

DOWNTOWN JACKSONVILLE DEVELOPMENT OPPORTUNITY

CATHEDRAL DISTRICT



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION

Liberty Street and Duval Street in the heart of Downtown Jacksonville. Located within the historic Cathedral District, a 118-acre urban neighborhood targeted for revitalization through residential, mixed-use, retail, and pedestrian-oriented development.



SIZE

±0.695 Acres | Yield analysis up to 135 units.



PRICE

\$1,995,000



PARCELS

073632-0000, 073631-0000, 073633-0000, 073630-0000



ZONING

CCBD (Commercial Central Business District)
Height Restriction: 65 feet



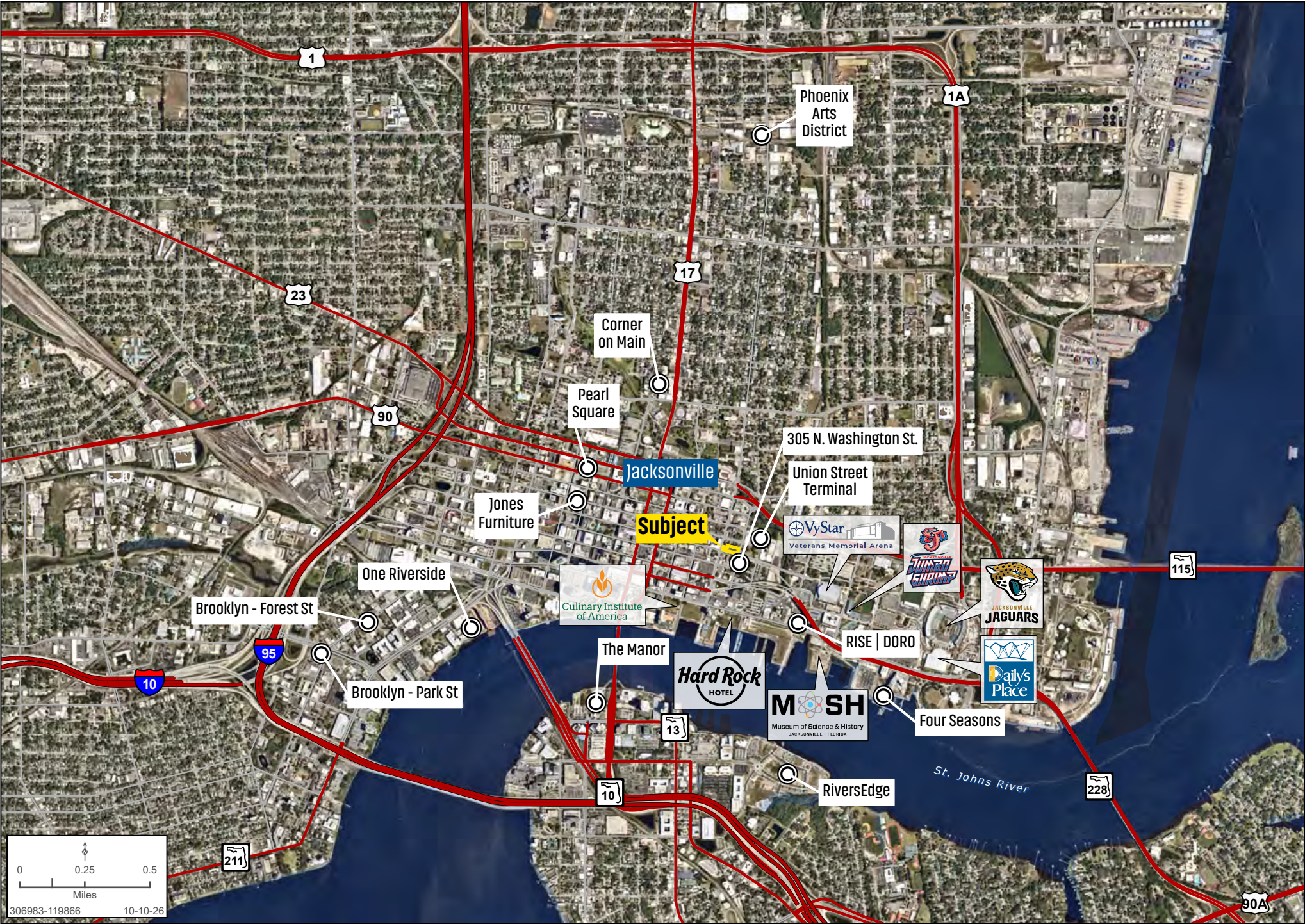
LOCATION HIGHLIGHTS

- Near the proposed 30-story Hard Rock Hotel & Residences, planned for 500 E. Bay Street.
- Minutes from the Four Seasons Hotel, currently under construction as a centerpiece of the Jacksonville Shipyards redevelopment.
- Proximity to Gateway Jax's Pearl Square development, a nine-block, approximately \$750 million mixed-use project planned to deliver more than 1,250 residential units, retail, dining, hospitality, and public spaces.
- Near the future Downtown Publix grocery store, planned as part of Pearl Square, adding a major neighborhood amenity to Downtown's growing residential market.
- Convenient access to EverBank Stadium and the \$1.4 billion Stadium of the Future transformation, scheduled for completion in 2028.



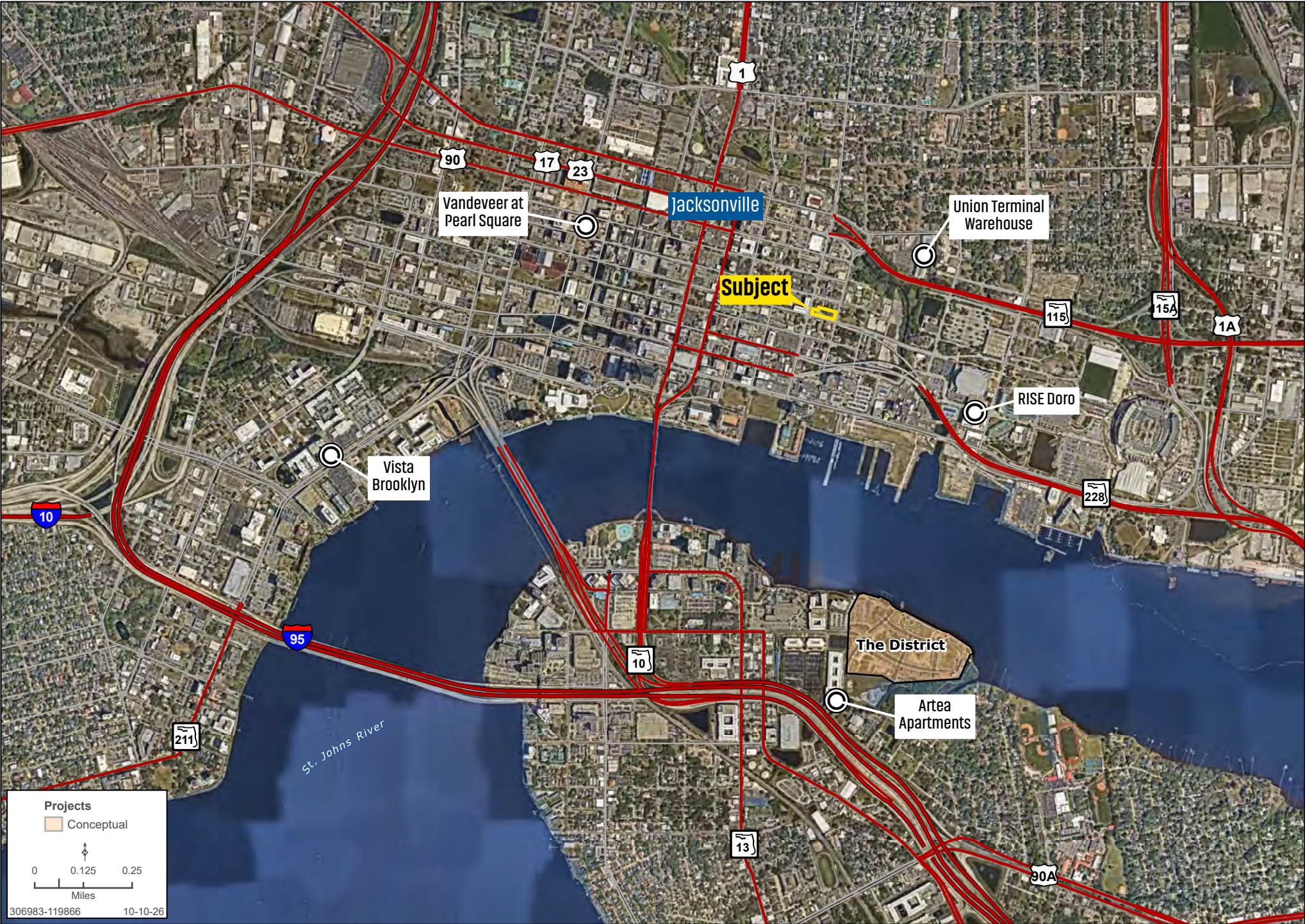
MARKET ACTIVITY

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NEARBY RENTS

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RENT COMPARABLES



RISE Doro

960 East Adams St.
Jacksonville, FL 32202

Owned by RISE

UNIT TYPE	UNITS	SF	MARKET RENT/UNIT	MARKET RENT/SF	EFFECTIVE RENT/UNIT	EFFECTIVE RENT/SF
STUDIO	18	588	\$1,566	\$2.66	\$1,566	\$2.66
1 BD	13	814	\$1,828	\$2.25	\$1,828	\$2.25
2 BD	12	1,179	\$2,866	\$2.43	\$2,866	\$2.43
Total/Average	43	821	\$2,008	\$2.44	\$2,008	\$2.44

Amenities

PARKING GARAGE:	Yes
EV CHARGING STATIONS:	Yes
PET FRIENDLY:	Yes
HIGH SPEED INTERNET:	Yes
FULL SIZE W/D IN UNIT:	Yes
DISHWASHER:	Yes
MICROWAVE:	Yes
24/7 FITNESS CENTER:	Yes
CONTROLLED ACCESS:	Yes
ELEVATOR:	Yes
24/7 MAINTENANCE:	Yes



RENT COMPARABLES



Union Terminal Warehouse

700 E Union St
Jacksonville, FL 32206

Owned by Columbia Ventures

UNIT TYPE	UNITS	SF	MARKET RENT/UNIT	MARKET RENT/SF	EFFECTIVE RENT/UNIT	EFFECTIVE RENT/SF
STUDIO	1	688	\$1,448	\$2.10	\$1,207	\$1.75
1 BD	21	679	\$1,583	\$2.33	\$1,320	\$1.94
2 BD	23	885	\$2,069	\$2.34	\$1,724	\$1.95
3 BD	10	1,442	\$2,938	\$2.04	\$2,448	\$1.70
Total/Average	55	904	\$2,030	\$2.25	\$1,692	\$1.87

Amenities

SURFACE PARKING: Yes

EV CHARGING STATIONS: Yes

PET FRIENDLY: Yes

HIGH SPEED INTERNET: Yes

W/D IN UNIT: Yes

DISHWASHER: Yes

MICROWAVE: Yes

FITNESS CENTER: Yes

CONTROLLED ACCESS: Yes

ELEVATOR: Yes

ON-SITE MAINTENANCE: Yes



RENT COMPARABLES

Vista Brooklyn

200 Riverside Avenue
Jacksonville, FL 32202

Owned by Capital Square

UNIT TYPE	UNITS	SF	MARKET RENT/UNIT	MARKET RENT/SF	EFFECTIVE RENT/UNIT	EFFECTIVE RENT/SF
STUDIO	5	504	\$1,351	\$2.68	\$1,351	\$2.68
1 BD	10	706	\$1,551	\$2.20	\$1,551	\$2.20
2 BD	6	1,072	\$1,815	\$1.69	\$1,815	\$1.69
3 BD	1	1,626	\$2,734	\$1.68	\$2,734	\$1.68
Total/Average	22	802	\$1,631	\$2.03	\$1,631	\$2.03

Amenities

PARKING GARAGE: Yes

EV CHARGING STATIONS: Yes

PET FRIENDLY: Yes

HIGH SPEED INTERNET: Yes

W/D IN UNIT: Yes

DISHWASHER: Yes

MICROWAVE: Yes

24/7 FITNESS CENTER: Yes

CONTROLLED ACCESS: Yes

ELEVATOR: Yes

ON-SITE MAINTENANCE: Yes



RENT COMPARABLES



Vandev eer

515 N Pearl St
Jacksonville, FL 32202

Owned by Jax Porter, Developed by Gateway Jax

UNIT TYPE	UNITS	SF	MARKET RENT/UNIT	MARKET RENT/SF	EFFECTIVE RENT/UNIT	EFFECTIVE RENT/SF
STUDIO	30	495	\$1,564	\$3.16	\$1,564	\$3.16
1 BD	96	628	\$2,084	\$3.32	\$2,084	\$3.32
2 BD	20	1,010	\$3,325	\$3.29	\$3,325	\$3.29
Total/Average	146	653	\$2,147	\$3.29	\$2,147	\$3.29

Amenities

PARKING GARAGE:	Yes
EV CHARGING STATIONS:	Yes
PET FRIENDLY:	Yes
HIGH SPEED INTERNET:	Yes
FULL SIZE W/D IN UNIT:	Yes
DISHWASHER:	Yes
MICROWAVE:	Yes
FITNESS CENTER:	Yes
CONTROLLED ACCESS:	Yes
ELEVATOR:	Yes
ON-SITE MAINTENANCE:	Yes



RENT COMPARABLES



Artea

944 Broadcast Pl
Jacksonville, FL 32207

Owned by JTA, Developed by Corner Lot Development Group

UNIT TYPE	UNITS	SF	MARKET RENT/UNIT	MARKET RENT/SF	EFFECTIVE RENT/UNIT	EFFECTIVE RENT/SF
1 BD	25	739	\$1,819	\$2.46	\$1,516	\$2.05
2 BD	8	1,135	\$2,410	\$2.12	\$2,008	\$1.77
Total/Average	33	835	\$1,962	\$2.35	\$1,635	\$1.96

Amenities

PARKING GARAGE:	Yes
EV CHARGING STATIONS:	Yes
PET FRIENDLY:	Yes
HIGH SPEED INTERNET:	Yes
FULL SIZE W/D IN UNIT:	Yes
DISHWASHER:	Yes
MICROWAVE:	Yes
FITNESS CENTER:	Yes
CONTROLLED ACCESS:	Yes
ELEVATOR:	Yes
24/7 MAINTENANCE:	Yes



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