

# Freedom Commerce Center

80 acre mixed use development opportunity



- Parcel A - 63.3
- Parcel B - 6.4
- Parcel C - 1.2
- Parcel D - 1.5
- Parcel E - 5.66

Strategically located between I-95 and Philips Highway on the Southside of Jacksonville with 2.5 miles of frontage on I-95.

**EXCLUSIVELY PRESENTED BY**  
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**FREEDOM  
COMMERCE CENTER**

**HIGHLIGHTS**

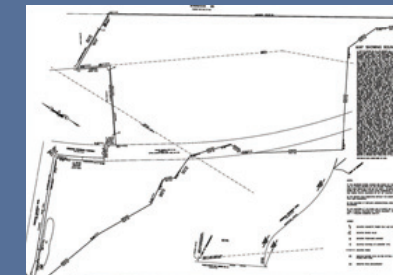
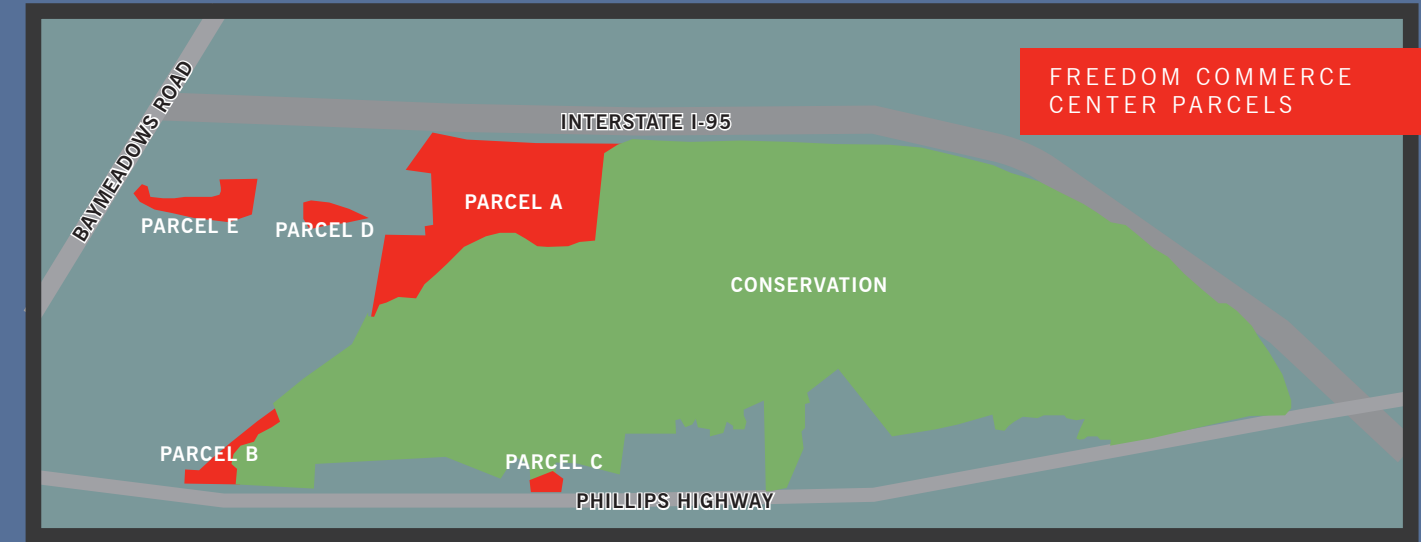
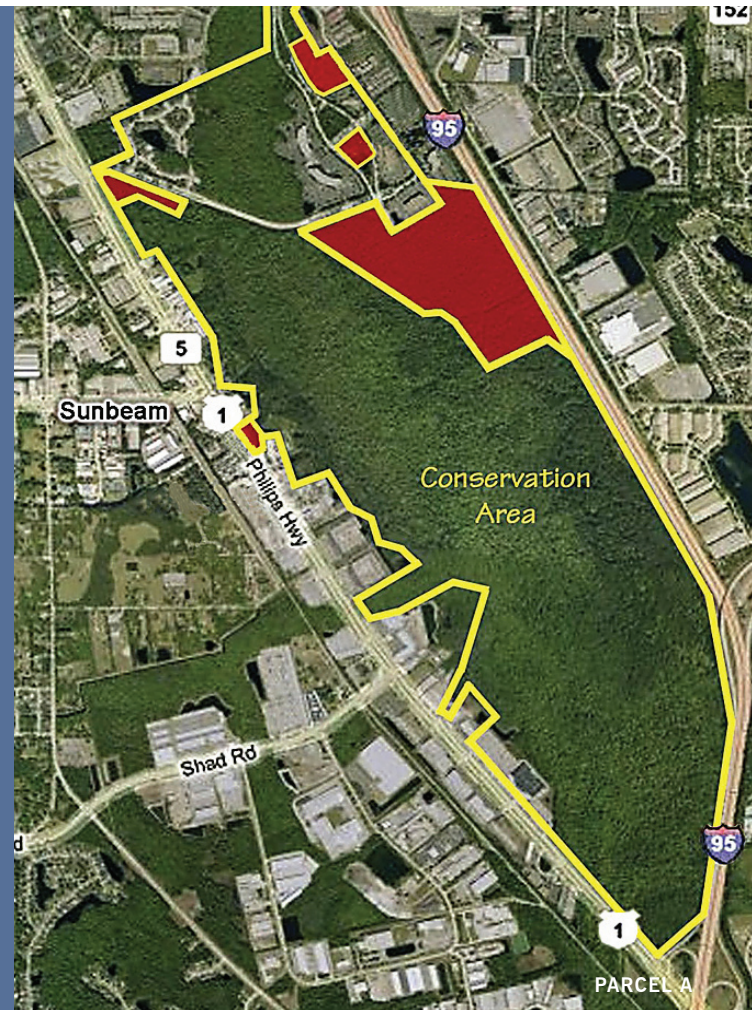
**Current Entitlements**

- 1.97 MM sf Office
- 700,000 sf Commercial
- 448 Multi-family units
- 650 Hotel rooms

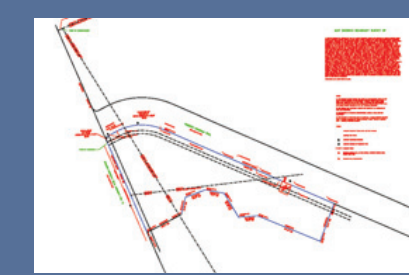
Entitlements can be converted per land use conversion matrix

Permitted with SJRWMD, ACOE with credits, and off-site mitigation

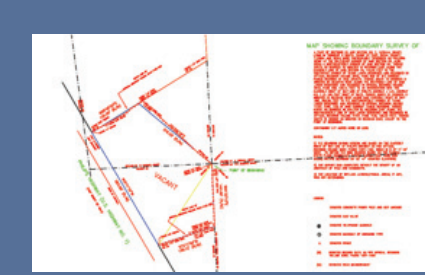
Concurrent for up to 3,453 p.m. peak hour trips



PARCEL A | 63.3 ACRES



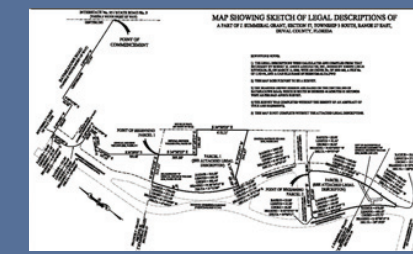
PARCEL B | 6.48 ACRES



PARCEL C | 1.2 ACRES



PARCEL D | 1.5 ACRES



PARCEL D | 5.66 ACRES

**TRAFFIC COUNTS**



Can use this space for more information on traffic counts, or demos.

**BAYMEADOWS  
SUBMARKET SUMMARY**

The Baymeadows submarket is bound by J. Turner Boulevard to the north, I-95 to the west and the Intracoastal Waterway to the east. Three-quarters of communities in this age group are 16 to 30 years in age.

- The vacancy rate in the Baymeadows submarket improved to 5.5% as of December, the lowest in the region.
- The area has gained an additional 90 renters in the past six months and 613 renters in the past two years.
- The average rent per month in the Baymeadows submarket is \$822, which is nearly 10% above the market average.
- Same-store rents fell by (-1.6%) in the past six months but are only down (-0.3%) for the year.
- One bedroom units rent for \$698 per month on average, 2-bedroom units \$894 per month, and 3-bedroom units rent for an average of \$1,126.
- There were (-5) units removed from the supply due to condo conversions at Heritage at Deerwood.