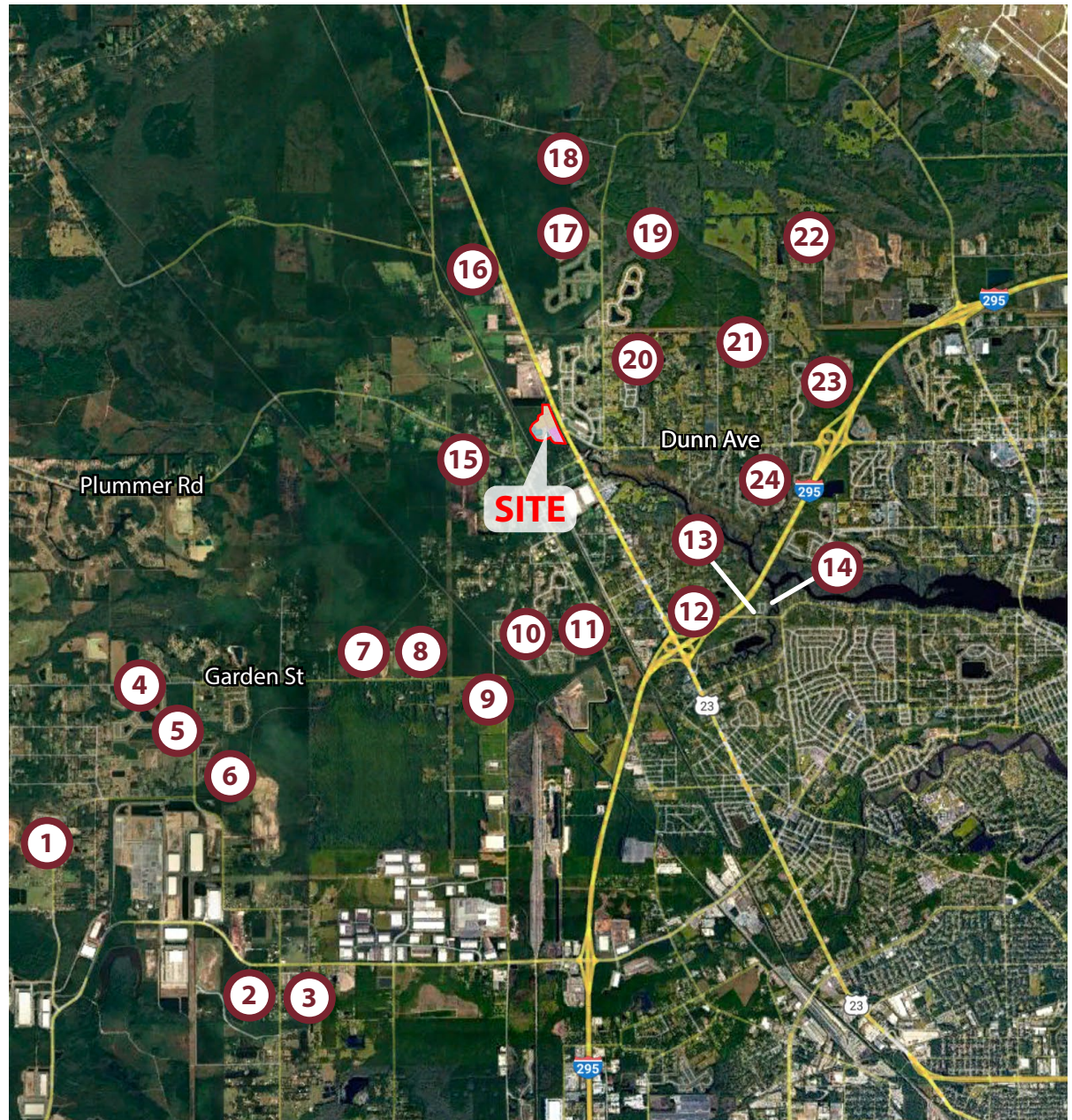
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RESIDENTIAL ACTIVITY

- 1 - Cope's Landing: 834
- 2 - Westlake Landing: 53
- 3 - Westlake Estates Townhomes: 130
- 4 - Highland Chase: 427
- 5 - Cypress Meadows: 357
- 6 - Saddle Oaks: 766
- 7 - Garden Street Village: 120
- 8 - Summer Glen: 209
- 9 - Hawkes Landing: 219
- 10 - Magnolia Meadows: 30
- 11 - Cedar Creek: 68
- 12 - The Harper Townhomes: 182
- 13 - Trout Crossing: 110
- 14 - Nine Mile Creek: 50
- 15 - Kings Preserve: 705
- 16 - Acree: 400
- 17 - Hillcrest: 208
- 18 - Braddock Lakes: 368
- 19 - Villages of Westport PH V: 1,002
- 20 - Barrington Cove PH II: 57
- 21 - Hampton West: 143
- 22 - Green Meadows: 187
- 23 - Dunn's Crossing: 464
- 24 - Osprey Landing: 163

Total Units: 7,260



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ROAD NETWORK



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