### FOR SALE - 80 acre mixed use

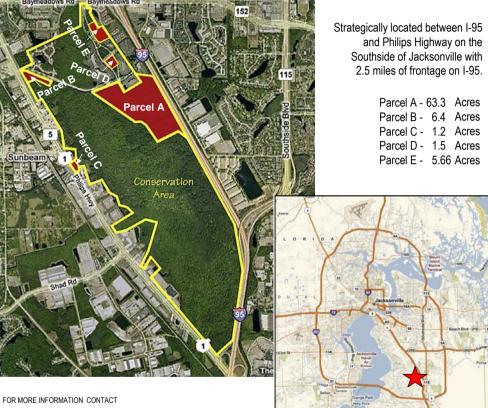
Freedom Commerce Center - Development Opportunity

Freedom Commerce Center 80 Acre Mixed Use Development Opportunity



### CUSHMAN & WAKEFIELD

Cushman & Wakefield of Florida, Inc. Licensed Real Estate Brokers 13901 Sutton Park Dr. S., Suite 170 Jacksonville, Florida 32224 904.731.9500



#### F. Logan Holz

Senior Director + Land Brokerage Services Tel: 904.380.8346 logan.holz@cushwake.com

#### Bruce Erhardt, ALC

Executive Director + Land Brokerage Services Tel: 813.223.6300 bruce.erhardt@cushwake.com



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## **Freedom Commerce Center**

5-MILE DEMOGRAPHICS 2008 Estimated Population

Average Family Household Income

Median Family Household Income

184.532

\$ 54,095

\$ 40.587

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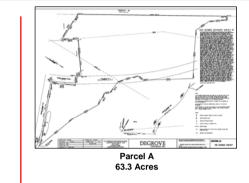
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Jacksonville, Florida

### 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 ٠
- Permitted with SJRWMD and ACOE with Credits and Off-Site Mitigation ٠
- Concurrent for up to 3,453 p.m. peak hour trips ٠

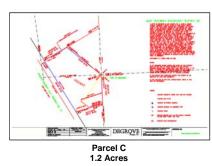




1.5 Acres



Parcel B 6.48 Acres



MAP SHOWING SKETCH OF LEGAL DESCRIPTIONS OF DEGROVE Parcel E

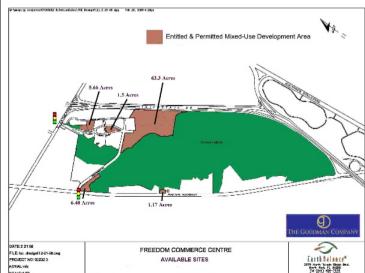
5.66 Acres

Logan Holz 904 731 9500 logan.holz@cushwake.com

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¥2. Entitled & Permitted Mixed-Use Development Area 63.3 Acres 6.48 Acre L17 Acre DHE GOODMAN COMPAN 2 FREEDOM COMMERCE CENTRE AVAILABLE SITES Earth Balance\* 2579 Harth Talado Diade Harth Fank FL Ski200 Tel (Del) 426-7578 Tel (Del) 428-5778 BOALE NTS BARFICK TA SIDER FORM CAR, BC



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# For Sale