

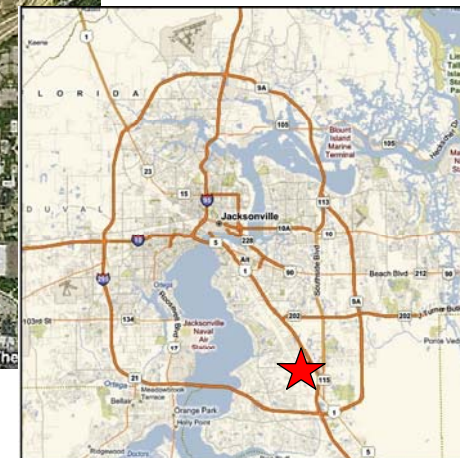
FOR SALE - 80 acre mixed use Freedom Commerce Center - Development Opportunity

Freedom Commerce Center 80 Acre Mixed Use Development Opportunity



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

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



FOR MORE INFORMATION CONTACT

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



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



Freedom Commerce Center

Jacksonville, Florida

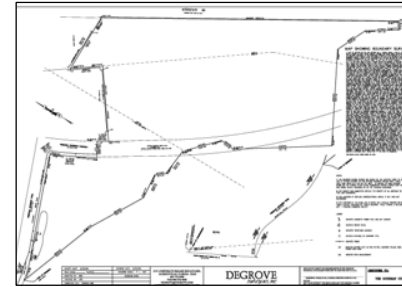
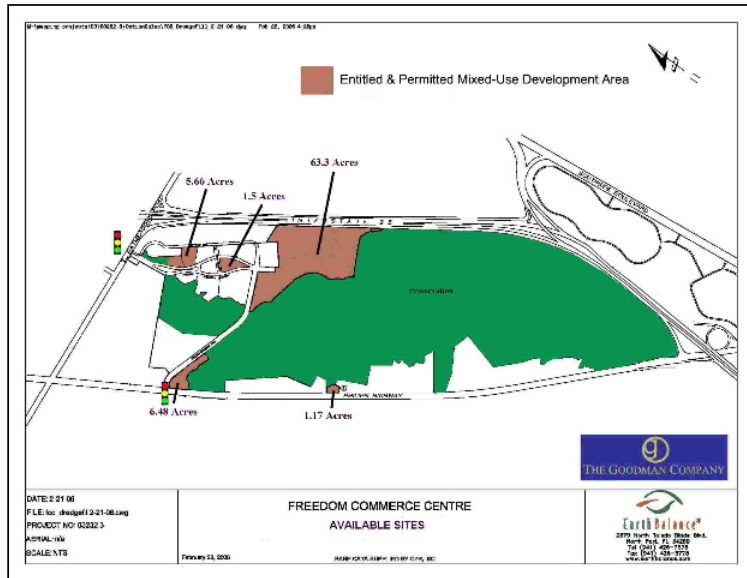
For Sale

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

5-MILE DEMOGRAPHICS

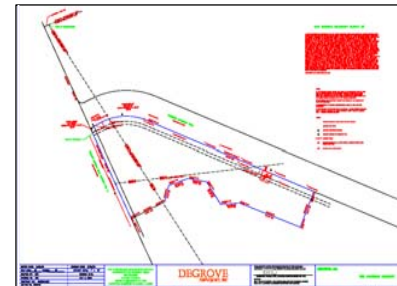
- 2008 Estimated Population 184,532
- Average Family Household Income \$ 54,095
- Median Family Household Income \$ 40,587



Parcel A
63.3 Acres



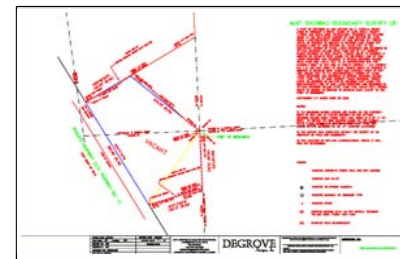
Parcel D
1.5 Acres



Parcel B
6.48 Acres



Parcel E
5.66 Acres



Parcel C
1.2 Acres

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

Bruce Erhardt
813 223 6300
bruce.erhardt@cushwake.com

