

**INVEST**  
JACKSONVILLE



**CITY**  
PROSPECTUS



# INTRODUCTION TO JAXUSA PARTNERSHIP

JAXUSA Partnership, the private, nonprofit division of JAX Chamber, is Jacksonville's regional economic development initiative overseeing the efforts of seven counties within Northeast Florida. JAXUSA has the mission to be a catalyst for economic growth and maximize their region's unique resources by aggressively recruiting jobs and capital investment into their area.

The Northeast Florida region is focused around seven key counties: Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns.

Using strategic research and targeted marketing, JAXUSA focuses on recruiting new companies and expanding their existing business community. They offer a variety of services for businesses that are considering corporate relocation or expansion in Jacksonville and Northeast Florida. Their dedicated project management team assists company executives and site consultants in all aspects of the site selection process.

Their economic development partners within the seven counties of Northeast Florida comprise the strong partnerships that drive the business development process. They work closely with the independent authorities to build infrastructure ensuring that JAXUSA has a sustainable business climate to offer companies.

JAXUSA Partnership's economic and productivity growth is focused around six target industries, these include: Advanced Manufacturing, Financial Services, Health & Biomedical, Advanced Transportation & Logistics, IT & Innovation, and Advanced Infrastructure & Utilities.

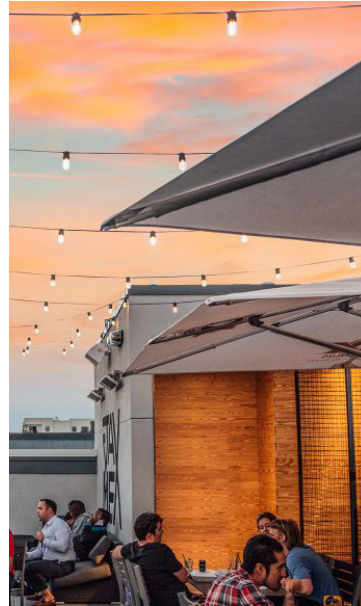
JAXUSA Partnership and the City of Jacksonville have been instrumental in recognizing the immense benefits that the Opportunity Zone Program could bring to their region. This prospectus contains detailed information on the 21 Opportunity Zones within Duval County. The city's role in the Opportunity Zone Program is to connect funding with projects, develop an invest-able pipeline of projects, and to leverage these projects to create new opportunities for residents by encouraging upward mobility.

## About This Publication:

The Opportunity Zone Program, as established in the Federal Tax Cut and Jobs Act of 2017, was designed to drive long-term capital to rural and low-income urban communities throughout the nation, and encourage private investment by providing tax incentives, including temporary deferrals on capital gains taxes when investors reinvest those gains in qualified Opportunity Funds. These funds are then invested in low-income communities from designated census tracts (Opportunity Zones).

This Publication is intended to provide interested individuals with socio-economic information about each Opportunity Zone. This information is generally available in the public domain but also contains proprietary modeling, such as the Redevelopment Opportunity Index (ROI).

*Please refer to the Approach & Methodology section at the end of this prospectus for details on the ROI.*





# THERE HAS NEVER BEEN A BETTER TIME TO INVEST IN JACKSONVILLE

Spanning more than 840 square miles, Duval County is home to Jacksonville, the largest city by land in the contiguous United States and the most populated city in Florida. Jacksonville is a rapidly growing metropolitan city where more than 900,000 people call the city home. Thanks to its convenient location, mild climate, reasonable cost of living, high quality of life and business-friendly government, Jacksonville is an ideal location for corporate expansions and relocations.

## Location of choice



Between 2017-18, Jacksonville had the fastest growth of any Florida city, with the country's 6th fastest growing MSA with more than 1 million residents. Jacksonville was also named a Top City that Americans are flocking to in 2018.

- U.S. Census Report, 2019; 24/7 Wall Street, 2018

## Cost competitive

Florida was ranked as a Top 10 State in the U.S. for Best Tax Climate in 2019. Jacksonville's millage rate of 18.0231 on real property is the lowest of all major cities in Florida, and the state's \$50,000 homestead exemption plan adds additional relief to the already benign tax burden.



- Tax Foundation; COJ, 2019

## Dedicated support



By administering local, state and federal incentive programs, connecting companies to resources and working with economic development partners, the Office of Economic Development maximizes opportunity for Jacksonville businesses of all sizes.

- COJ, 2019

## Investment

Since 1990, JAXUSA Partnership has been a driving economic force within the Northeast Florida region and, together with their economic development partners have helped create more than



100,000 jobs, and generate \$6 billion in capital investment.

- JAXUSA, 2019

## Real Estate Variety



Jacksonville was recently named a Top 10 Hottest U.S. Housing Market in 2019. With lease rates and cost of new

construction lower than the U.S. average, the Region also has a wide range of commercial real estate options and land available for any size project. The cost of constructing new facilities in the region is 15% lower than the U.S. average, whereas leasing rates for office and industrial space compares favorably to other major metro areas at \$16.86 cost per square foot.

- Zillow/CBS News; JAXUSA, 2019

## Diverse industry base

The Jacksonville Region has the 4th most diverse industry bases in the state and their location on the East Coast uniquely positions them with same-day access to the entire Southeastern consumer market. Jacksonville's diverse industry makes their economy more resilient to ups and downs in



any one sector than other major metropolitan areas within Florida.

- JAXUSA; COJ, 2019

## Excellent Infrastructure



Florida was recently ranked No. 1 for Infrastructure and JAXPORT was recently ranked #1 Port for Customer Satisfaction and Performance

Excellence in 2019. Exceptional intermodal infrastructure includes access to three major interstates and highways, three railways, an international airport, and deep-water port with three marine terminals makes Jacksonville a transportation hub and the gateway to Florida and the Southeastern United States.

- COJ; Logistics Management Magazine, 2019; USA Today, 2018

## Quality of life



Recently ranked No. 8 City where the Quality of Life is on the Rise, Jacksonville has endless possibilities. With the cost of living below the national average and about 220 sunshine days a year, the JAX region is the place to experience excellent quality of life.

- JAXUSA, 2019; SmartAsset, 2018

## Spirit of innovation



In 2019, Jacksonville was listed as one of the 20 Emerging Tech Markets to Watch. Jacksonville is also home to three Fortune 500 companies, and five Fortune 1,000 companies.

- Site Selection Group; Forbes, 2019

## Education

The Jacksonville Region is home to the No. 1 school district in the state, along with two other districts in the top 10 and five in the top 25 within the state. Additionally, the Region contains the 20th largest school district in the nation, and 837,000+ working age adults.

- JAXUSA, 2019



## Open for business



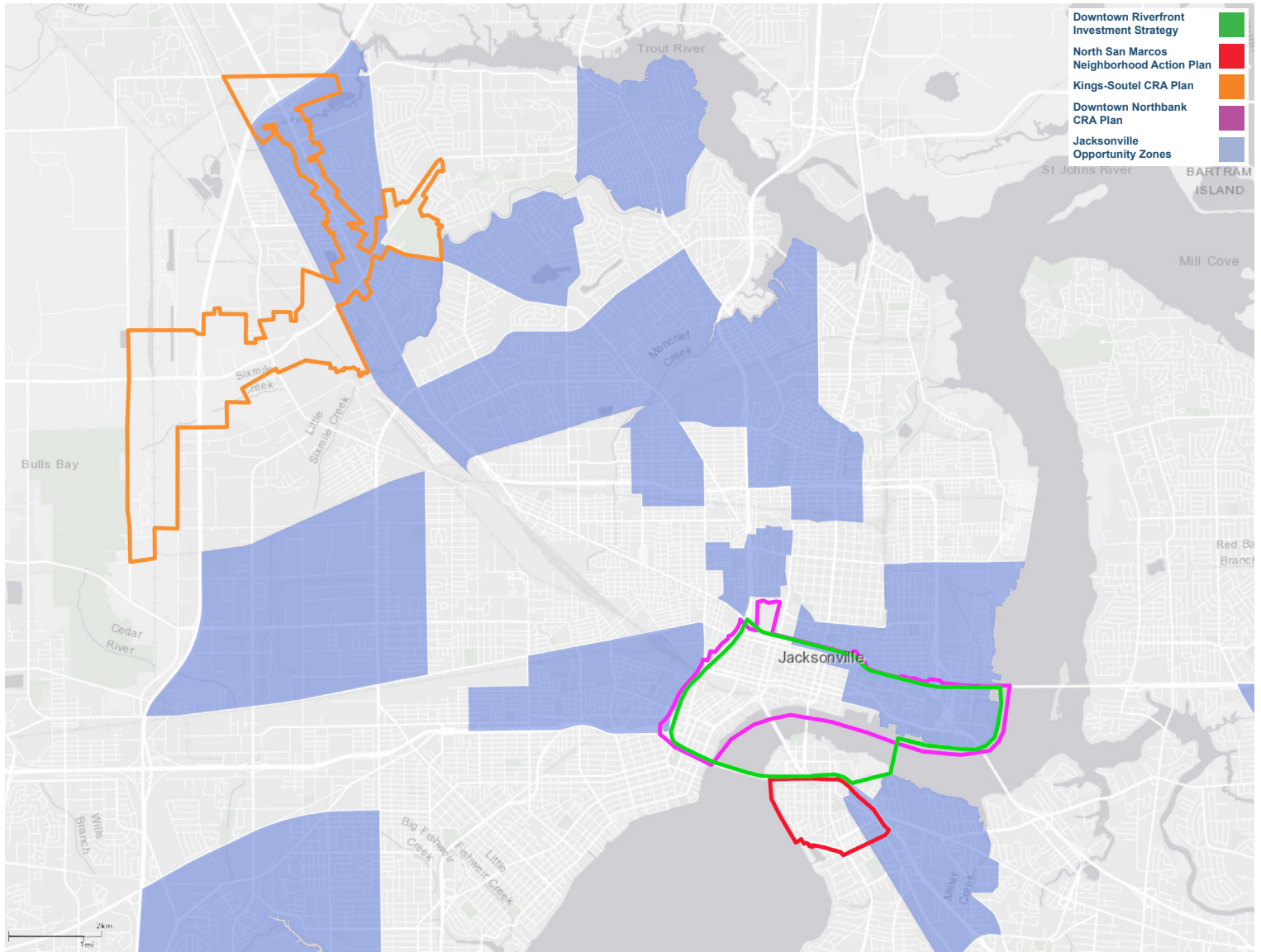
Jacksonville recently ranked No. 14 as the Best City to Start a Business and No. 4 as the Best City for Job Seekers in 2019 out of all cities in the Nation. Additionally, Florida was voted No. 2 as Best State for Business.

- COJ, 2019; Inc; Forbes; Chief Executive, 2018



# WHY JACKSONVILLE?

**Mission Statement** “To enhance the quality of life for all of Jacksonville by developing and executing policies that strengthen the economy, broaden the tax base, and create opportunities for advancement of the workforce and local small business enterprises.”  
-City of Jacksonville, Office of Economic Development



## Downtown Riverfront Investment Strategy, 2018 –

**Opportunity Zones: East Jax / Sports Complex / Talleyrand (174), Armory (10), St. Nicholas (6)**

Link Address: <http://dia.coj.net/downtown/Docs/HR-A-Jacksonville-Riverfront-Investment-Strategy-F.aspx>

**Key Strategies:** Improve the quality of experience and connectivity at the waterfront; Invest in signature Downtown open spaces; Create a coordinated branding, marketing, and programming strategy; Target and prioritize investments for maximum impact; Support near-term wins and smaller projects; Leverage publicly owned-properties for growth.

### Short-Term Catalyst Sites (Priority)

- Friendship Park Adjacent
- City Hall Annex / Courthouse
- Main Street Bridge
- Times-Union Building

### Long-Term Catalyst Sites

- Snyder Memorial Church
- Duval County Public Schools
- Southbank River Walk Shops
- The Old Convention Center



## North San Marco Neighborhood Action Plan, 2018 –

### Opportunity Zones: *St. Nicholas (6)*

Link Address: [http://www.coj.net/departments/planning-and-development/docs/community-planning-division/smcs-action-plan\\_exhibit1\\_revised-11-27-18.aspx](http://www.coj.net/departments/planning-and-development/docs/community-planning-division/smcs-action-plan_exhibit1_revised-11-27-18.aspx)

North San Marco is a historic gateway neighborhood to downtown Jacksonville. The historic character of the neighborhood should be viewed through the concept of a gateway location in order to capitalize on the neighborhood's unique sense of place.

**Kings Avenue District:** Kings Avenue was identified as an area that has great potential for redevelopment. Property in this area is not as constrained as it is along San Marco Boulevard and Hendricks Avenue providing an opportunity for commercial chains requiring more land area. The area surrounding Montana Avenue will be the doorstep to The District, and could support redevelopment for retail, restaurants, and services.

**Atlantic Boulevard Corridor:** The Atlantic Boulevard has the potential to continue to redevelop as the economic climate improves. There is potential for continued infill development with increased density and building height that may yield better return for property owner/developers.

## Kings-Soutel CRA Plan, 2017 –

### Opportunity Zones: *Sherwood / Carver Manor (107)*

Link Address: [http://www.coj.net/departments/office-of-economic-development/docs/cras/kingsoutel\\_crossing\\_cra\\_2017\\_plan\\_update\\_final.aspx](http://www.coj.net/departments/office-of-economic-development/docs/cras/kingsoutel_crossing_cra_2017_plan_update_final.aspx)

The Kings-Soutel Crossing CRA serves as a tool for the City to stimulate economic recovery and to improve local conditions by private-sector reinvestment along New Kings Road and Soutel Drive and their supporting commercial, residential, and industrial areas. Much of the new growth in the Trade Area over the next five years is expected to be in aging “Baby Boomers” and “Millennials.” Overall housing values in the surrounding Trade Area are forecast to increase the next five years. When recent pricing and the pace of absorption are considered, this reinforces the observation that opportunities for new market-rate housing are present.

**Opportunity Sites:** Improvements to any of these Opportunity Sites will require willing landowners and business investors.

- *Pritchard Road at 1-295* – 80-room limited service hotel.
- *I-295 & Trout River Boulevard* – Speculative warehouse/distribution project, possibly sponsored by the City of Jacksonville.
- *Soutel Drive & Moncrief Road Intersection* – Mixed-use infill, development of unused or underutilized sites and/or other pedestrian-scaled parcels.
- *Various Infill Sites (New Kings Road, Soutel Drive)* – Market-rate single-family detached housing, and mixed-use development at intersection of New Kings Road and Gilchrist Road: neighborhood-scaled grocery store, supporting commercial uses, and mixed-density housing.

## Downtown Northbank CRA Plan, 2015 –

### Opportunity Zones: *East Jax / Sports Complex / Talleyrand (174), Armory (10)*

Link Address: [http://www.downtownjacksonville.org/Libraries/PDF\\_Libraries/CRA-Plans.sflb.ashx](http://www.downtownjacksonville.org/Libraries/PDF_Libraries/CRA-Plans.sflb.ashx)

Endeavor to “move the needle” on this vital community with recommended actions that when completed will reveal: An inviting public realm for all of greater Jacksonville to enjoy Downtown and the St. Johns River; Attractive housing alternatives leading to an increase in Downtown residents; Support for existing and new Downtown businesses to foster greater services for residents; An increased assessed (taxable) value of Downtown property; A decrease in the total number of vacant buildings and lots Downtown; and An increase in the total number of employees working Downtown.



Epicenter



Strategic Partnerships



Healthy Design



Urban Living



Pedestrian Access



River Access



24-7 Downtown

### Redevelopment Projects

- Retail Enhancement Grant Program; Housing Incentive Programs
- Urban Art Facade and Streets-scape Program
- Hemming Plaza Management and Lighting Improvements
- Hogan Street Plaza
- Pearl, Bay, And Liberty Street Improvements
- Reinforce Branding of E Town Zone as “The Elbow”
- Reintroduce Two-Way Street System
- National Historic District Designation
- Artists Live/Work Implementation Strategy
- St. Johns River & Tributary Access
- Park Once
- Northbank East-West Circulator
- Redesign Metropolitan Park
- Improve Links from Emerald Necklace to St. Johns River
- Expand Free Public Access to downtown Wi-Fi
- “Riverwalk Project” Informational & Wayfinding App
- Landmark Public Park on the St. Johns River

For Additional Information on Downtown  
Jacksonville Development Summaries:





# JACKSONVILLE OVERVIEW

## KEY FACTS



**972,313** POPULATION

**37.3** MEDIAN AGE

**2.5** AVG. HOUSEHOLD SIZE



**\$256,373** AVG. HOME VALUE

**382,412** TOTAL HOUSEHOLDS

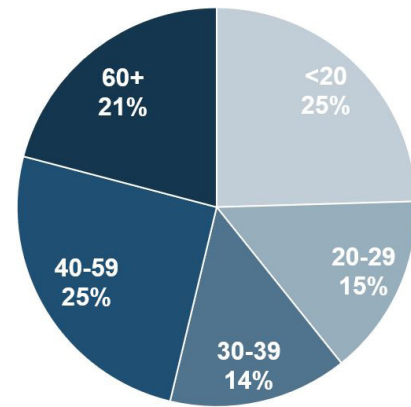
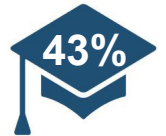
**4.8%** HOUSEHOLD UNEMPLOYMENT



**43,417** TOTAL BUSINESSES

**511,432** TOTAL EMPLOYEES

**0.5** EMPLOYEE / POPULATION



## MARKET SUMMARY

### SALES ACTIVITY (2018)

	AVERAGE SALE PRICE	AVERAGE SALE PRICE / SF
SINGLE-FAMILY	<b>\$291,447</b>	<b>\$168.22</b>
CONDO	<b>\$167,114</b>	<b>\$143.95</b>
NON-RES LAND	<b>\$634,324</b>	<b>\$29.12*</b>

\*REFLECTS AVG. SALE PRICE / ACRE

### LEADING EMPLOYERS



NUMBER OF EMPLOYEES

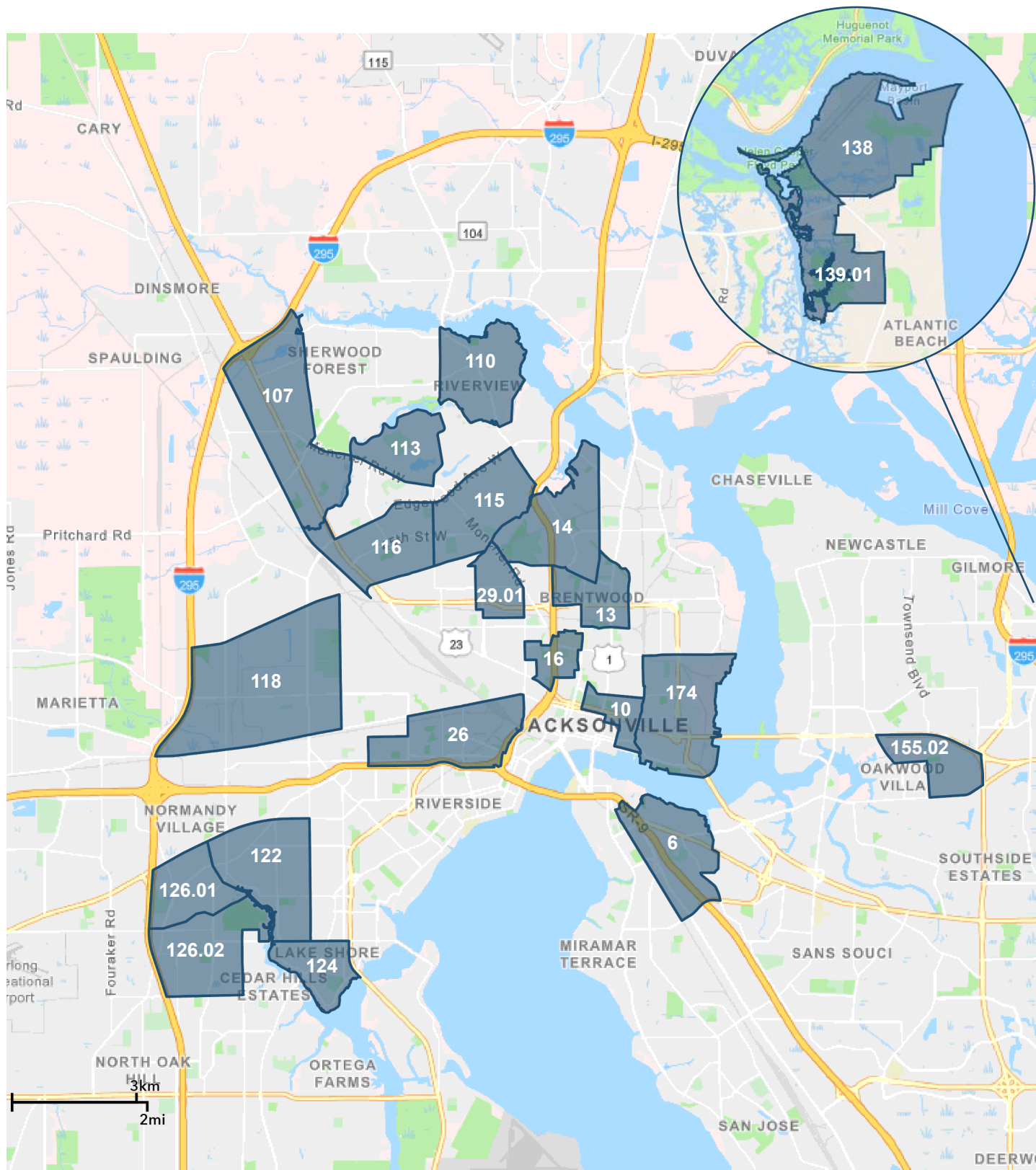
NAVAL AIR STATION JACKSONVILLE	<b>25,000</b>
DUVAL COUNTY PUBLIC SCHOOLS	<b>14,500</b>
BAPTIST HEALTH	<b>11,000</b>
NAVAL STATION MAYPORT	<b>9,000</b>
CITY OF JACKSONVILLE	<b>8,500</b>
BANK OF AMERICA/ MERRILL LYNCH	<b>8,000</b>
FLORIDA BLUE	<b>7,000</b>

### KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	55.4 Million Sq. Ft.	122.2 Million Sq. Ft.	67.3 Million Sq. Ft.	107,566 Units
OCCUPANCY RATE	91.0%	95.9%	95.8%	93.0%
AVG. RENTAL RATE	\$20.54 / Sq. Ft.	\$6.29 / Sq. Ft.	\$17.50 / Sq. Ft.	\$1.08 / Sq. Ft.
NET ABSORPTION (2018)	(197,580) Sq. Ft.	(237,203) Sq. Ft.	766,659 Sq. Ft.	1,791 Units



# JACKSONVILLE AREA MAP





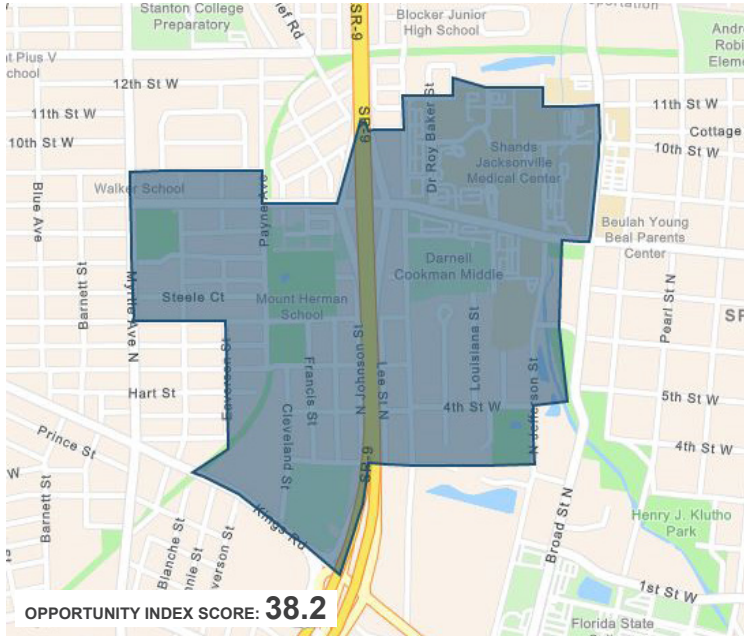


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# DURKEEVILLE \ UF HEALTH JAX

CENSUS TRACT - 16



## KEY FACTS



**1,327** POPULATION

POPULATION  
**12,287**  
1 MI. RADIUS

**31.1** MEDIAN AGE

**2.3** AVG. HOUSEHOLD SIZE

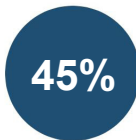
POPULATION  
**28,131**  
1.5 MI. RADIUS



**\$76,524** AVG. HOME VALUE

**578** TOTAL HOUSEHOLDS

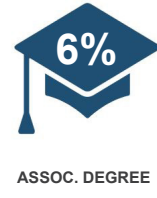
**11.4%** HOUSEHOLD UNEMPLOYMENT



NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$21,376**

AVG. DISPOSABLE INCOME

36.1



**\$10,536**

PER CAPITA INCOME

36.2

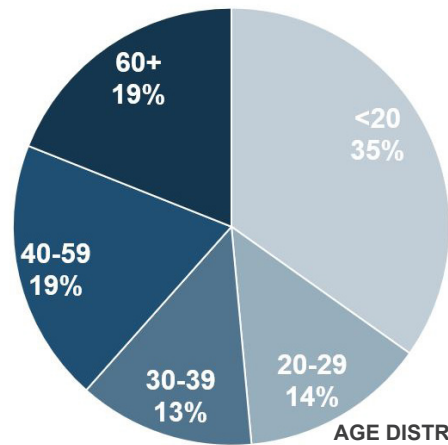


**\$17,895**

MED. HOUSEHOLD INCOME

33.2

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)



## BUSINESS & EMPLOYMENT



**103** TOTAL BUSINESSES

**8,571** TOTAL EMPLOYEES

**6.5** EMPLOYEE / POPULATION



LAND AREA

POPULATION DENSITY



RESIDENTIAL

MARKET VALUE







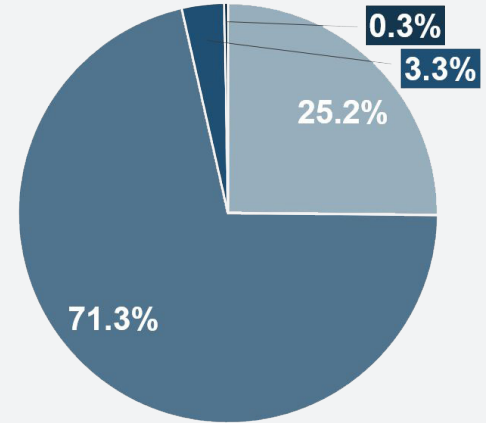
Sourced Images: UF Health Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	0.50	0.30	\$316
COMMERCIAL	0.61	0.58	\$1,701
INDUSTRIAL	0.10	0.28	\$141
INSTITUTIONAL	0.41	0.74	\$466
PUBLIC	2.88	0.62	\$283

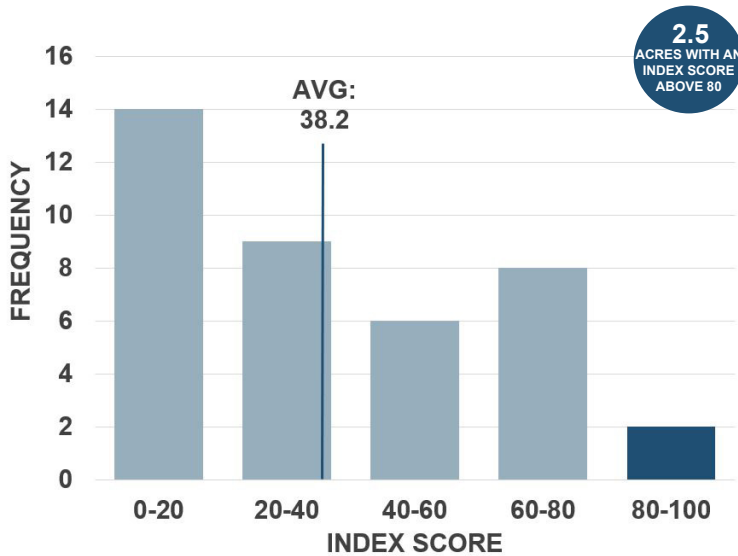
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



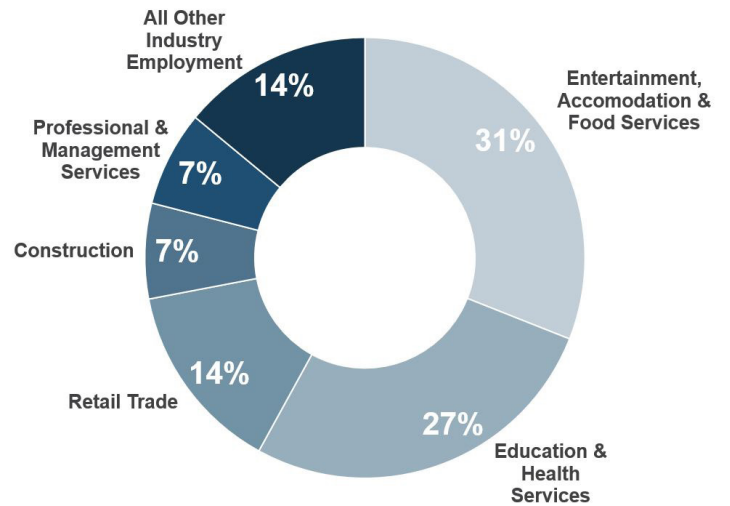
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Manufacturing, Wholesale Trade, Transportation & Utilities, Information Services, Finance & Real Estate, Public Administration and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	296,541 Sq. Ft.	144,946 Sq. Ft.	52,221 Sq. Ft.	505 Units
OCCUPANCY RATE	100.0%	100.0%	100.0%	96.1%
AVG. RENTAL RATE	\$19.63 / Sq. Ft.	\$6.83 / Sq. Ft.	\$11.91 / Sq. Ft.	\$1.13 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0 Units



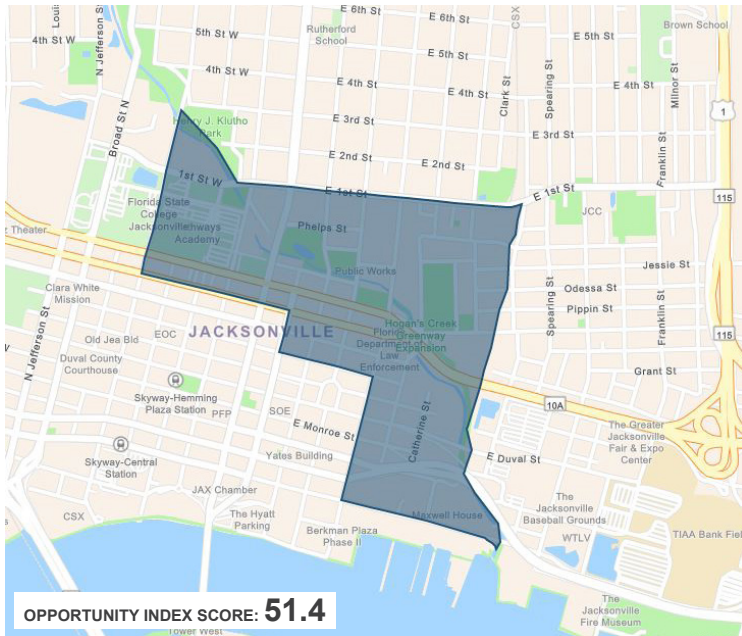


## OPPORTUNITY ZONE PROSPECTUS

# ARMORY

CENSUS TRACT - 10

ONE CITY. ONE JACKSONVILLE.



## MARKET CHARACTERISTICS



**\$16,234**

AVG. DISPOSABLE INCOME

27.4



**\$8,548**

PER CAPITA INCOME

29.3



**\$12,126**

MED. HOUSEHOLD INCOME

22.5

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**0.38**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**17,346**

PERSONS / SQ. MI.

**12.0%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$698.5**  
(MILLIONS)

## KEY FACTS



**6,540** POPULATION

POPULATION  
**14,752**  
1 MI. RADIUS

**35.3** MEDIAN AGE

**1.5** AVG. HOUSEHOLD SIZE

POPULATION  
**20,933**  
1.5 MI. RADIUS



**\$132,857** AVG. HOME VALUE

**962** TOTAL HOUSEHOLDS

**15.0%** HOUSEHOLD UNEMPLOYMENT

**38%**

NO HS DIPLOMA



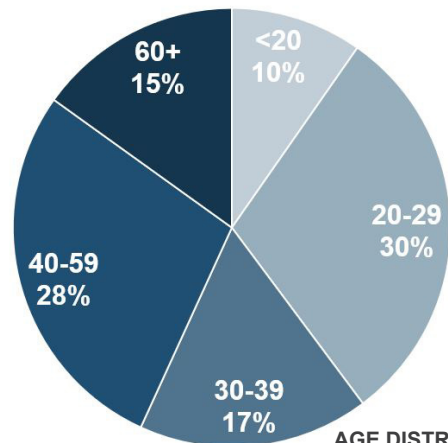
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**225** TOTAL BUSINESSES

**12,414** TOTAL EMPLOYEES

**1.9** EMPLOYEE / POPULATION





ARMORY



OLD CITY CEMETERY



CONFEDERATE PARK



CONFEDERATE PARK

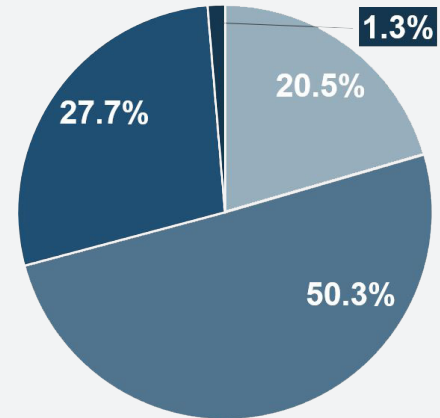
Sourced Images: JAX Daily Record, The Florida Times-Union, Metro Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	0.51	0.58	\$945
COMMERCIAL	0.41	0.44	\$645
INDUSTRIAL	0.98	0.74	\$486
INSTITUTIONAL	0.48	0.78	\$2,094
PUBLIC	1.89	0.45	\$1,321

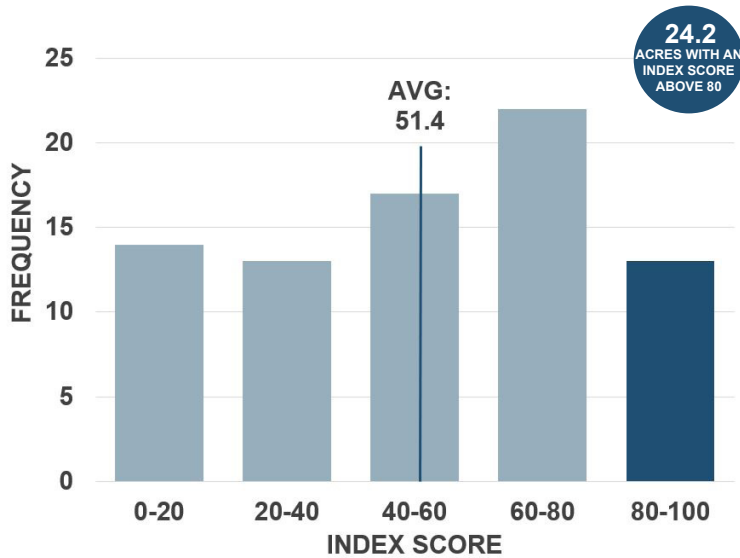
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



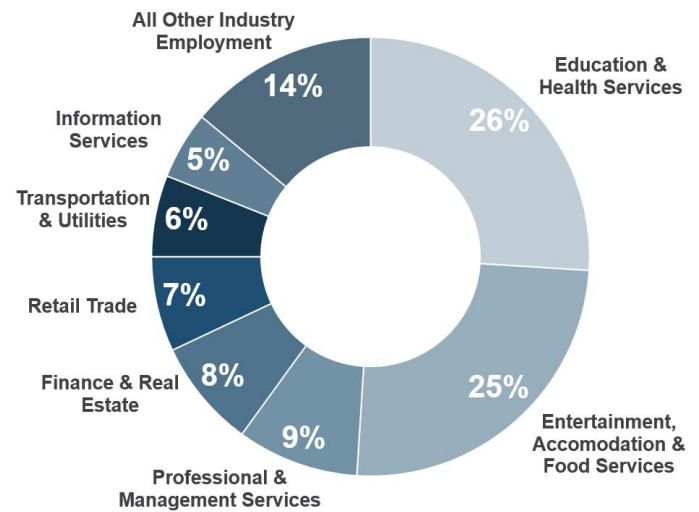
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Construction, Manufacturing, Wholesale Trade, Public Administration and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	340,445 Sq. Ft.	856,773 Sq. Ft.	97,189 Sq. Ft.	616 Units
OCCUPANCY RATE	97.2%	96.6%	100.0%	92.8%
AVG. RENTAL RATE	\$16.88 / Sq. Ft.	\$4.53 / Sq. Ft.	\$11.73 / Sq. Ft.	\$0.97 / Sq. Ft.
NET ABSORPTION (2018)	3,880 Sq. Ft.	(5,800) Sq. Ft.	2,024 Sq. Ft.	1 Unit



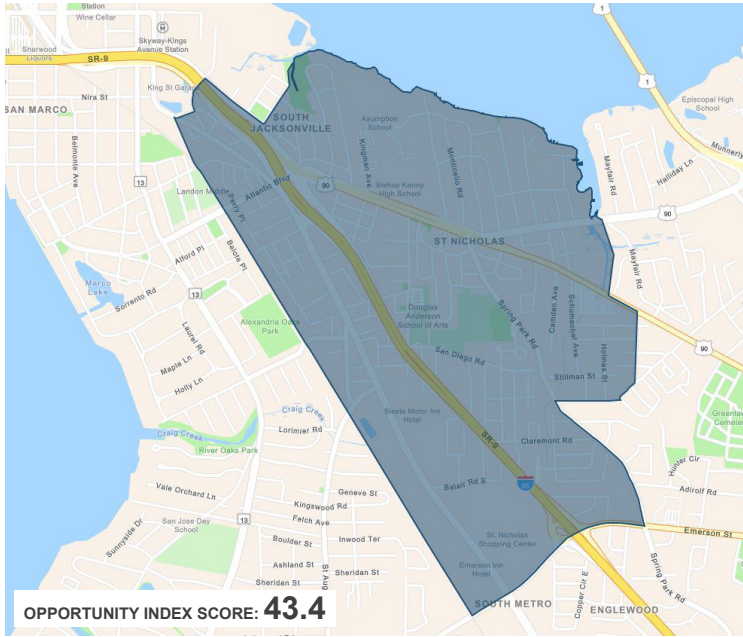


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# ST. NICHOLAS

CENSUS TRACT - 6



## MARKET CHARACTERISTICS



**\$44,427**  
AVG. DISPOSABLE INCOME  
75.1



**\$23,838**  
PER CAPITA INCOME  
81.8



**\$37,331**  
MED. HOUSEHOLD INCOME  
69.3

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**1.23**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**3,966**  
PERSONS / SQ. MI.

**49.4%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.  
**\$353.4**  
(MILLIONS)

## KEY FACTS



**4,877** POPULATION

**40.3** MEDIAN AGE

**2.2** AVG. HOUSEHOLD SIZE

POPULATION  
**9,317**  
1 MI. RADIUS

POPULATION  
**17,001**  
1.5 MI. RADIUS



**\$284,200** AVG. HOME VALUE

**2,164** TOTAL HOUSEHOLDS

**2.6%** HOUSEHOLD UNEMPLOYMENT

**12%**

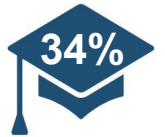
NO HS DIPLOMA



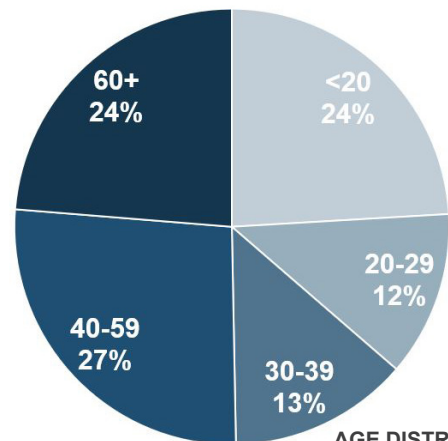
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**438** TOTAL BUSINESSES

**3,273** TOTAL EMPLOYEES

**0.7** EMPLOYEE / POPULATION

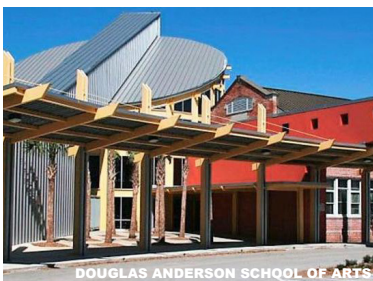




BISHOP KENNY HIGH SCHOOL



BEE STREET PARK



DOUGLAS ANDERSON SCHOOL OF ARTS



PALMER TERRACE PARK

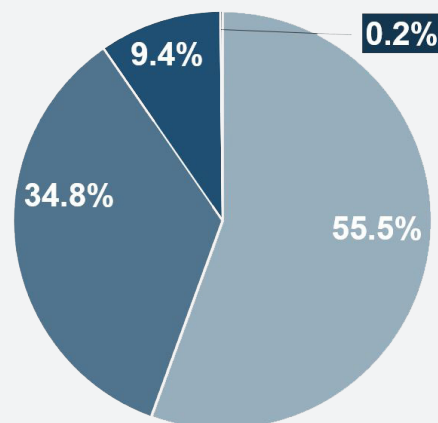
Sourced Images: Metro Jacksonville; Douglas Anderson Foundation

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	3.11	0.20	\$628
COMMERCIAL	1.76	0.26	\$618
INDUSTRIAL	0.67	0.27	\$406
INSTITUTIONAL	0.53	0.14	\$466
PUBLIC	0.23	0.10	\$283

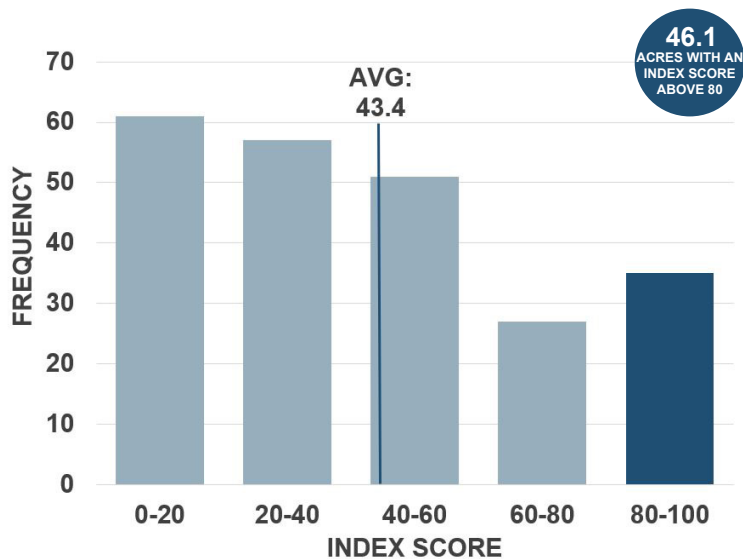
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



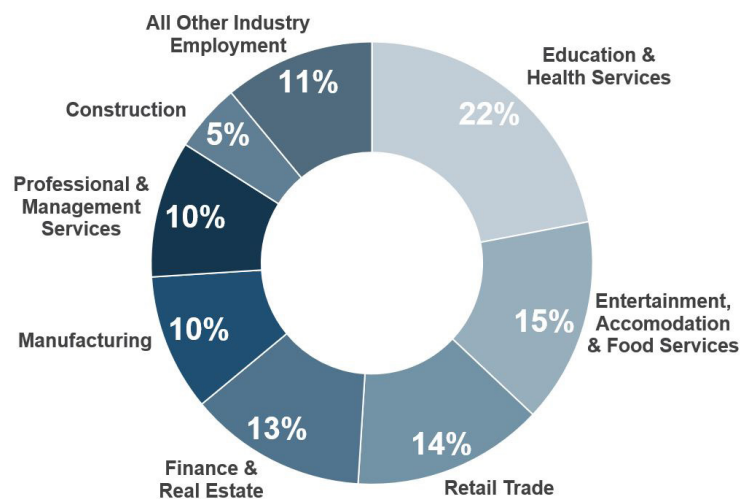
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Wholesale Trade, Transportation & Utilities, Information Services, Public Administration and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	828,628 Sq. Ft.	478,865 Sq. Ft.	683,776 Sq. Ft.	772 Units
OCCUPANCY RATE	92.6%	95.5%	96.8%	97.2%
AVG. RENTAL RATE	\$17.86 / Sq. Ft.	\$7.44 / Sq. Ft.	\$14.84 / Sq. Ft.	\$1.08 / Sq. Ft.
NET ABSORPTION (2018)	(31,987) Sq. Ft.	(21,113) Sq. Ft.	(7,250) Sq. Ft.	2 Units



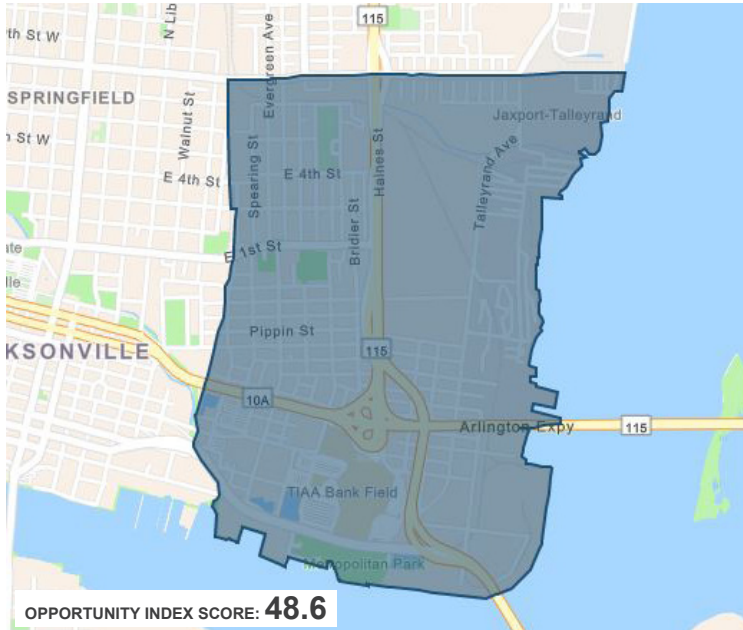


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# EAST JAX \ SPORTS COMPLEX \ TALLEYRAND

CENSUS TRACT - 174



## MARKET CHARACTERISTICS



**\$28,125**

AVG. DISPOSABLE INCOME

47.5



**\$12,470**

PER CAPITA INCOME

42.8



**\$23,194**

MED. HOUSEHOLD INCOME

43.1

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

## KEY FACTS



**2,948** POPULATION

POPULATION  
**9,835**  
1 MI. RADIUS

**35.6** MEDIAN AGE

**2.5** AVG. HOUSEHOLD SIZE

POPULATION  
**15,915**  
1.5 MI. RADIUS



**\$143,037** AVG. HOME VALUE

**1,131** TOTAL HOUSEHOLDS

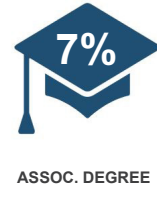
**9.0%** HOUSEHOLD UNEMPLOYMENT

25%

NO HS DIPLOMA



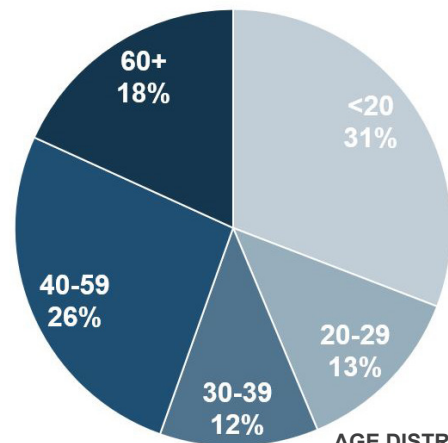
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**322** TOTAL BUSINESSES

**4,488** TOTAL EMPLOYEES

**1.5** EMPLOYEE / POPULATION

**1.61**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**1,832**

PERSONS / SQ. MI.

**17.1%**

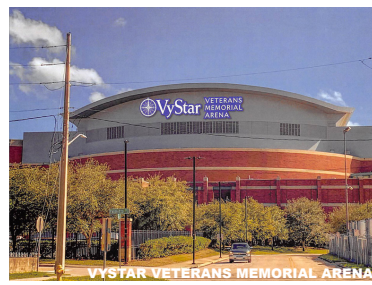
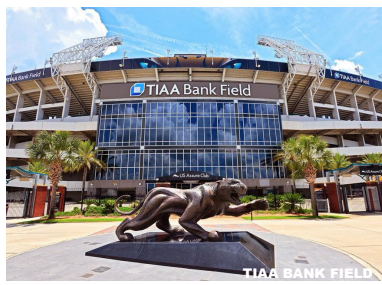
RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$338.8**  
(MILLIONS)



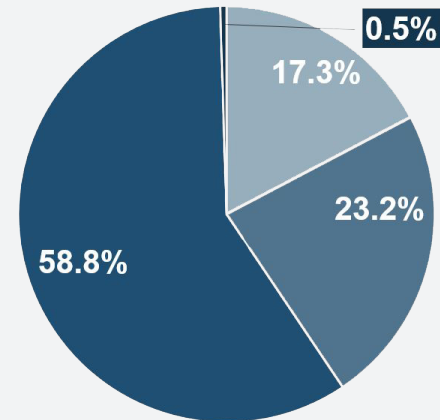


## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	1.47	0.28	\$249
COMMERCIAL	1.01	0.37	\$428
INDUSTRIAL	3.29	0.23	\$225
INSTITUTIONAL	0.32	0.38	\$466
PUBLIC	1.95	0.30	\$1,171

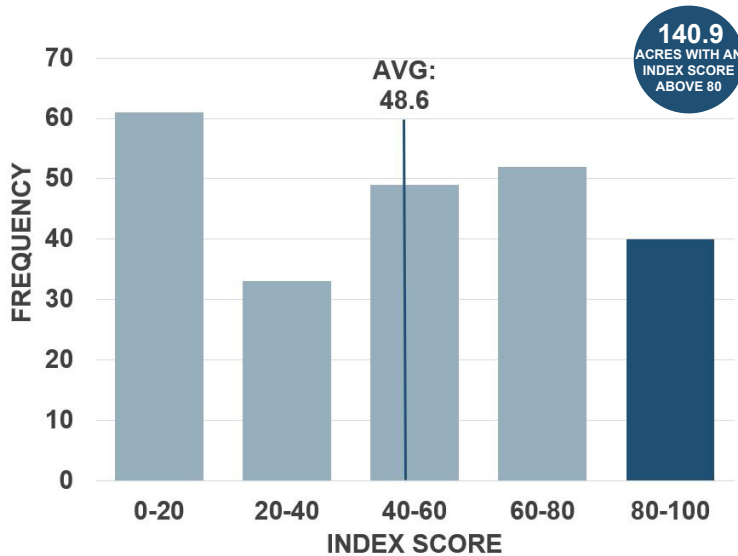
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



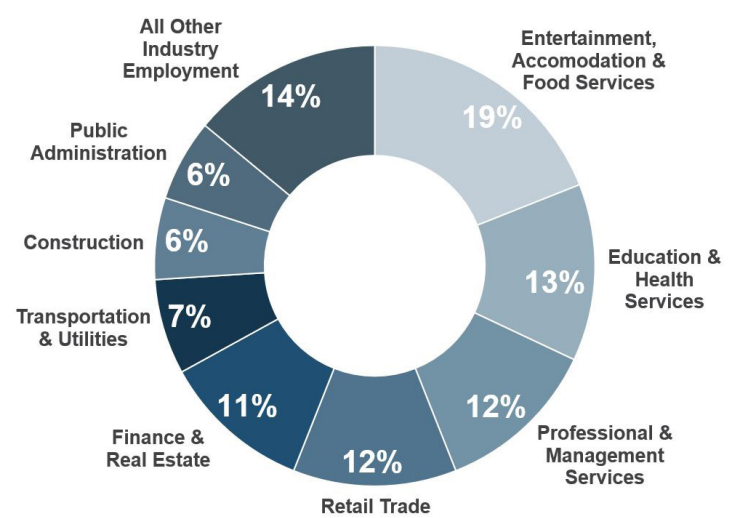
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Manufacturing, Wholesale Trade, Information Services, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	218,408 Sq. Ft.	3.61 Million Sq. Ft.	90,596 Sq. Ft.	346 Units
OCCUPANCY RATE	100.0%	99.8%	93.8%	93.2%
AVG. RENTAL RATE	\$18.14 / Sq. Ft.	\$4.81 / Sq. Ft.	\$13.41 / Sq. Ft.	\$1.14 / Sq. Ft.
NET ABSORPTION (2018)	1,254 Sq. Ft.	3,100 Sq. Ft.	(2,912) Sq. Ft.	23 Units



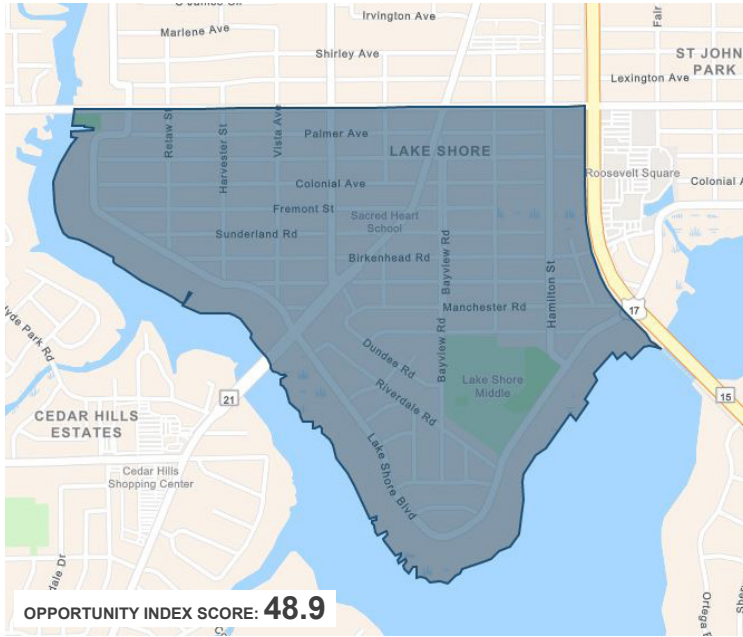


ONE CITY. ONE JACKSONVILLE.

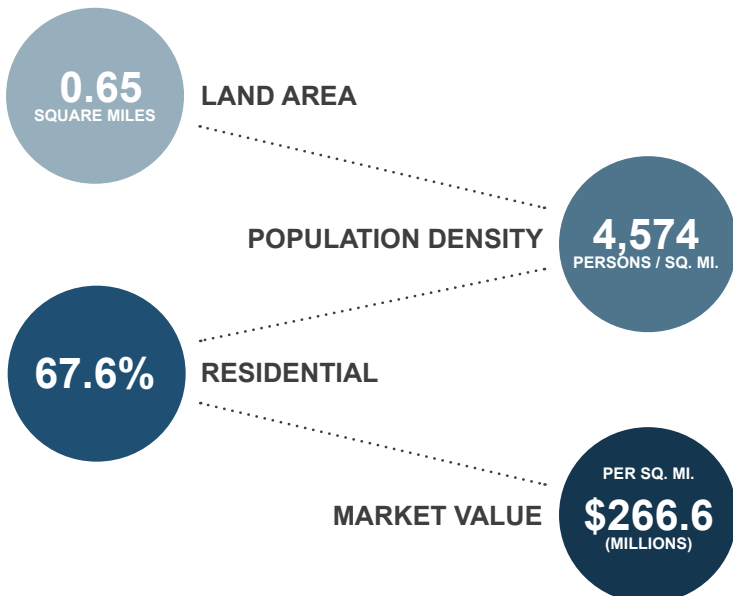
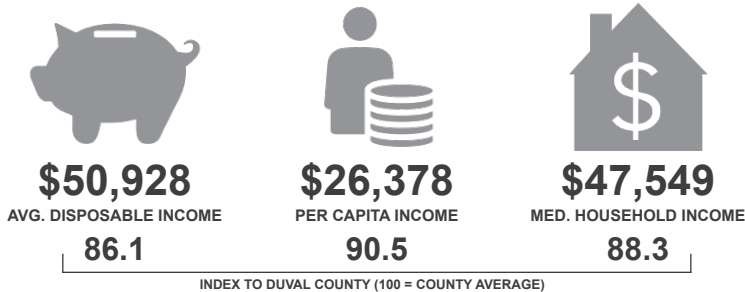
# OPPORTUNITY ZONE PROSPECTUS

## LAKE SHORE SOUTH

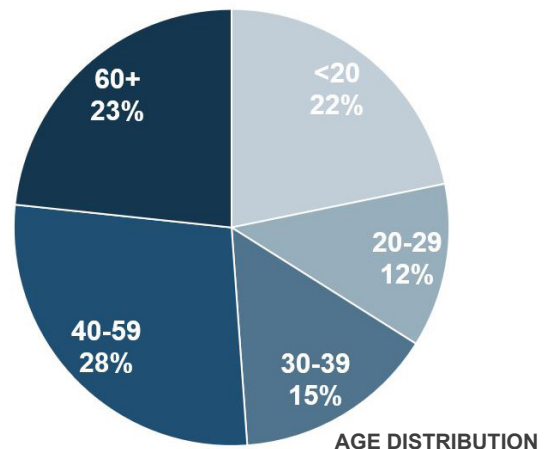
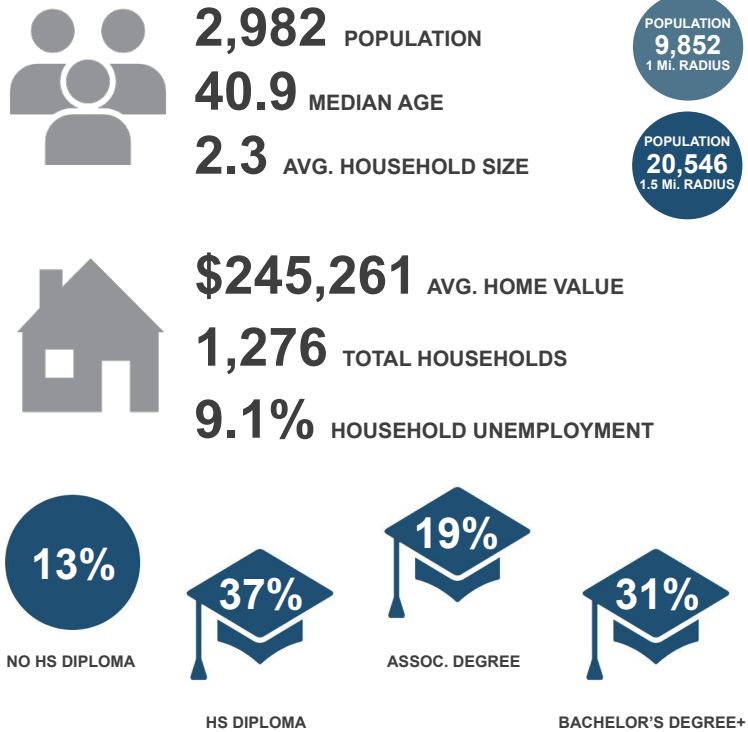
CENSUS TRACT 124



### MARKET CHARACTERISTICS



### KEY FACTS



### BUSINESS & EMPLOYMENT







LAKE SHORE WATERFRONT



CSX "A" LINE COMMUTER RAIL



LAKE SHORE MIDDLE SCHOOL



SAN JUAN AVENUE BUSINESS DISTRICT

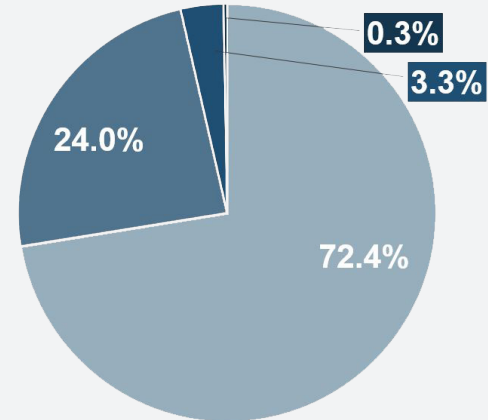
Sourced Images: Metro Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	1.92	0.15	\$429
COMMERCIAL	0.48	0.26	\$602
INDUSTRIAL	0.15	0.40	\$405
INSTITUTIONAL	0.12	0.32	\$433
PUBLIC	0.17	0.11	\$222

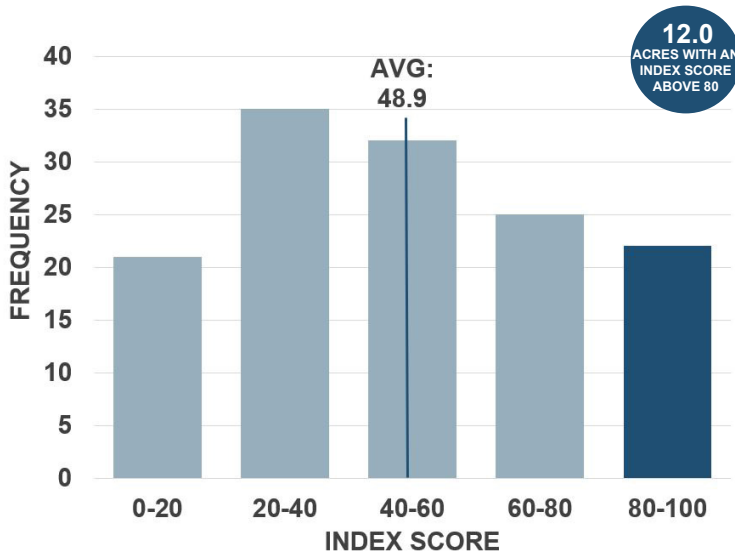
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



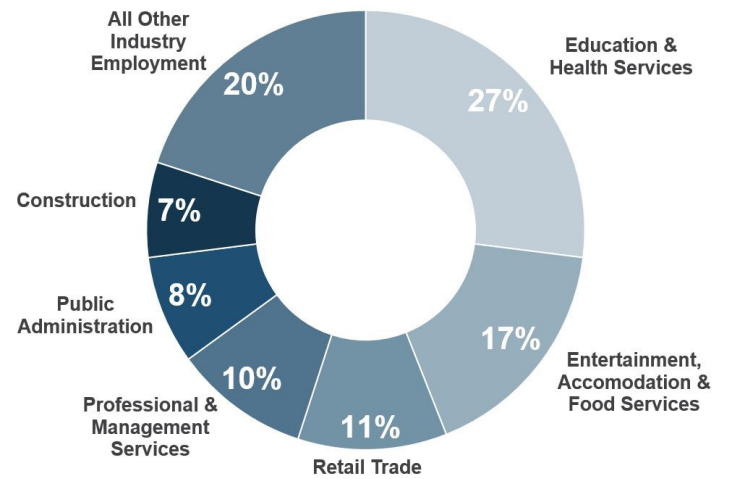
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Manufacturing, Wholesale Trade, Transportation & Utilities, Information Services, Finance & Real Estate and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL
TOTAL INVENTORY	94,537 Sq. Ft.	146,811 Sq. Ft.	298,241 Sq. Ft.
OCCUPANCY RATE	96.8%	100.0%	98.1%
AVG. RENTAL RATE	\$14.71 / Sq. Ft.	\$7.29 / Sq. Ft.	\$14.92 / Sq. Ft.
NET ABSORPTION (2018)	(5,050) Sq. Ft.	5,713 Sq. Ft.	11,664 Sq. Ft.



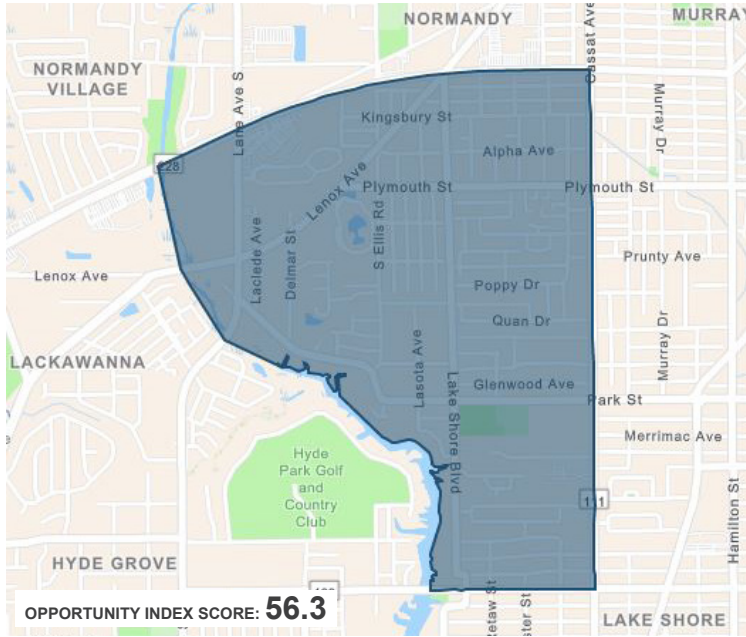


ONE CITY. ONE JACKSONVILLE.

# OPPORTUNITY ZONE PROSPECTUS

## LAKESHORE NORTH

CENSUS TRACT - 122



### MARKET CHARACTERISTICS



**\$32,311**

AVG. DISPOSABLE INCOME

**54.6**



**\$14,984**

PER CAPITA INCOME

**51.4**



**\$29,309**

MED. HOUSEHOLD INCOME

**54.5**

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**1.60**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**4,618**

PERSONS / SQ. MI.

**70.4%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$204.2**

(MILLIONS)

### KEY FACTS



**7,373** POPULATION

POPULATION  
**10,550**  
1 MI. RADIUS

**31.8** MEDIAN AGE

**2.5** AVG. HOUSEHOLD SIZE

POPULATION  
**22,485**  
1.5 MI. RADIUS



**\$111,692** AVG. HOME VALUE

**2,920** TOTAL HOUSEHOLDS

**7.7%** HOUSEHOLD UNEMPLOYMENT

**25%**

NO HS DIPLOMA



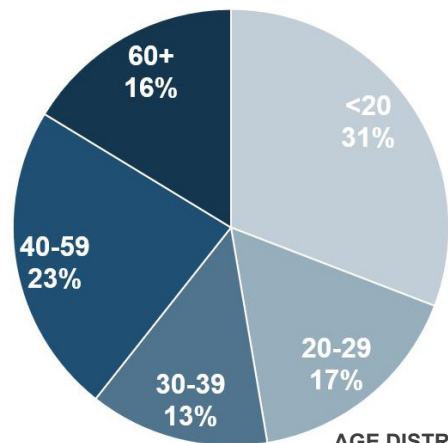
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

### BUSINESS & EMPLOYMENT



**309** TOTAL BUSINESSES

**2,420** TOTAL EMPLOYEES

**0.3** EMPLOYEE / POPULATION





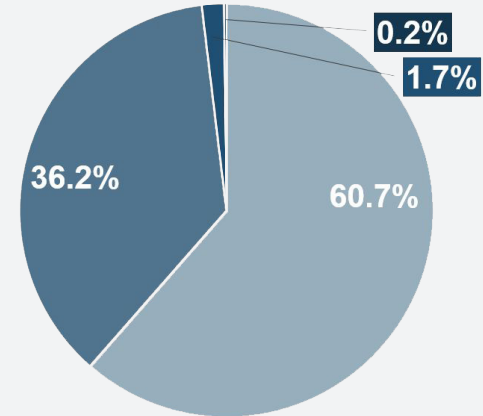
Sourced Images: Google Images, Apartments.com

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	4.24	0.16	\$319
COMMERCIAL	1.15	0.16	\$419
INDUSTRIAL	0.18	0.21	\$120
INSTITUTIONAL	0.34	0.17	\$241
PUBLIC	0.06	0.07	\$68

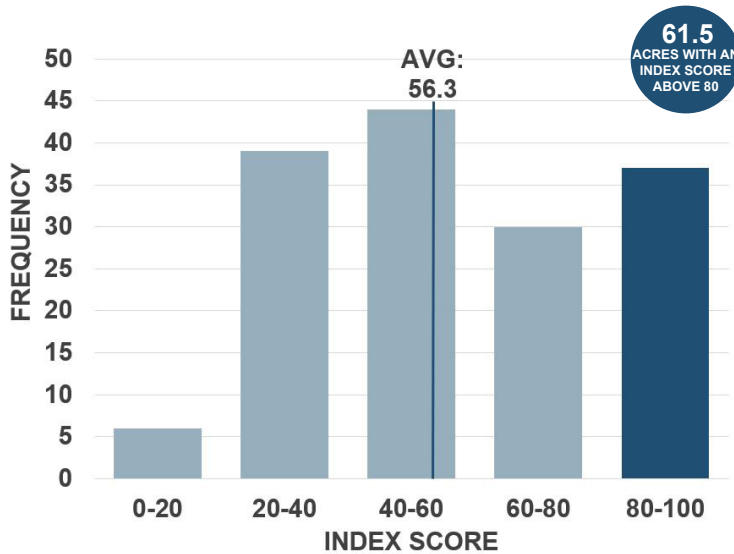
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



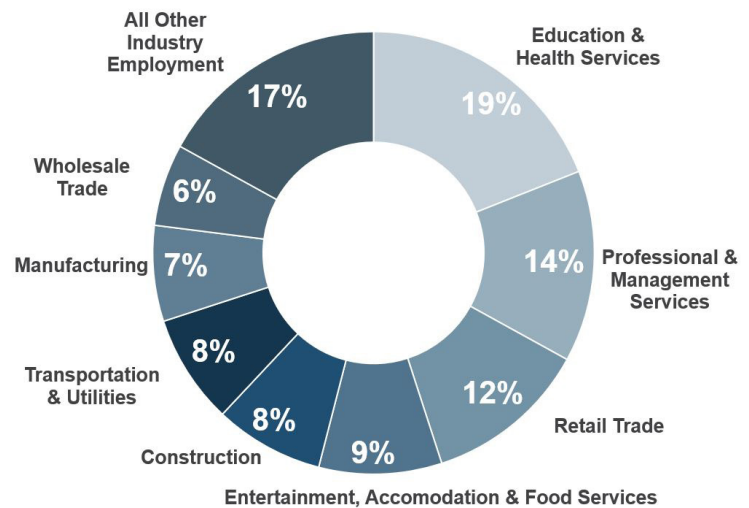
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Information Services, Finance & Real Estate, Public Administration and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	89,812 Sq. Ft.	173,693 Sq. Ft.	896,548 Sq. Ft.	1,386 Units
OCCUPANCY RATE	97.0%	100.0%	99.0%	97.2%
AVG. RENTAL RATE	\$16.37 / Sq. Ft.	\$7.05 / Sq. Ft.	\$15.63 / Sq. Ft.	\$0.95 / Sq. Ft.
NET ABSORPTION (2018)	(979) Sq. Ft.	9,056 Sq. Ft.	(3,263) Sq. Ft.	(27) Units





# BRENTWOOD

**OPPORTUNITY INDEX SCORE: 51.8**

- 20 -





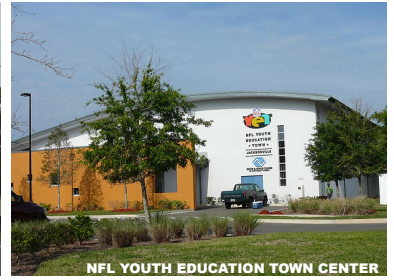
CATHERINE HESTER MCNAIR PARK



BRENTWOOD PARK BANDSTAND



MAIN STREET CORRIDOR



NFL YOUTH EDUCATION TOWN CENTER

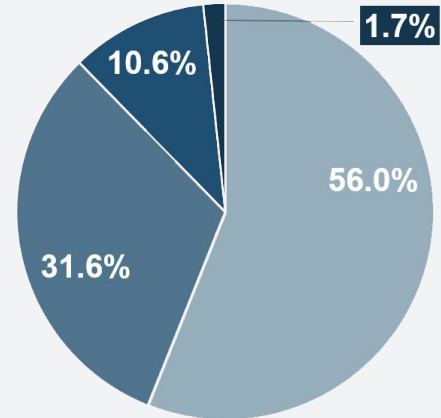
Sourced Images: Metro Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	1.93	0.26	\$275
COMMERCIAL	0.51	0.30	\$419
INDUSTRIAL	0.61	0.59	\$239
INSTITUTIONAL	0.16	0.28	\$457
PUBLIC	0.84	0.23	\$309

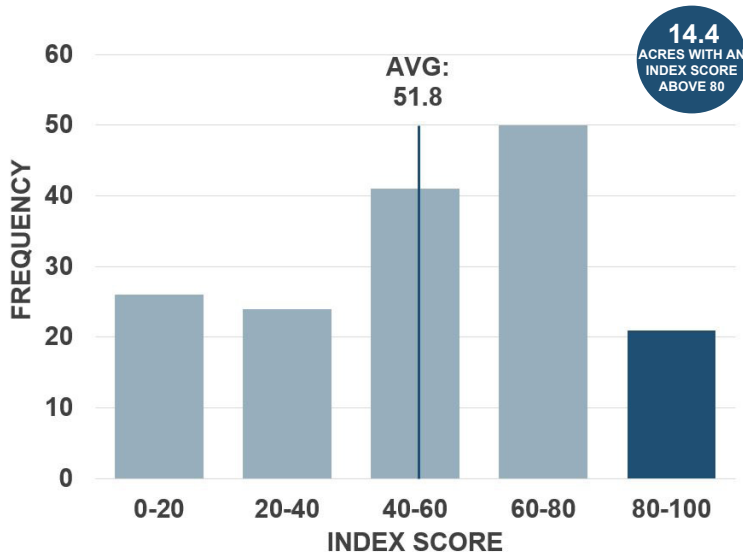
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



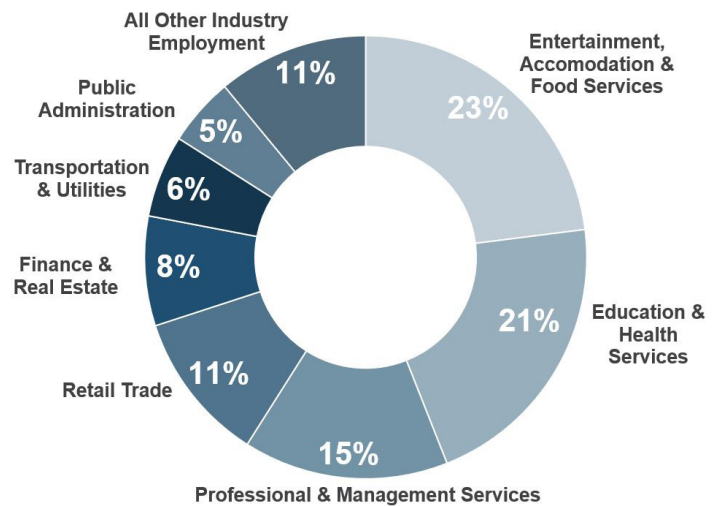
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Construction, Manufacturing, Wholesale Trade, Information Services, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	105,239 Sq. Ft.	575,174 Sq. Ft.	385,354 Sq. Ft.	442 Units
OCCUPANCY RATE	100.0%	96.7%	98.5%	97.5%
AVG. RENTAL RATE	\$18.10 / Sq. Ft.	\$4.43 / Sq. Ft.	\$12.53 / Sq. Ft.	\$0.82 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	(25,640) Sq. Ft.	(3,619) Sq. Ft.	3 Units



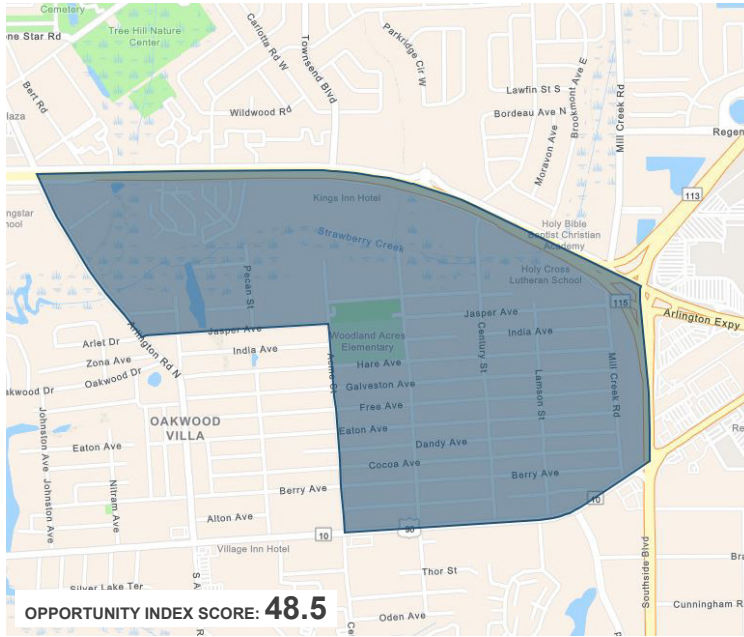


ONE CITY. ONE JACKSONVILLE.

# OPPORTUNITY ZONE PROSPECTUS

## WOODLAND ACRES

CENSUS TRACT - 155.02



### MARKET CHARACTERISTICS



**\$33,861**  
AVG. DISPOSABLE INCOME  
57.2



**\$15,889**  
PER CAPITA INCOME  
54.5



**\$29,762**  
MED. HOUSEHOLD INCOME  
55.3

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

### KEY FACTS



**4,534** POPULATION

**27.3** MEDIAN AGE

**2.6** AVG. HOUSEHOLD SIZE

POPULATION  
**11,651**  
1 MI. RADIUS

POPULATION  
**24,366**  
1.5 MI. RADIUS



**\$128,372** AVG. HOME VALUE

**1,747** TOTAL HOUSEHOLDS

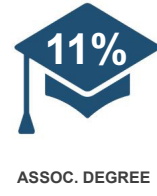
**7.5%** HOUSEHOLD UNEMPLOYMENT



NO HS DIPLOMA



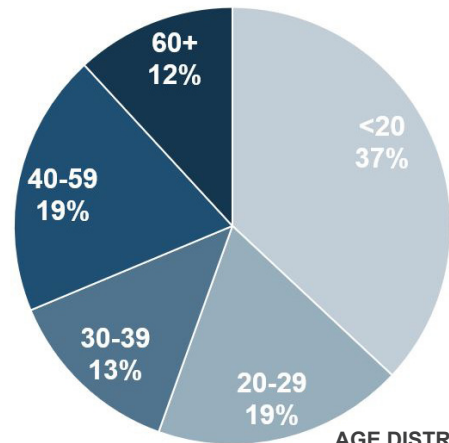
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

### BUSINESS & EMPLOYMENT



**128** TOTAL BUSINESSES

**780** TOTAL EMPLOYEES

**0.2** EMPLOYEE / POPULATION



LAND AREA

POPULATION DENSITY



65.7%

RESIDENTIAL

MARKET VALUE







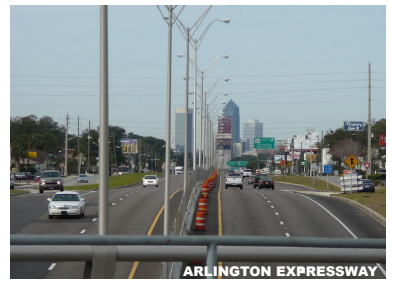
STRAWBERRY CREEK PRESERVE



WARRINGTON PARK



WOODLAND ACRES ELEMENTARY SCHOOL



ARLINGTON EXPRESSWAY

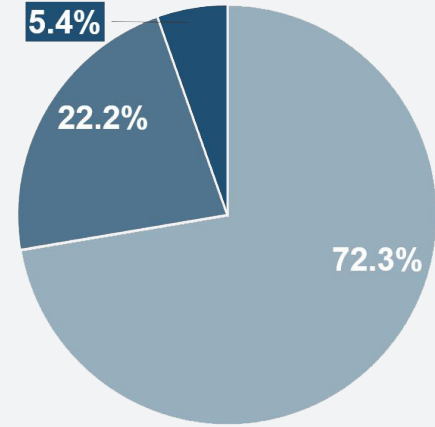
Sourced Images: Metro Jacksonville, Google Images

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	2.20	0.22	\$391
COMMERCIAL	0.76	0.23	\$236
INDUSTRIAL	0.21	0.51	\$585
INSTITUTIONAL	0.07	0.12	\$181
PUBLIC	0.11	0.10	\$90

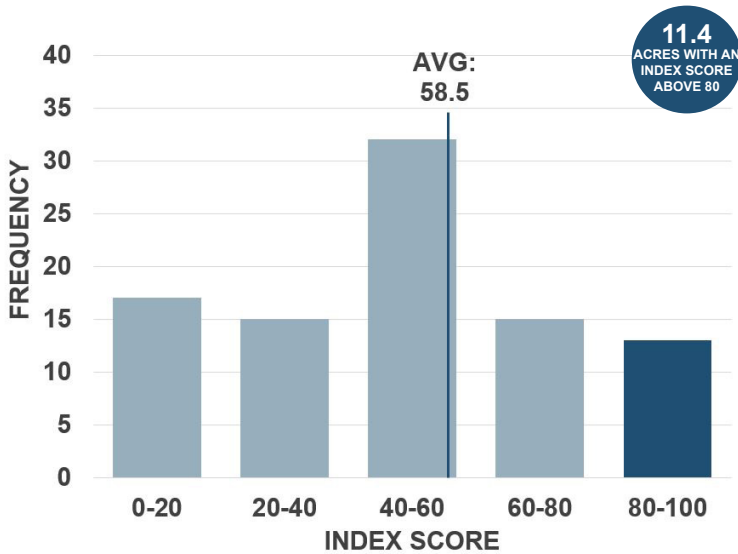
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



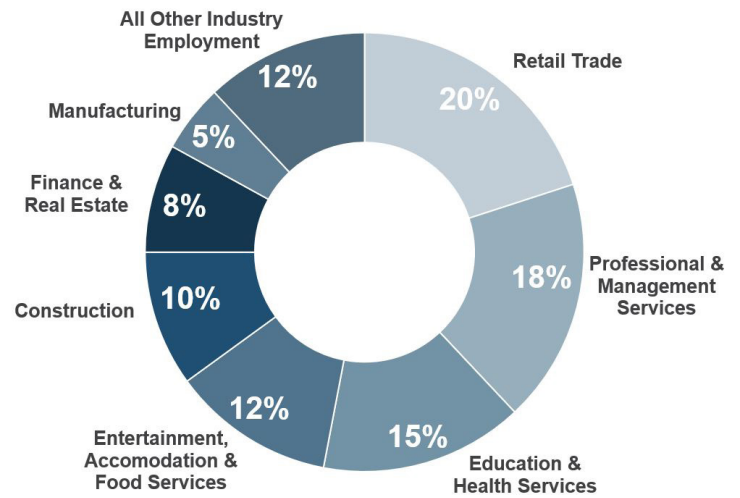
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Wholesale Trade, Transportation & Utilities, Information Services, Public Administration, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	291,517 Sq. Ft.	174,329 Sq. Ft.	323,392 Sq. Ft.	1,203 Units
OCCUPANCY RATE	100.0%	100.0%	97.5%	94.8%
AVG. RENTAL RATE	\$15.39 / Sq. Ft.	\$7.80 / Sq. Ft.	\$13.57 / Sq. Ft.	\$0.90 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	(49) Units



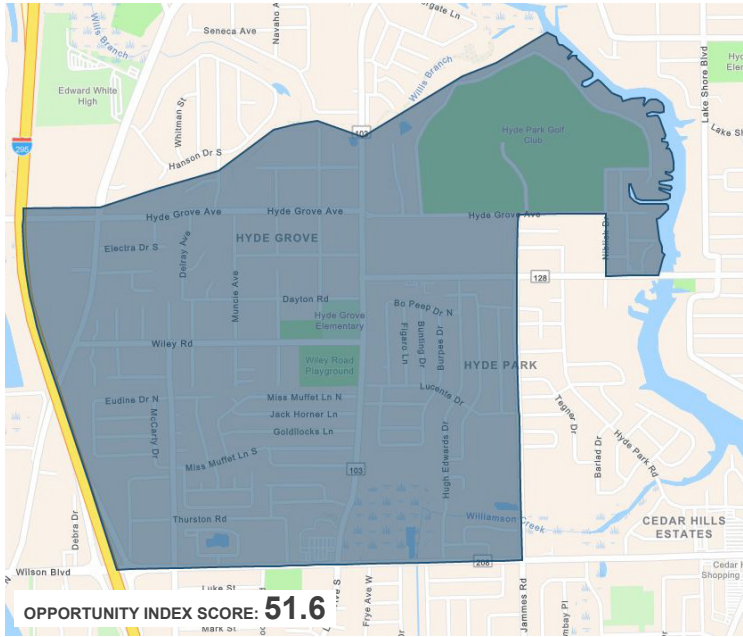


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# HYDE GROVE

CENSUS TRACT - 126.02



## MARKET CHARACTERISTICS



**\$43,771**  
AVG. DISPOSABLE INCOME  
74.0



**\$19,527**  
PER CAPITA INCOME  
67.0



**\$44,042**  
MED. HOUSEHOLD INCOME  
81.8

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

## KEY FACTS



**6,523** POPULATION

POPULATION  
**11,729**  
1 MI. RADIUS

**35.9** MEDIAN AGE

**2.7** AVG. HOUSEHOLD SIZE

POPULATION  
**22,897**  
1.5 MI. RADIUS



**\$158,736** AVG. HOME VALUE

**2,411** TOTAL HOUSEHOLDS

**12.8%** HOUSEHOLD UNEMPLOYMENT



NO HS DIPLOMA



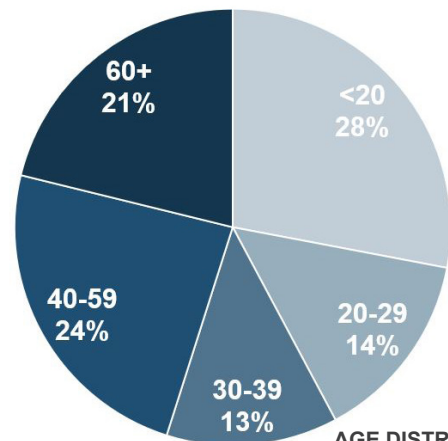
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**158** TOTAL BUSINESSES

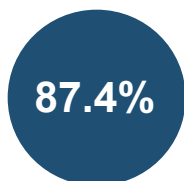
**973** TOTAL EMPLOYEES

**0.2** EMPLOYEE / POPULATION



LAND AREA

POPULATION DENSITY



RESIDENTIAL

MARKET VALUE







HYDE GROVE K-2 EARLY LEARNING CENTER



HYDE PARK GOLF & COUNTRY CLUB



HYDE GROVE GOLF & COUNTRY CLUB



NOBLE HOUSE & GARDENS ASSISTED LIVING

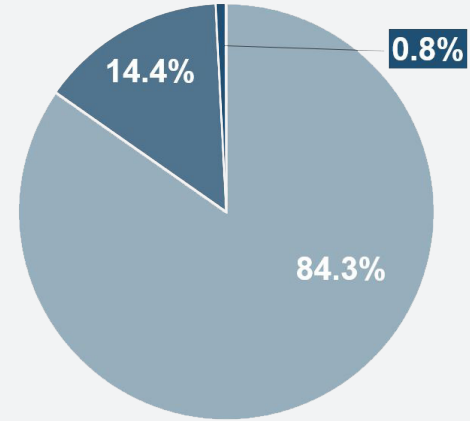
Sourced Images: Duval County Public Schools; Hyde Park Golf Club; Noble House & Gardens

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	3.39	0.15	\$314
COMMERCIAL	0.30	0.04	\$123
INDUSTRIAL	0.04	0.40	\$571
INSTITUTIONAL	0.09	0.09	\$227
PUBLIC	0.06	0.05	\$108

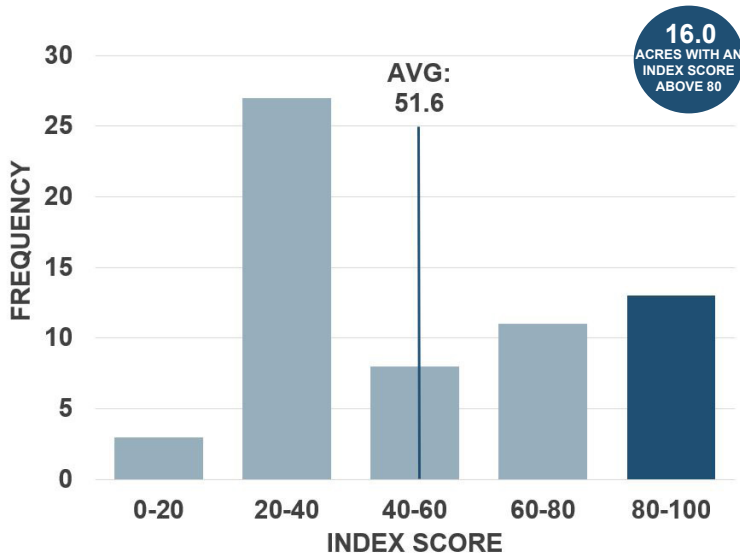
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



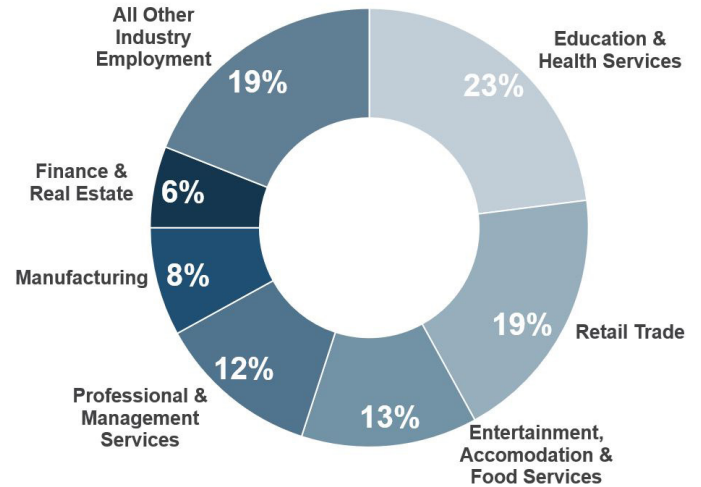
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Construction, Wholesale Trade, Transportation & Utilities, Information Services, Public Administration and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	RETAIL	APARTMENTS
TOTAL INVENTORY	38,606 Sq. Ft.	297,039 Sq. Ft.	624 Units
OCCUPANCY RATE	100.0%	92.2%	96.5%
AVG. RENTAL RATE	\$13.57 / Sq. Ft.	\$14.86 / Sq. Ft.	\$0.95 / Sq. Ft.
NET ABSORPTION (2018)	(6,778) Sq. Ft.	(9,489) Sq. Ft.	6 Units



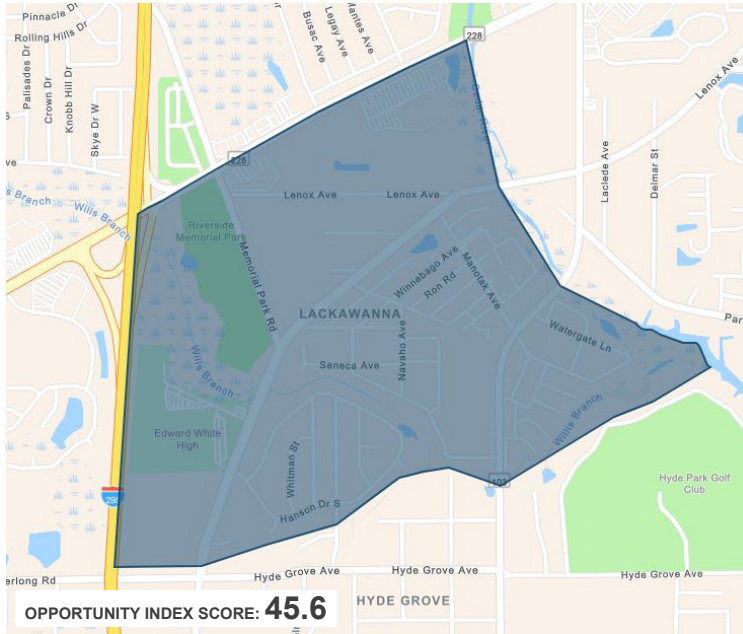


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# LACKAWANNA

CENSUS TRACT - 126.01



## MARKET CHARACTERISTICS



**\$35,557**

AVG. DISPOSABLE INCOME

60.1



**\$18,344**

PER CAPITA INCOME

63.0



**\$35,865**

MED. HOUSEHOLD INCOME

66.6

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**0.99**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**3,247**

PERSONS / SQ. MI.

**74.2%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$165.7**  
(MILLIONS)

## KEY FACTS



**3,213** POPULATION

POPULATION  
**7,245**  
1 MI. RADIUS

**34.2** MEDIAN AGE

**2.3** AVG. HOUSEHOLD SIZE

POPULATION  
**20,195**  
1.5 MI. RADIUS



**\$181,974** AVG. HOME VALUE

**1,421** TOTAL HOUSEHOLDS

**8.5%** HOUSEHOLD UNEMPLOYMENT

**11%**

NO HS DIPLOMA



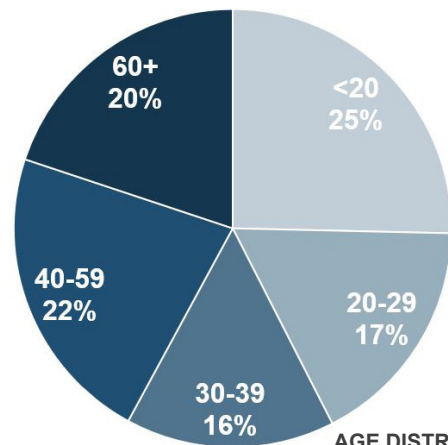
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**92** TOTAL BUSINESSES

**1,369** TOTAL EMPLOYEES

**0.4** EMPLOYEE / POPULATION





RIVERSIDE MEMORIAL PARK



RIVERSIDE MEMORIAL PARK



EDWARD WHITE SENIOR HIGH SCHOOL



WILLIS BRANCH RIVER

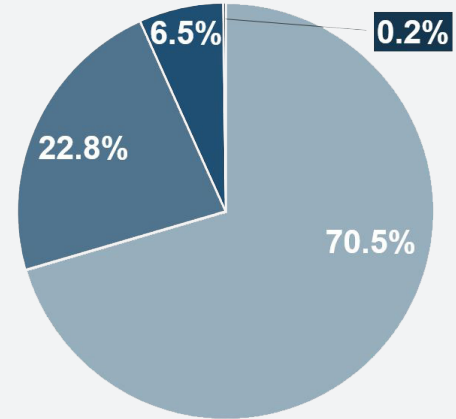
Sourced images: Metro Jacksonville; Google Images; WJTC Public Media

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	2.30	0.19	\$306
COMMERCIAL	0.42	0.13	\$328
INDUSTRIAL	0.22	0.25	\$400
INSTITUTIONAL	0.07	0.02	\$137
PUBLIC	0.09	0.04	\$132

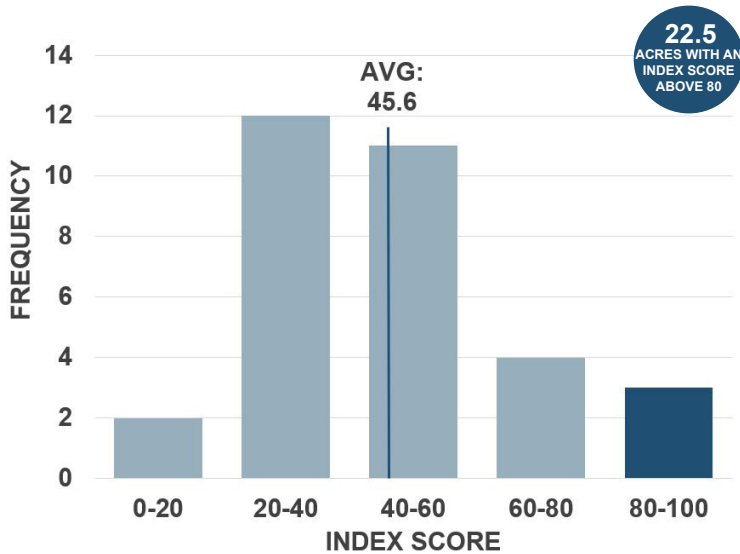
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



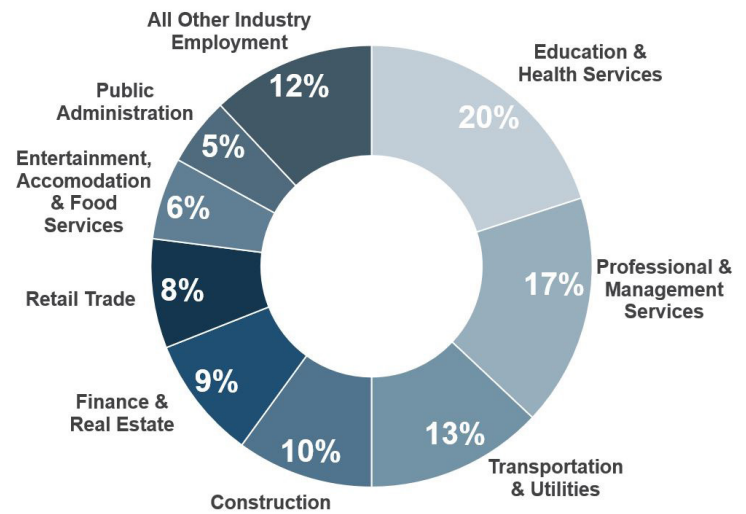
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Manufacturing, Wholesale Trade, Information Services, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	RETAIL	APARTMENTS
TOTAL INVENTORY	18,730 Sq. Ft.	394,331 Sq. Ft.	1,137 Units
OCCUPANCY RATE	100.0%	97.8%	82.6%
AVG. RENTAL RATE	\$15.20 / Sq. Ft.	\$14.16 / Sq. Ft.	\$0.85 / Sq. Ft.
NET ABSORPTION (2018)	2,247 Sq. Ft.	9,318 Sq. Ft.	(45) Units



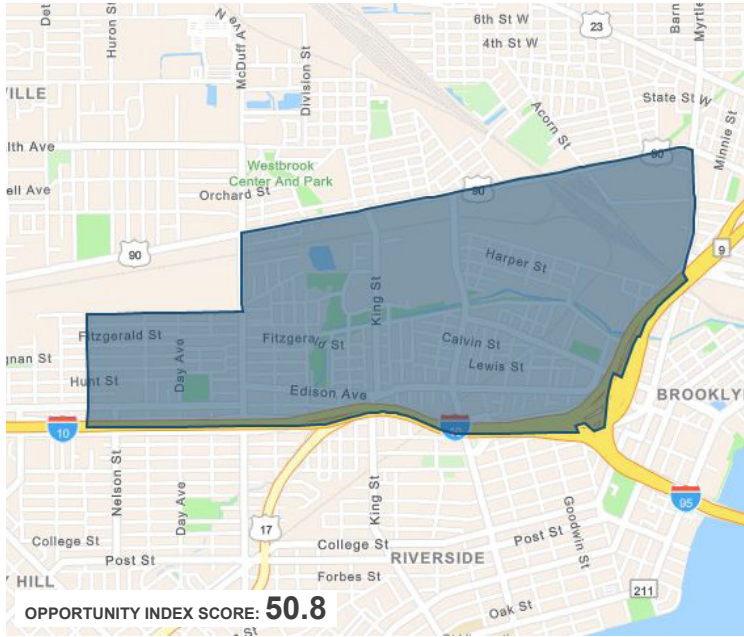


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# MCCOYS INDUSTRIAL PARK

CENSUS TRACT - 26



## MARKET CHARACTERISTICS



**\$25,056**

AVG. DISPOSABLE INCOME

42.3



**\$10,144**

PER CAPITA INCOME

34.8



**\$19,840**

MED. HOUSEHOLD INCOME

36.9

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**1.23**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**3,194**

PERSONS / SQ. MI.

**26.0%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$154.5**  
(MILLIONS)

## KEY FACTS



**3,929** POPULATION

POPULATION  
**9,481**  
1 MI. RADIUS

**33.5** MEDIAN AGE

**2.8** AVG. HOUSEHOLD SIZE

POPULATION  
**23,403**  
1.5 MI. RADIUS



**\$76,796** AVG. HOME VALUE

**1,362** TOTAL HOUSEHOLDS

**13.9%** HOUSEHOLD UNEMPLOYMENT

**35%**

NO HS DIPLOMA



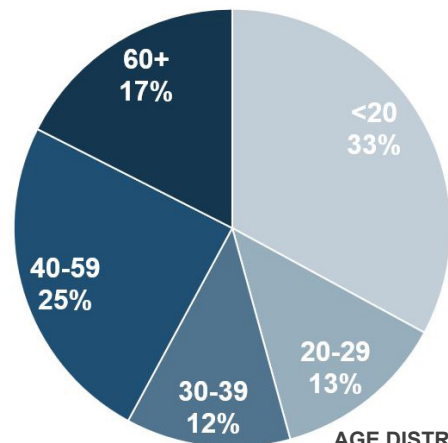
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**342** TOTAL BUSINESSES

**5,350** TOTAL EMPLOYEES

**1.4** EMPLOYEE / POPULATION





CSX COMMUTER RAIL



W. W. GAY INDUSTRIAL BUILDING



MCCOYS CREEK'S KING STREET BRIDGE



JACKSONVILLE'S ACPS

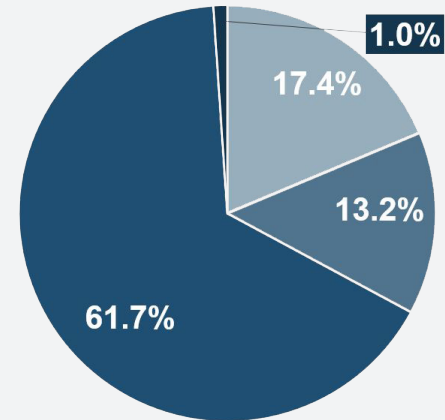
Sourced Images: Metro Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	1.81	0.22	\$188
COMMERCIAL	0.69	0.29	\$250
INDUSTRIAL	3.54	0.36	\$269
INSTITUTIONAL	0.36	0.31	\$500
PUBLIC	0.40	0.09	\$159

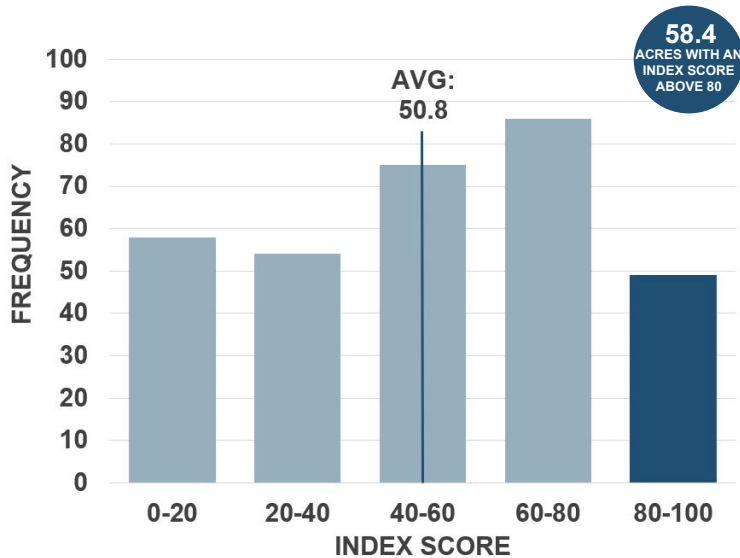
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



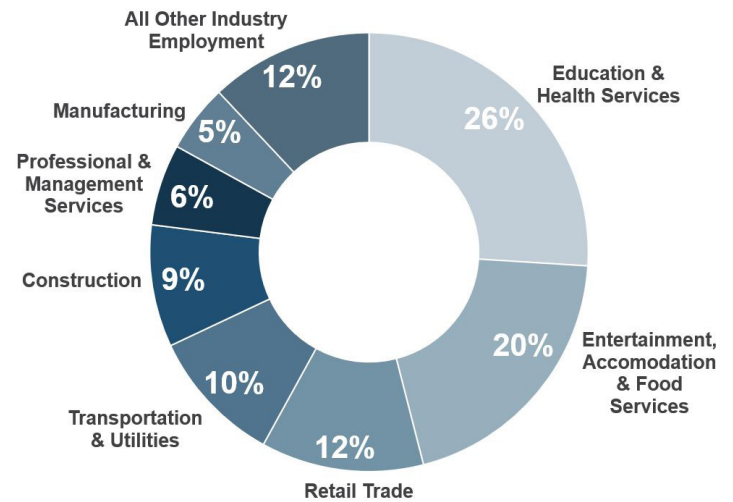
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Wholesale Trade, Information Services, Finance & Real Estate, Public Administration, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL
TOTAL INVENTORY	62,330 Sq. Ft.	4.0 Million Sq. Ft.	376,928 Sq. Ft.
OCCUPANCY RATE	89.7%	97.0%	97.6%
AVG. RENTAL RATE	\$15.86 / Sq. Ft.	\$5.78 / Sq. Ft.	\$11.56 / Sq. Ft.
NET ABSORPTION (2018)	(2,500) Sq. Ft.	162,630 Sq. Ft.	(7,163) Sq. Ft.



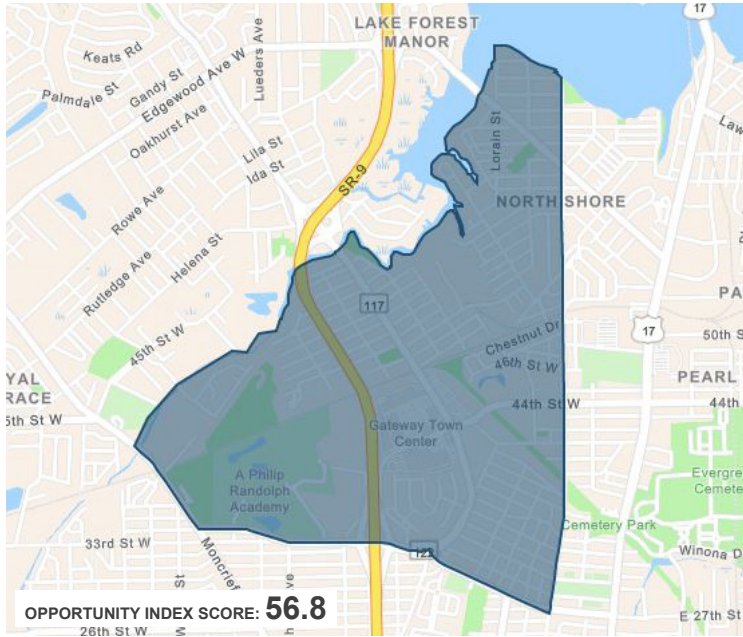


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# NORWOOD \ GATEWAY TOWN CENTER

CENSUS TRACT - 14



## MARKET CHARACTERISTICS



**\$30,764**

AVG. DISPOSABLE INCOME

52.0



**\$14,417**

PER CAPITA INCOME

49.5



**\$28,127**

MED. HOUSEHOLD INCOME

52.2

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**1.44**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**3,853**

PERSONS / SQ. MI.

**50.5%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$138.5**  
(MILLIONS)

## KEY FACTS



**5,530** POPULATION

POPULATION  
**10,346**  
1 MI. RADIUS

**38.6** MEDIAN AGE

**2.5** AVG. HOUSEHOLD SIZE

POPULATION  
**23,197**  
1.5 MI. RADIUS



**\$125,211** AVG. HOME VALUE

**2,223** TOTAL HOUSEHOLDS

**9.6%** HOUSEHOLD UNEMPLOYMENT

**20%**

NO HS DIPLOMA



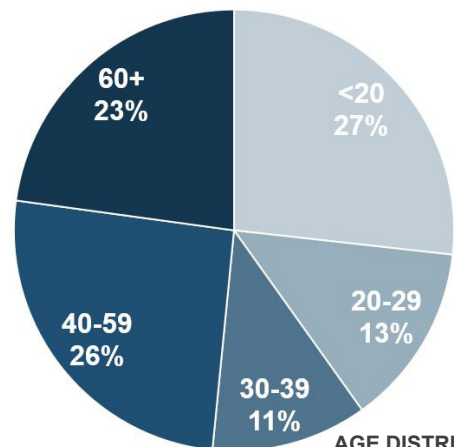
HS DIPLOMA



ASSOC. DEGREE



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AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**269** TOTAL BUSINESSES

**2,607** TOTAL EMPLOYEES

**0.5** EMPLOYEE / POPULATION





GATEWAY TOWN CENTER PLAN



NORWOOD PASSIVE PARK



OLD NORWOOD ELEMENTARY SCHOOL



CSX COMMUTER RAIL

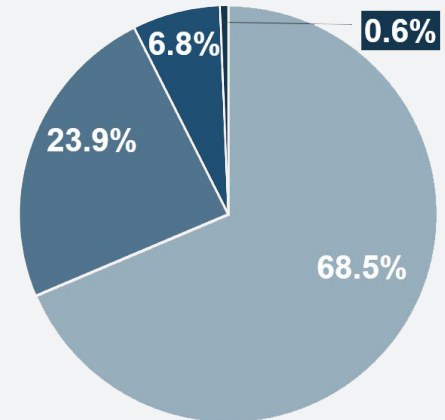
Sourced Images: Gateway Town Center, Metro Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	2.94	0.19	\$300
COMMERCIAL	1.46	0.27	\$213
INDUSTRIAL	0.47	0.16	\$81
INSTITUTIONAL	0.28	0.19	\$452
PUBLIC	0.67	0.07	\$115

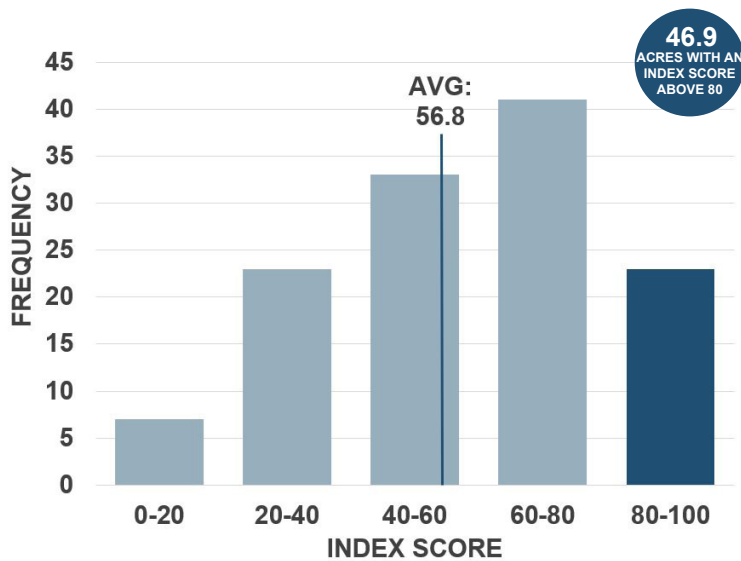
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



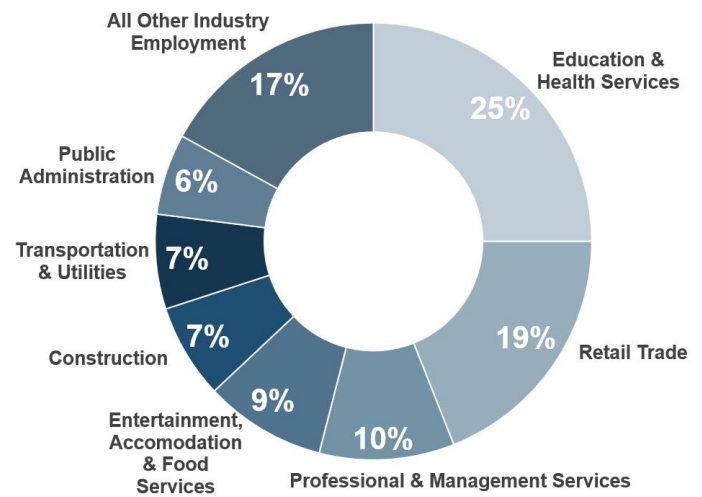
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Manufacturing, Wholesale Trade, Information Services, Finance & Real Estate and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	94,227 Sq. Ft.	658,156 Sq. Ft.	1.0 Million Sq. Ft.	686 Units
OCCUPANCY RATE	98.5%	100.0%	87.2%	77.4%
AVG. RENTAL RATE	\$17.16 / Sq. Ft.	\$4.00 / Sq. Ft.	\$10.86 / Sq. Ft.	\$0.95 / Sq. Ft.
NET ABSORPTION (2018)	(4,000) Sq. Ft.	54,617 Sq. Ft.	1,531 Sq. Ft.	164 Units



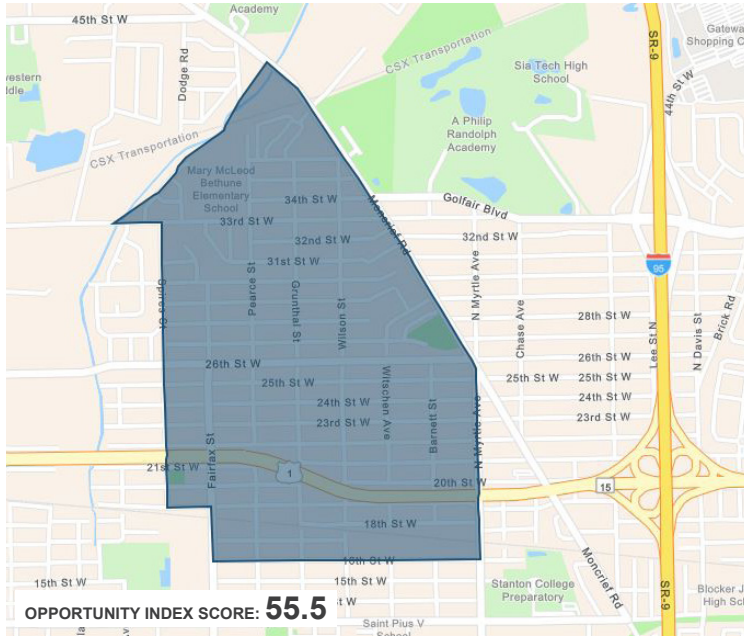


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# SIMONDS-JOHNSON PARK

CENSUS TRACT - 29.01



## MARKET CHARACTERISTICS



**\$28,727**

AVG. DISPOSABLE INCOME

**48.5**



**\$13,879**

PER CAPITA INCOME

**47.6**



**\$21,319**

MED. HOUSEHOLD INCOME

**39.6**

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**0.45**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**7,739**

PERSONS / SQ. MI.

**83.9%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$133.9**

(MILLIONS)

## KEY FACTS



**3,464** POPULATION

POPULATION  
**13,882**  
1 MI. RADIUS

**37.4** MEDIAN AGE

**2.5** AVG. HOUSEHOLD SIZE

POPULATION  
**29,005**  
1.5 MI. RADIUS



**\$86,573** AVG. HOME VALUE

**1,378** TOTAL HOUSEHOLDS

**5.1%** HOUSEHOLD UNEMPLOYMENT

**24%**

NO HS DIPLOMA



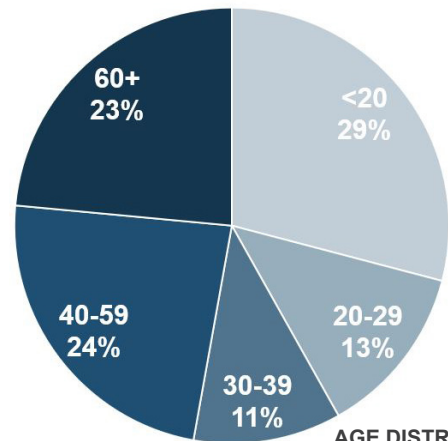
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**54** TOTAL BUSINESSES

**209** TOTAL EMPLOYEES

**0.1** EMPLOYEE / POPULATION





DR MARY MCLEOD ELEMENTARY SCHOOL



SIMONDS-JOHNSON PARK



MONCRIEF CREEK



SEMINOLE ENTERPRISES

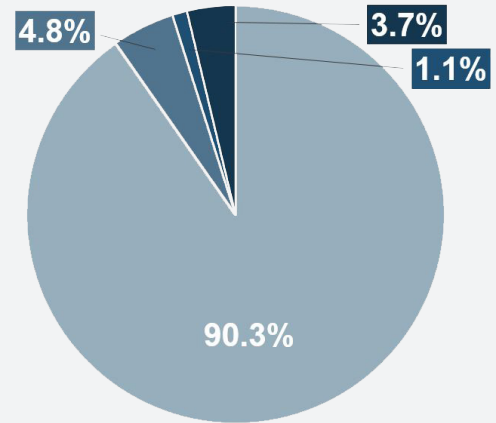
Sourced Images: Metro Jacksonville; Google Images

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	2.10	0.25	\$227
COMMERCIAL	0.06	0.33	\$244
INDUSTRIAL	0.18	0.49	\$49
INSTITUTIONAL	0.14	0.16	\$174
PUBLIC	0.03	0.06	\$83

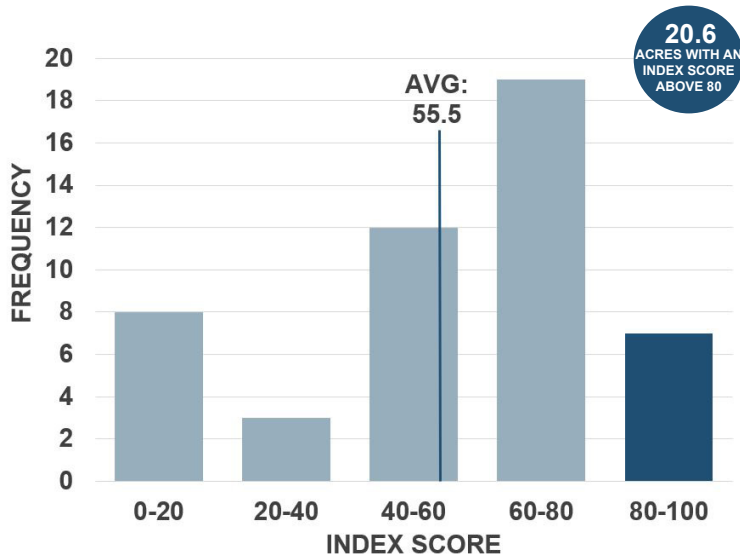
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



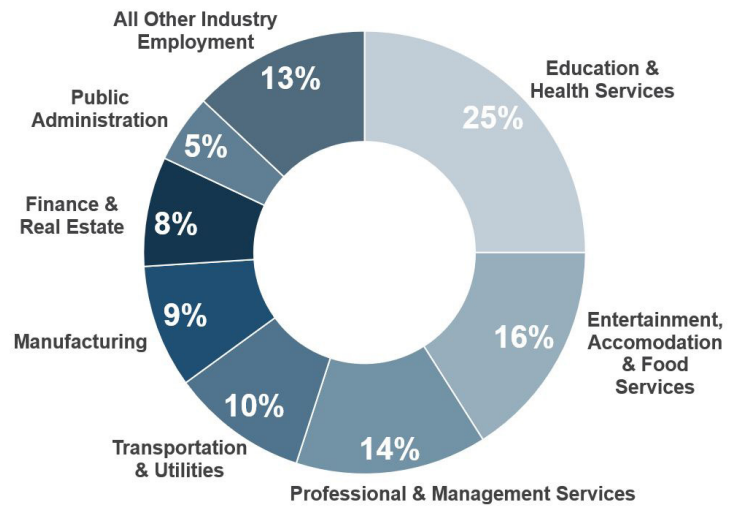
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Construction, Wholesale Trade, Retail Trade, Information Services, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	13,151 Sq. Ft.	279,551 Sq. Ft.	79,631 Sq. Ft.	414 Units
OCCUPANCY RATE	100.0%	90.2%	100.0%	95.7%
AVG. RENTAL RATE	\$15.50 / Sq. Ft.	\$4.22 / Sq. Ft.	\$13.03 / Sq. Ft.	\$1.19 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	0 Sq. Ft.	1,512 Sq. Ft.	(1) Unit



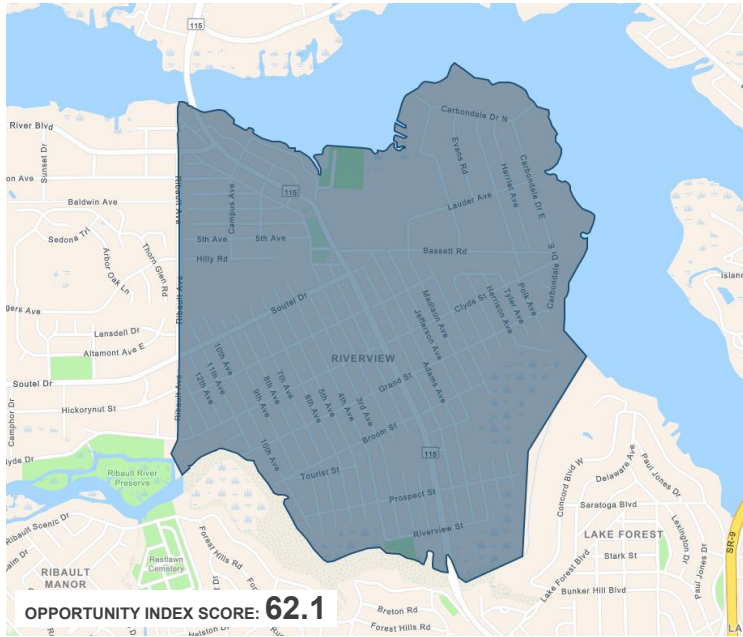


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# RIVERVIEW

CENSUS TRACT - 110



## MARKET CHARACTERISTICS



**\$44,792**

AVG. DISPOSABLE INCOME

75.7



**\$20,866**

PER CAPITA INCOME

71.7



**\$36,740**

MED. HOUSEHOLD INCOME

68.2

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**1.19**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**3,434**

PERSONS / SQ. MI.

**78.9%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$129.3**

(MILLIONS)

## KEY FACTS



**4,092** POPULATION

POPULATION  
**6,375**  
1 MI. RADIUS

**37.0** MEDIAN AGE

**2.6** AVG. HOUSEHOLD SIZE

POPULATION  
**16,781**  
1.5 MI. RADIUS



**\$269,349** AVG. HOME VALUE

**1,559** TOTAL HOUSEHOLDS

**12.6%** HOUSEHOLD UNEMPLOYMENT

**26%**

NO HS DIPLOMA



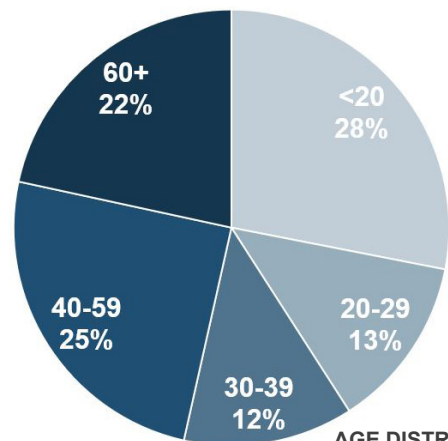
HS DIPLOMA



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## BUSINESS & EMPLOYMENT



**151** TOTAL BUSINESSES

**762** TOTAL EMPLOYEES

**0.2** EMPLOYEE / POPULATION





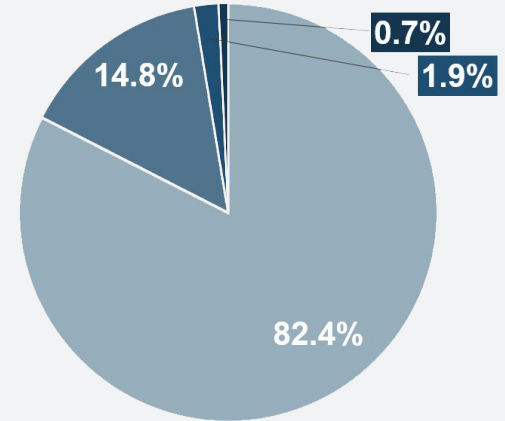
Sourced Images: Metro Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	2.53	0.12	\$225
COMMERCIAL	0.38	0.17	\$188
INDUSTRIAL	0.08	0.30	\$221
INSTITUTIONAL	0.15	0.16	\$226
PUBLIC	0.05	0.08	\$153

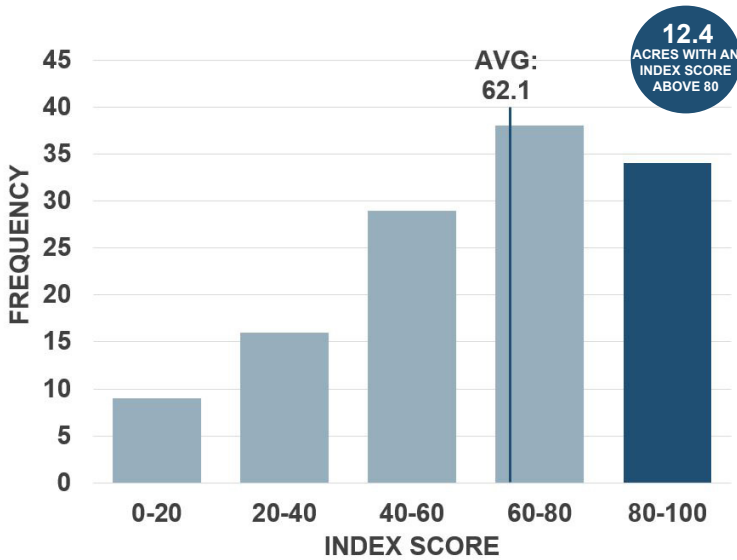
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



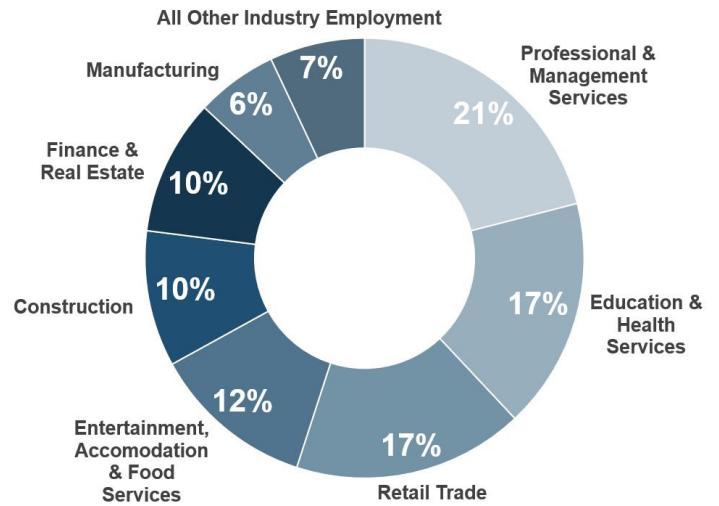
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Wholesale Trade, Transportation & Utilities, Information Services, Public Administration, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL
TOTAL INVENTORY	19,751 Sq. Ft.	33,095 Sq. Ft.	248,868 Sq. Ft.
OCCUPANCY RATE	100.0%	84.8%	98.2%
AVG. RENTAL RATE	\$15.22 / Sq. Ft.	\$4.31 / Sq. Ft.	\$8.89 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	(25,042) Sq. Ft.	0 Sq. Ft.



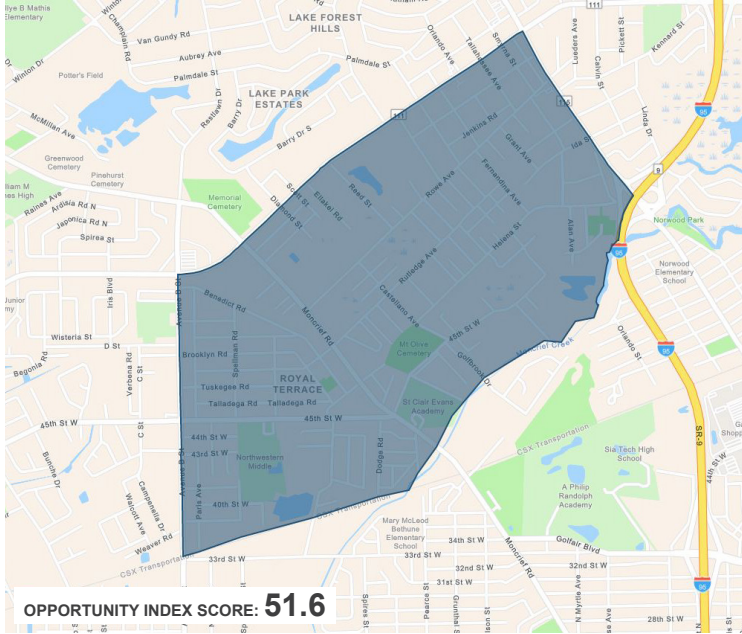


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# ROYAL TERRACE

CENSUS TRACT - 115



## MARKET CHARACTERISTICS



**\$29,715**  
AVG. DISPOSABLE INCOME  
50.2



**\$12,832**  
PER CAPITA INCOME  
44.0



**\$24,771**  
MED. HOUSEHOLD INCOME  
46.0

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

## KEY FACTS



**4,107** POPULATION

POPULATION  
**8,386**  
1 MI. RADIUS

**35.3** MEDIAN AGE

**2.6** AVG. HOUSEHOLD SIZE

POPULATION  
**19,697**  
1.5 MI. RADIUS



**\$131,431** AVG. HOME VALUE

**1,508** TOTAL HOUSEHOLDS

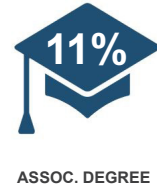
**8.8%** HOUSEHOLD UNEMPLOYMENT



NO HS DIPLOMA



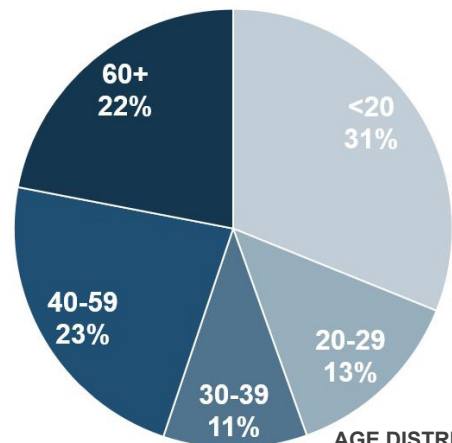
HS DIPLOMA



ASSOC. DEGREE



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AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**162** TOTAL BUSINESSES

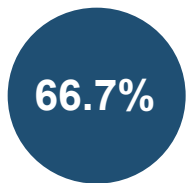
**990** TOTAL EMPLOYEES

**0.2** EMPLOYEE / POPULATION



LAND AREA

POPULATION DENSITY



RESIDENTIAL

MARKET VALUE







CARVILL PARK



NORTHWESTERN MIDDLE SCHOOL



ST. CLAIR EVANS ACADEMY



EDGEWOOD AVE CORRIDOR

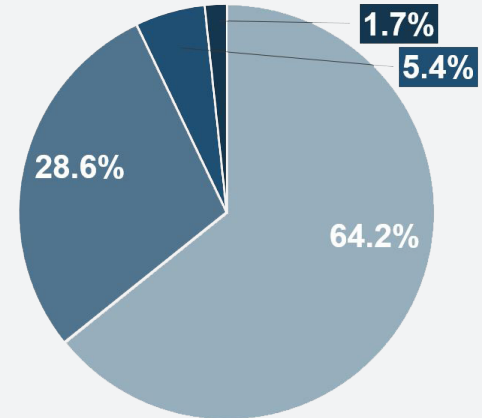
Sourced Images: Google Images, New-Data, Metro Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	2.23	0.15	\$165
COMMERCIAL	0.37	0.18	\$367
INDUSTRIAL	0.20	0.31	\$295
INSTITUTIONAL	0.33	0.11	\$209
PUBLIC	0.21	0.10	\$133

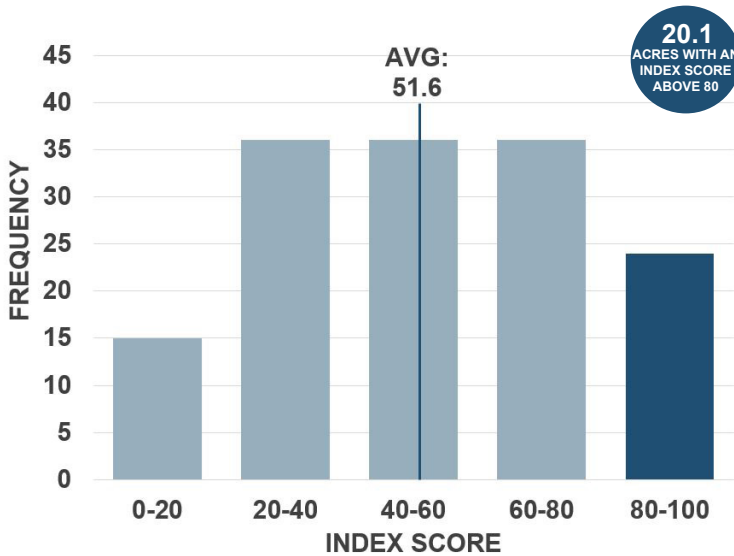
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



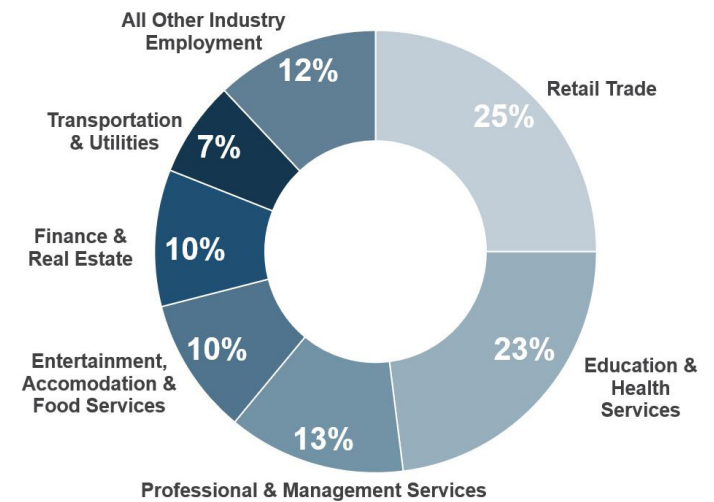
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Construction, Wholesale Trade, Information Services, Public Administration and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	77,555 Sq. Ft.	183,000 Sq. Ft.	212,425 Sq. Ft.	380 Units
OCCUPANCY RATE	100.0%	100.0%	98.6%	97.4%
AVG. RENTAL RATE	\$18.50 / Sq. Ft.	\$3.50 / Sq. Ft.	\$13.00 / Sq. Ft.	\$0.94 / Sq. Ft.
NET ABSORPTION (2018)	16,105 Sq. Ft.	0 Sq. Ft.	(626) Sq. Ft.	1 Unit



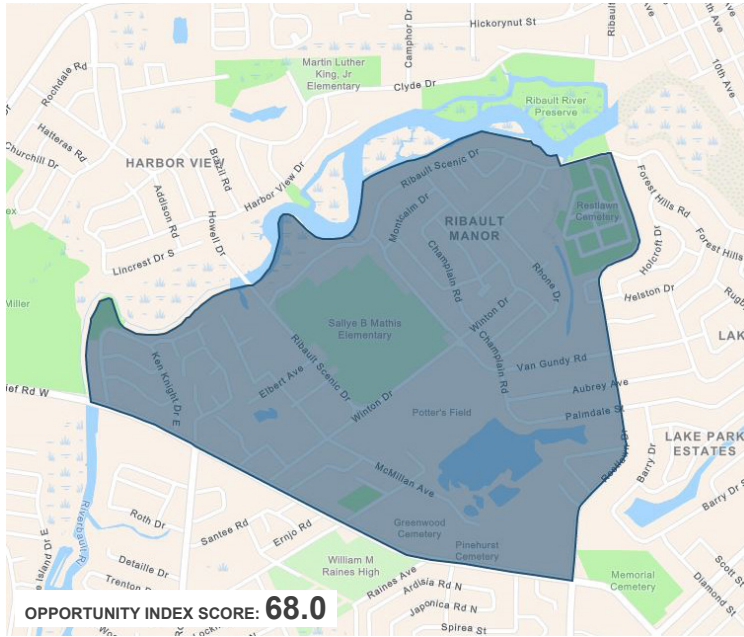


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# RIBAULT MANOR

CENSUS TRACT - 113



## MARKET CHARACTERISTICS



**\$37,582**

AVG. DISPOSABLE INCOME

63.5



**\$17,573**

PER CAPITA INCOME

60.3



**\$27,951**

MED. HOUSEHOLD INCOME

51.9

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**0.85**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**3,389**

PERSONS / SQ. MI.

**78.8%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$115.8**

(MILLIONS)

## KEY FACTS



**2,865** POPULATION

**39.0** MEDIAN AGE

**2.5** AVG. HOUSEHOLD SIZE

POPULATION  
**8,784**  
1 MI. RADIUS

POPULATION  
**19,648**  
1.5 MI. RADIUS



**\$157,064** AVG. HOME VALUE

**1,124** TOTAL HOUSEHOLDS

**12.0%** HOUSEHOLD UNEMPLOYMENT

**21%**

NO HS DIPLOMA



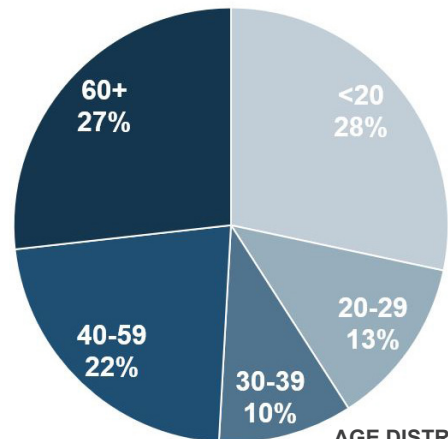
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**35** TOTAL BUSINESSES

**294** TOTAL EMPLOYEES

**0.1** EMPLOYEE / POPULATION





CHARLES REESE MEMORIAL PARK



RIBAULT RIVER



JEAN RIBAULT HIGH SCHOOL



SALLYE B. MATHIS ELEMENTARY SCHOOL

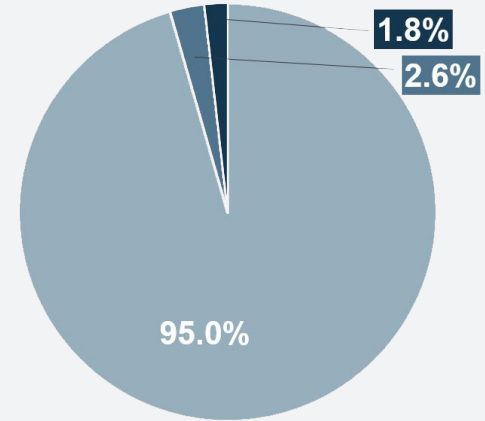
Sourced Images: COI, The Florida Times-Union, Google Images

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	1.81	0.16	\$249
COMMERCIAL	0.03	0.08	\$99
INDUSTRIAL	0.00	0.00	\$0
INSTITUTIONAL	0.06	0.04	\$38
PUBLIC	0.40	0.14	\$154

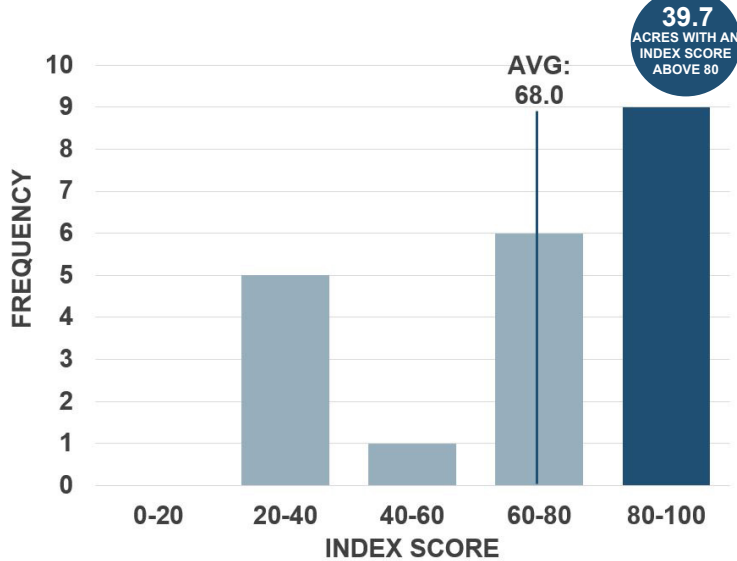
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



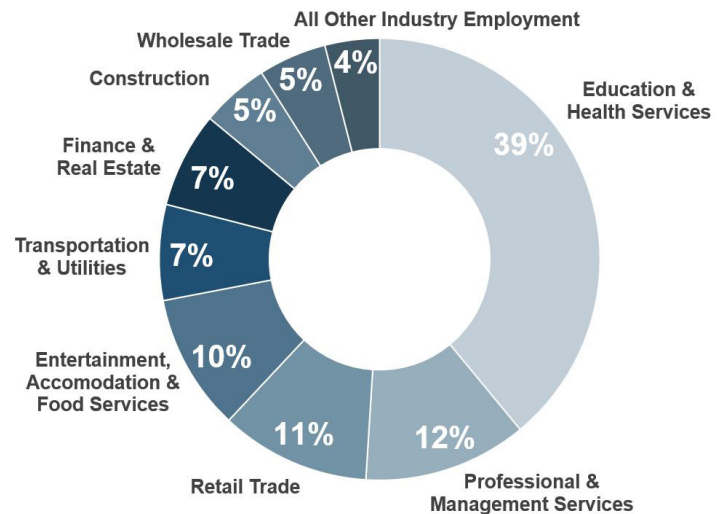
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Manufacturing, Information Services, Public Administration, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	RETAIL	APARTMENTS
TOTAL INVENTORY	722 Sq. Ft.	18,873 Sq. Ft.	223 Units
OCCUPANCY RATE	100.0%	100.0%	93.1%
AVG. RENTAL RATE	\$15.25 / Sq. Ft.	\$14.34 / Sq. Ft.	\$0.99 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	5,713 Sq. Ft.	0 Units



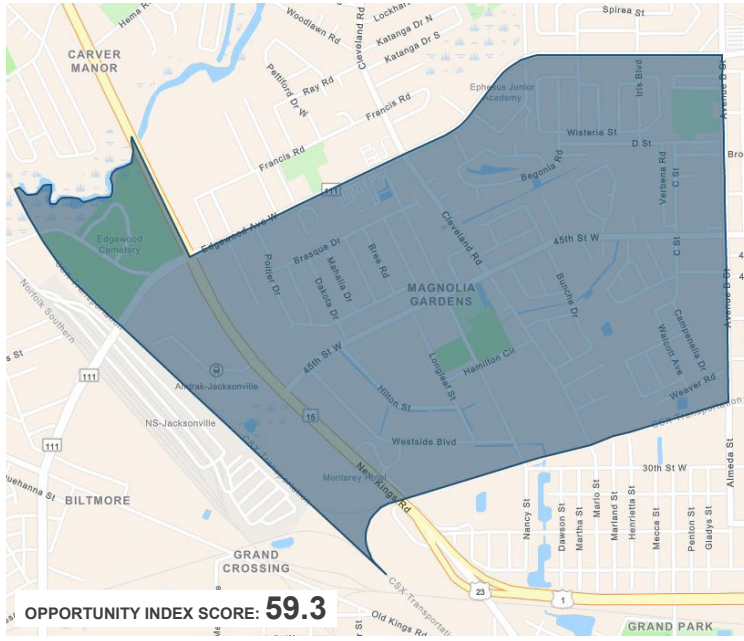


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# MAGNOLIA GARDENS

CENSUS TRACT - 116



## MARKET CHARACTERISTICS



**\$28,230**  
AVG. DISPOSABLE INCOME  
**47.7**



**\$13,212**  
PER CAPITA INCOME  
**45.4**



**\$22,465**  
MED. HOUSEHOLD INCOME  
**41.7**

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**1.15**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**3,428**  
PERSONS / SQ. MI.

**53.5%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.  
**\$112.0**  
(MILLIONS)

## KEY FACTS



**3,943** POPULATION

POPULATION  
**8,086**  
1 MI. RADIUS

**40.7** MEDIAN AGE

**2.5** AVG. HOUSEHOLD SIZE

POPULATION  
**16,700**  
1.5 MI. RADIUS



**\$198,181** AVG. HOME VALUE

**1,583** TOTAL HOUSEHOLDS

**10.5%** HOUSEHOLD UNEMPLOYMENT

**17%**

NO HS DIPLOMA



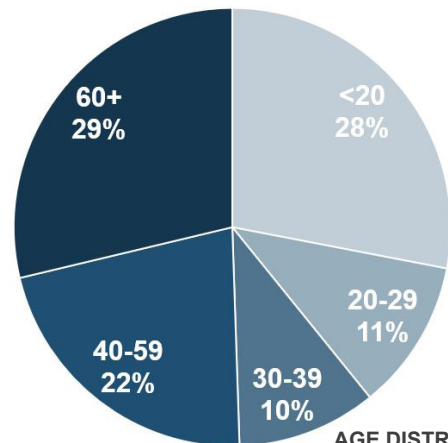
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**130** TOTAL BUSINESSES

**1,458** TOTAL EMPLOYEES

**0.4** EMPLOYEE / POPULATION

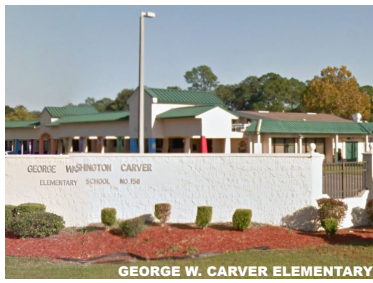




AMTRAK-JACKSONVILLE



AMTRAK-JACKSONVILLE



GEORGE W. CARVER ELEMENTARY



EDGEWOOD CEMETARY

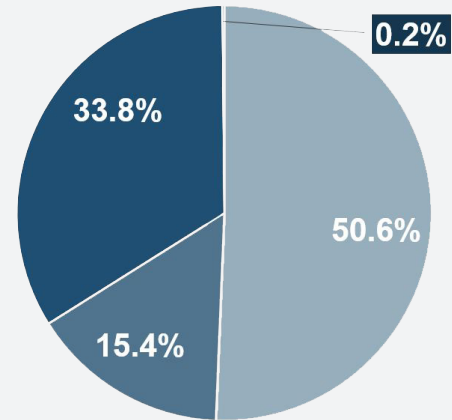
Sourced Images: Google Images

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	2.11	0.15	\$200
COMMERCIAL	0.30	0.08	\$134
INDUSTRIAL	1.26	0.22	\$193
INSTITUTIONAL	0.15	0.10	\$191
PUBLIC	0.13	0.09	\$46

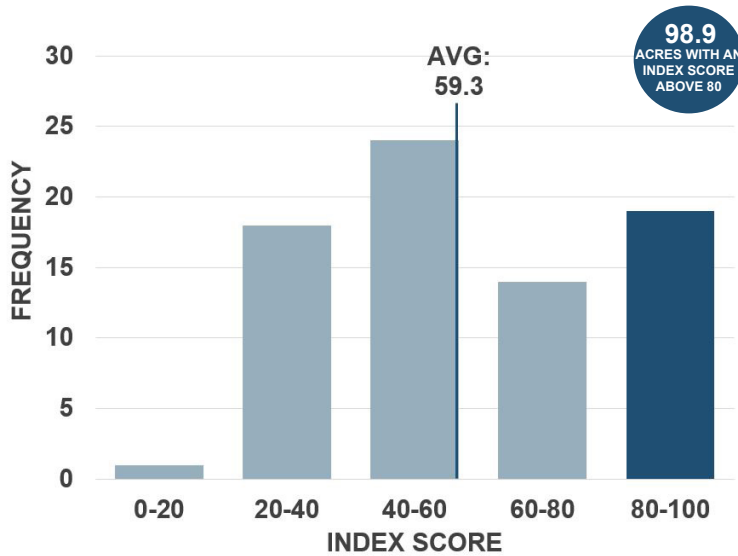
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



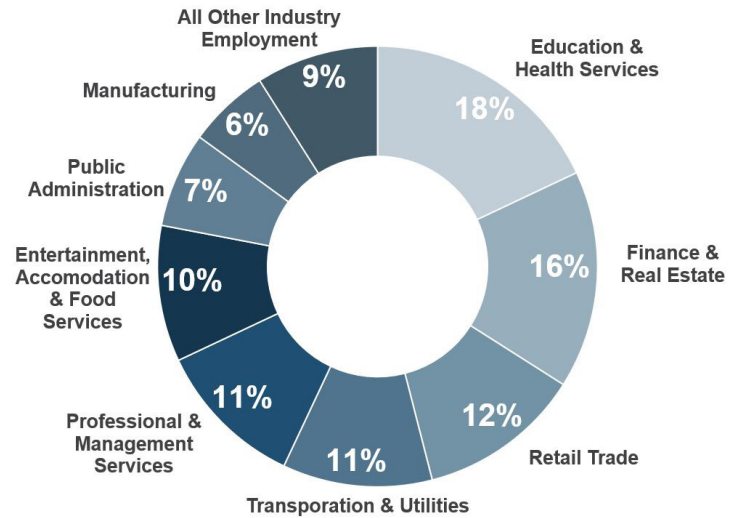
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Construction, Wholesale Trade, Information Services, Finance & Real Estate and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	30,820 Sq. Ft.	1.3 Million Sq. Ft.	158,759 Sq. Ft.	283 Units
OCCUPANCY RATE	100.0%	100.0%	78.1%	95.7%
AVG. RENTAL RATE	\$16.15 / Sq. Ft.	\$5.04 / Sq. Ft.	\$11.47 / Sq. Ft.	\$0.86 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	(106,443) Sq. Ft.	(826) Sq. Ft.	1 Unit



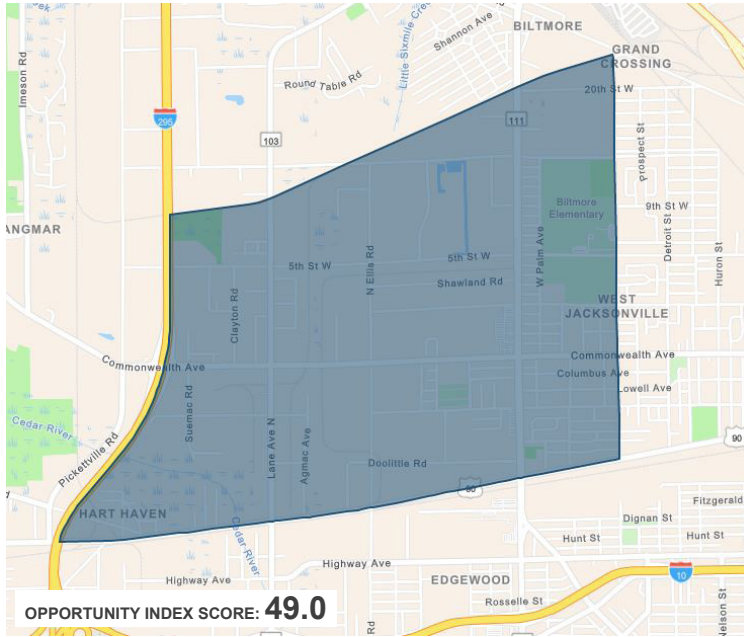


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# COMMONWEALTH \ WEST JAX

CENSUS TRACT - 118



## MARKET CHARACTERISTICS



**\$36,946**

AVG. DISPOSABLE INCOME

62.4



**\$15,209**

PER CAPITA INCOME

52.2



**\$30,660**

MED. HOUSEHOLD INCOME

57.0

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**3.58**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**898**

PERSONS / SQ. MI.

**10.7%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$111.3**  
(MILLIONS)

## KEY FACTS



**3,219** POPULATION

POPULATION  
**6,491**  
1 MI. RADIUS

**36.9** MEDIAN AGE

**2.7** AVG. HOUSEHOLD SIZE

POPULATION  
**13,465**  
1.5 MI. RADIUS



**\$226,635** AVG. HOME VALUE

**1,122** TOTAL HOUSEHOLDS

**19.3%** HOUSEHOLD UNEMPLOYMENT

**27%**

NO HS DIPLOMA



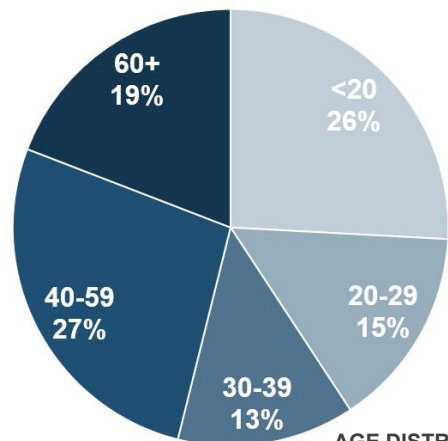
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**554** TOTAL BUSINESSES

**9,537** TOTAL EMPLOYEES

**3.0** EMPLOYEE / POPULATION





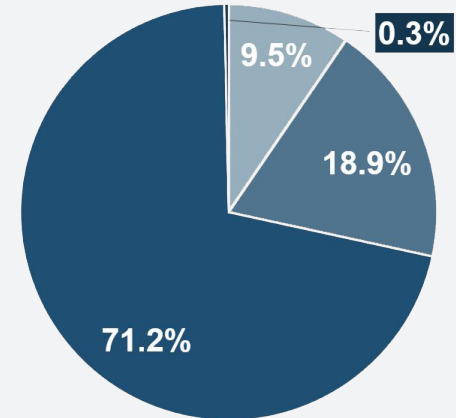
Sourced Images: Metro Jacksonville

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	1.63	0.10	\$116
COMMERCIAL	1.36	0.14	\$244
INDUSTRIAL	11.47	0.28	\$214
INSTITUTIONAL	0.31	0.12	\$343
PUBLIC	0.48	0.05	\$69

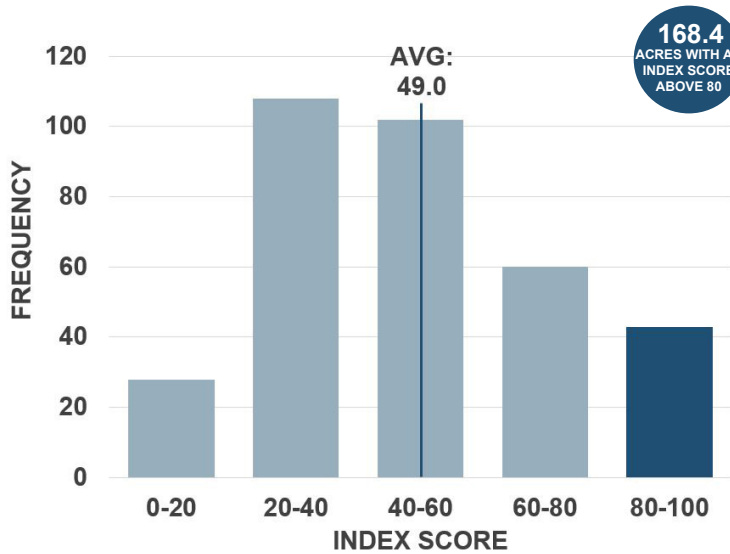
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



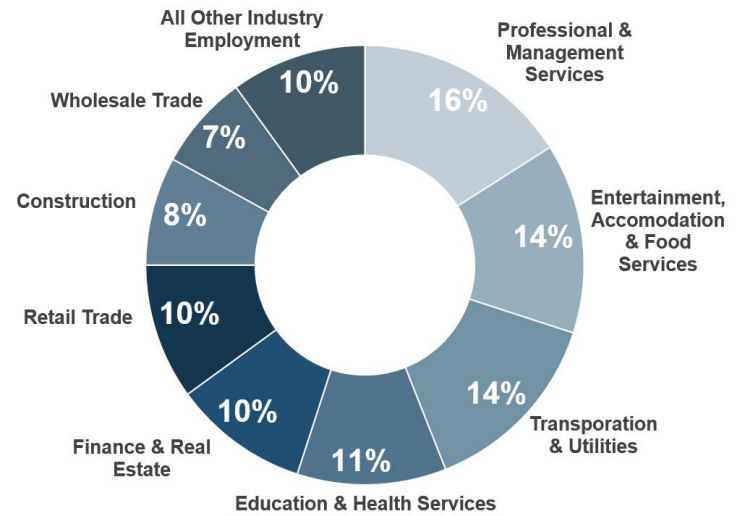
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Manufacturing, Information Services, Public Administration, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL
TOTAL INVENTORY	110,773 Sq. Ft.	11.5 Million Sq. Ft.	517,517 Sq. Ft.
OCCUPANCY RATE	91.7%	95.8%	98.9%
AVG. RENTAL RATE	\$14.74 / Sq. Ft.	\$5.13 / Sq. Ft.	\$12.09 / Sq. Ft.
NET ABSORPTION (2018)	(100) Sq. Ft.	66,697 Sq. Ft.	5,606 Sq. Ft.



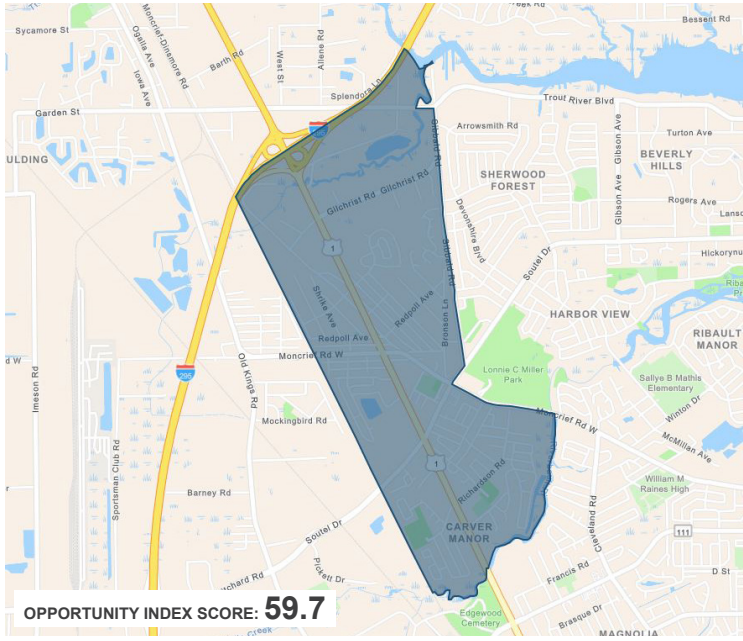


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# SHERWOOD \ CARVER MANOR

CENSUS TRACT - 107



## MARKET CHARACTERISTICS



**\$41,652**  
AVG. DISPOSABLE INCOME  
**70.4**



**\$19,714**  
PER CAPITA INCOME  
**67.7**



**\$37,594**  
MED. HOUSEHOLD INCOME  
**69.8**

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**2.29**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**2,223**  
PERSONS / SQ. MI.

**79.1%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.  
**\$94.6**  
(MILLIONS)

## KEY FACTS



**5,095** POPULATION

**45.8** MEDIAN AGE

**2.5** AVG. HOUSEHOLD SIZE

POPULATION  
**13,301**  
1 MI. RADIUS

POPULATION  
**18,163**  
1.5 MI. RADIUS



**\$166,983** AVG. HOME VALUE

**2,029** TOTAL HOUSEHOLDS

**13.6%** HOUSEHOLD UNEMPLOYMENT

**19%**

NO HS DIPLOMA



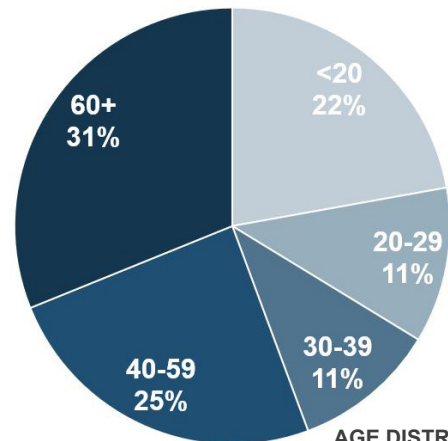
HS DIPLOMA



ASSOC. DEGREE



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AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT

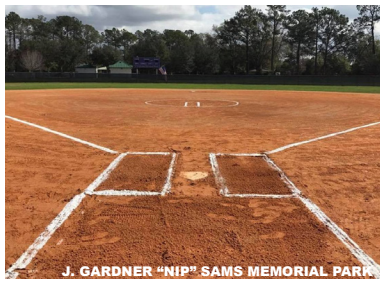


**119** TOTAL BUSINESSES

**724** TOTAL EMPLOYEES

**0.1** EMPLOYEE / POPULATION





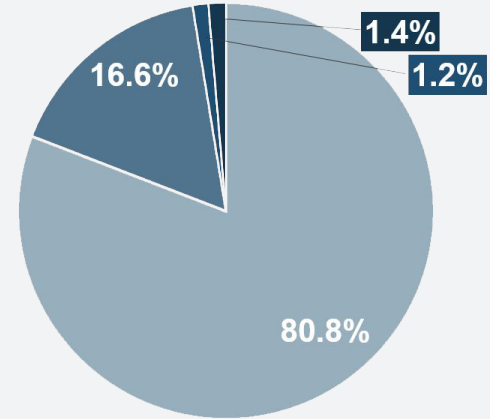
Sourced Images: Google Images

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	3.29	0.10	\$161
COMMERCIAL	0.33	0.09	\$158
INDUSTRIAL	0.04	0.07	\$112
INSTITUTIONAL	0.34	0.05	\$113
PUBLIC	0.17	0.10	\$72

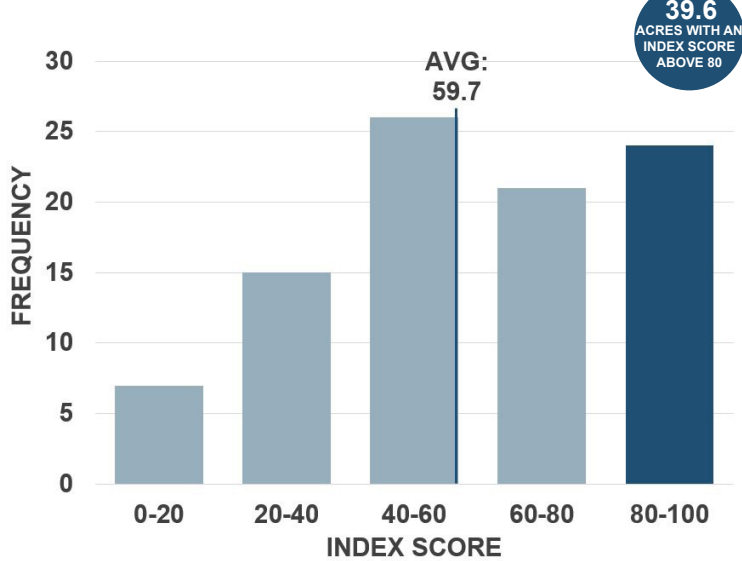
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



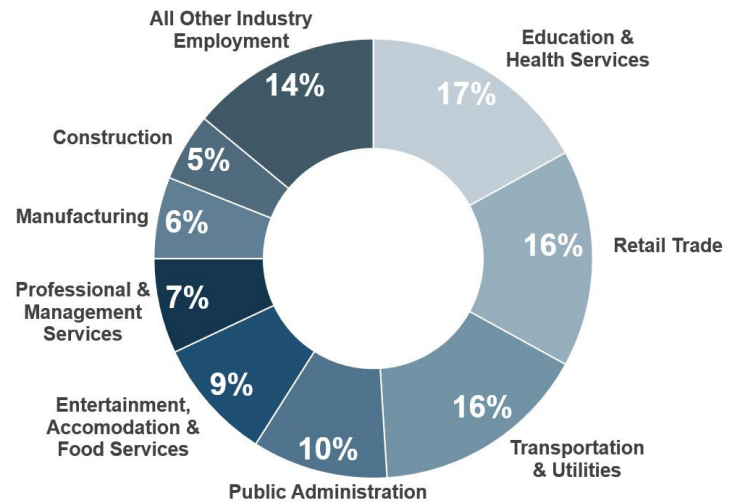
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Wholesale Trade, Information Services, Finance & Real Estate and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL
TOTAL INVENTORY	42,901 Sq. Ft.	20,400 Sq. Ft.	136,140 Sq. Ft.
OCCUPANCY RATE	100.0%	100.0%	98.4%
AVG. RENTAL RATE	\$14.32 / Sq. Ft.	\$7.47 / Sq. Ft.	\$11.82 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	0 Sq. Ft.	2,921 Sq. Ft.



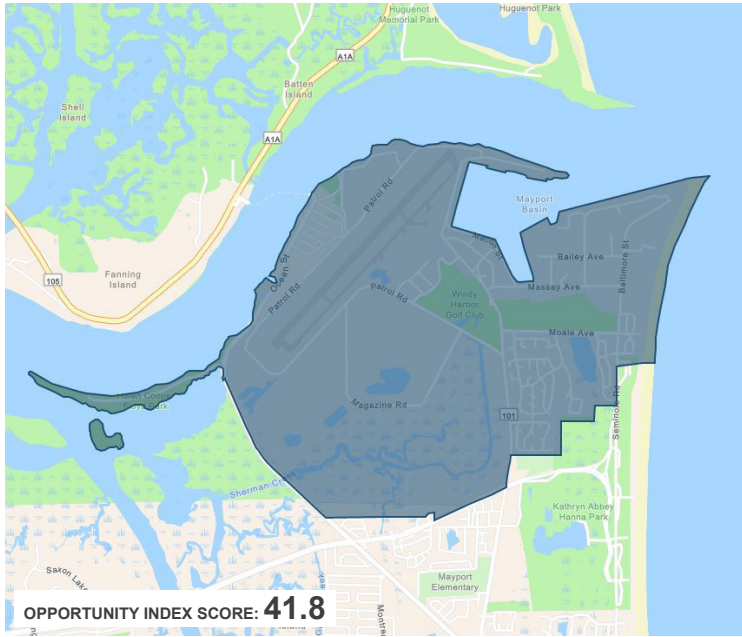


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# MAYPORT

CENSUS TRACT - 138



## MARKET CHARACTERISTICS



**\$51,242**

AVG. DISPOSABLE INCOME

86.6



**\$16,163**

PER CAPITA INCOME

55.5



**\$47,975**

MED. HOUSEHOLD INCOME

89.1

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

**4.05**

SQUARE MILES

LAND AREA

POPULATION DENSITY

**695**

PERSONS / SQ. MI.

**35.1%**

RESIDENTIAL

MARKET VALUE

PER SQ. MI.

**\$91.8**

(MILLIONS)

## KEY FACTS



**2,817** POPULATION

POPULATION  
**5,221**  
1 MI. RADIUS

**22.6** MEDIAN AGE

**3.4** AVG. HOUSEHOLD SIZE

POPULATION  
**11,013**  
1.5 MI. RADIUS



**\$328,774** AVG. HOME VALUE

**565** TOTAL HOUSEHOLDS

**19.7%** HOUSEHOLD UNEMPLOYMENT

**8%**

NO HS DIPLOMA



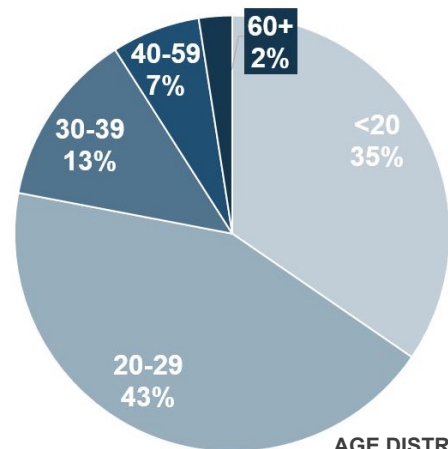
HS DIPLOMA



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## BUSINESS & EMPLOYMENT



**55** TOTAL BUSINESSES

**871** TOTAL EMPLOYEES

**0.3** EMPLOYEE / POPULATION





NAVAL STATION MAYPORT



NAVAL STATION MAYPORT



WINDY HARBOR GOLF CLUB



ST. JOHNS RIVER FERRY

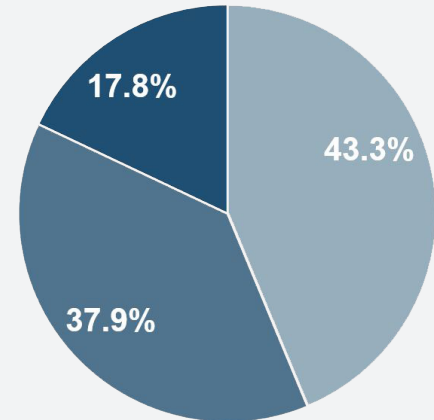
Sourced Images: Google Images, Windy Harbor Golf Club, HMS Ferries

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	0.17	0.18	\$562
COMMERCIAL	0.09	0.26	\$529
INDUSTRIAL	0.06	0.25	\$636
INSTITUTIONAL	0.00	0.19	\$169
PUBLIC	0.16	0.15	\$135

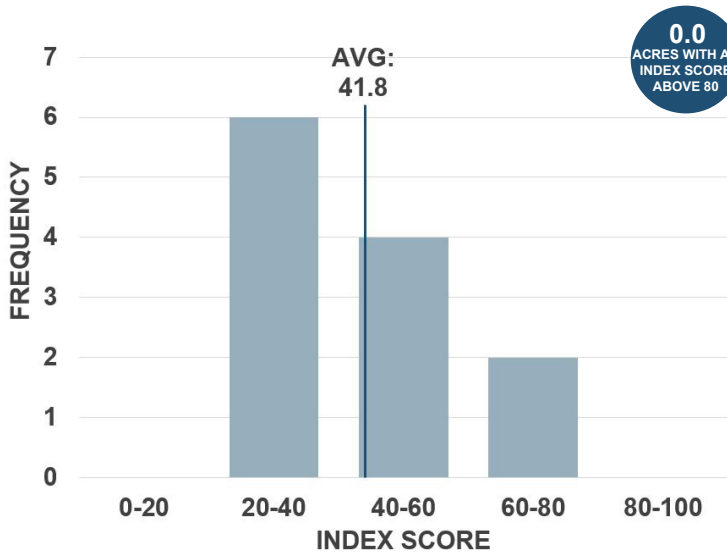
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



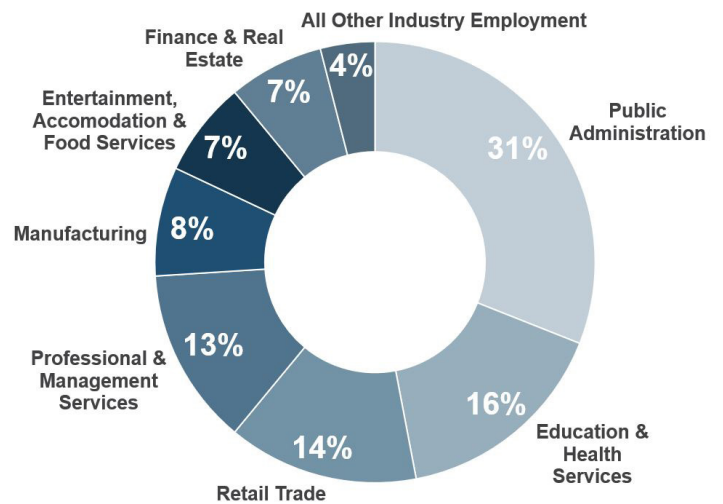
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Construction, Wholesale Trade, Transportation & Utilities, Information Services, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	2,090 Sq. Ft.	28,315 Sq. Ft.	15,946 Sq. Ft.	871 Units
OCCUPANCY RATE	100.0%	100.0%	100.0%	N/A
AVG. RENTAL RATE	\$12.55 / Sq. Ft.	\$10.97 / Sq. Ft.	\$22.34 / Sq. Ft.	N/A
NET ABSORPTION (2018)	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	871 Units



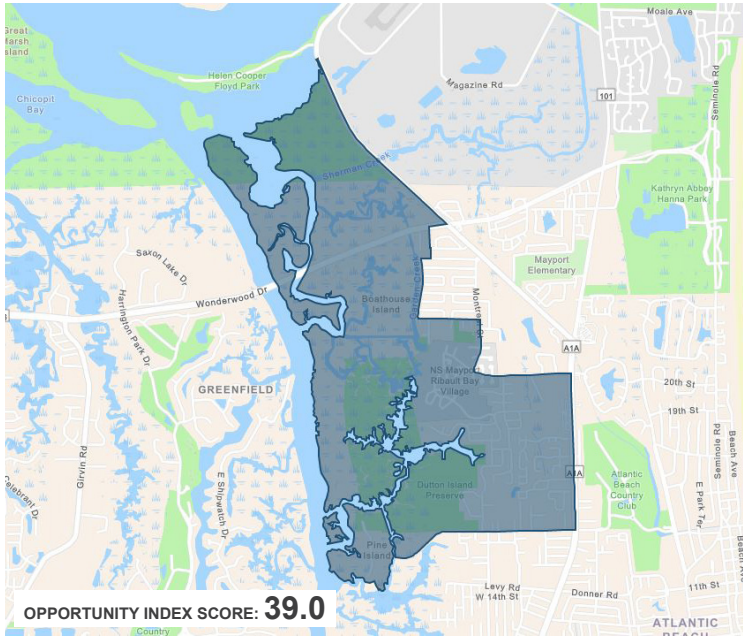


ONE CITY. ONE JACKSONVILLE.

## OPPORTUNITY ZONE PROSPECTUS

# BAY VILLAGE (MAYPORT)

CENSUS TRACT - 139.01



## MARKET CHARACTERISTICS



**\$44,215**

AVG. DISPOSABLE INCOME

74.7



**\$21,836**

PER CAPITA INCOME

75.0



**\$44,347**

MED. HOUSEHOLD INCOME

82.4

INDEX TO DUVAL COUNTY (100 = COUNTY AVERAGE)

## KEY FACTS



**6,657** POPULATION

POPULATION  
**15,212**  
1 MI. RADIUS

**27.6** MEDIAN AGE

**2.6** AVG. HOUSEHOLD SIZE

POPULATION  
**23,471**  
1.5 MI. RADIUS



**\$154,725** AVG. HOME VALUE

**1,517** TOTAL HOUSEHOLDS

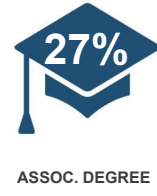
**5.8%** HOUSEHOLD UNEMPLOYMENT



NO HS DIPLOMA



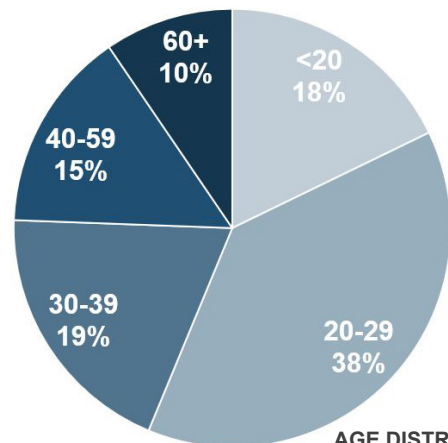
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**81** TOTAL BUSINESSES

**456** TOTAL EMPLOYEES

**0.1** EMPLOYEE / POPULATION

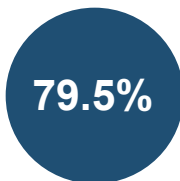


LAND AREA

POPULATION DENSITY



**2,967**  
PERSONS / SQ. MI.



RESIDENTIAL

MARKET VALUE



PER SQ. MI.  
**\$88.2**  
(MILLIONS)





OAK HARBOR BOAT RAMP



DUTTON ISLAND PRESERVE



DUTTON ISLAND PRESERVE



DUTTON ISLAND KAYAK LAUNCH

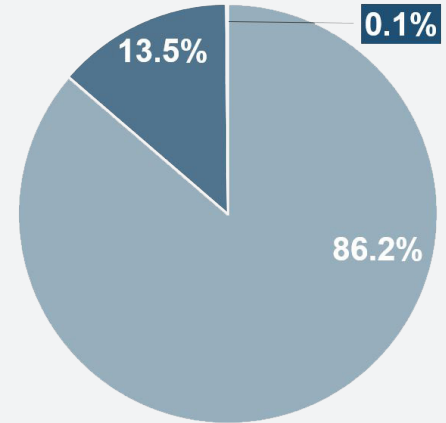
Sourced Images: COI, Google Images

## PROPERTY CHARACTERISTICS

PROPERTY TYPE	BUILDING AREA (MILLIONS SQ. FT.)	FAR	MARKET VALUE / AC (THOUSANDS)
RESIDENTIAL	1.74	0.15	\$500
COMMERCIAL	0.15	0.08	\$393
INDUSTRIAL	0.00	0.37	\$662
INSTITUTIONAL	0.02	0.04	\$166
PUBLIC	0.27	0.05	\$31

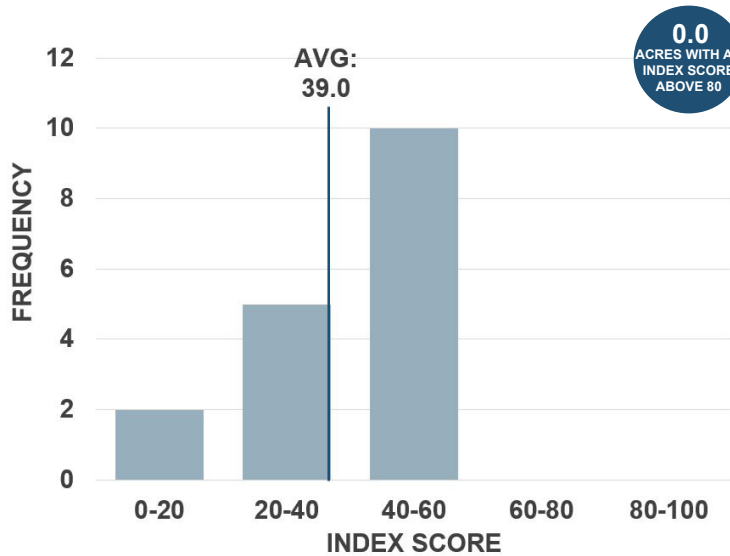
NOTE: VACANT PROPERTY EXCLUDED IN ABOVE VALUES

### TOTAL TAXABLE VALUE



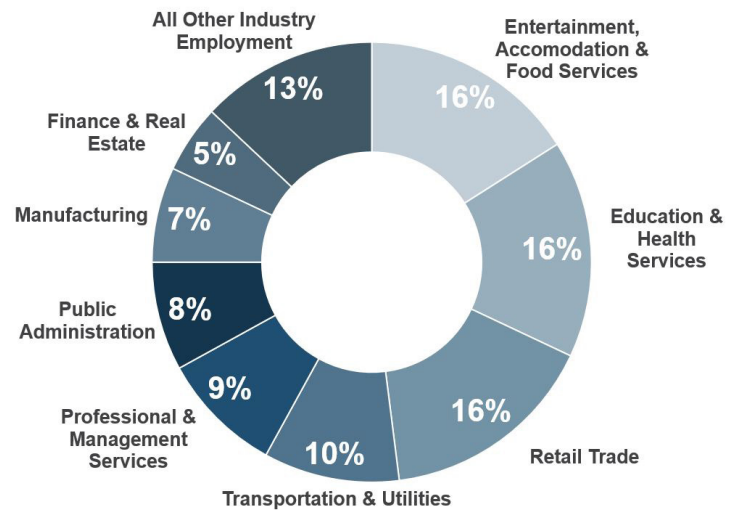
### OPPORTUNITY INDEX

(FREQUENCY OF PROPERTIES WITHIN THIS OPPORTUNITY ZONE)



### LABOR FORCE BY INDUSTRY

(U.S. CENSUS BUREAU 2017 DATA)



\*All Other Industry Employment within this opportunity zone includes: Agriculture, Construction, Wholesale Trade, Information Services, and Other Services (excluding Public Administration).

## KEY PERFORMANCE INDICATORS

	OFFICE	INDUSTRIAL	RETAIL	APARTMENTS
TOTAL INVENTORY	1,514 Sq. Ft.	3,200 Sq. Ft.	157,049 Sq. Ft.	968 Units
OCCUPANCY RATE	100.0%	100.0%	96.3%	96.6%
AVG. RENTAL RATE	\$17.60 / Sq. Ft.	\$10.97 / Sq. Ft.	\$15.99 / Sq. Ft.	\$1.20 / Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	0 Sq. Ft.	1,000 Sq. Ft.	(13) Units



# APPROACH & METHODOLOGY

## Redevelopment Opportunity Index

The Redevelopment Opportunity Index (ROI) provided in this publication has been developed using weighted values that can be used to identify potential redevelopment opportunities for properties located within an Opportunity Zone relative to all properties within that area. These redevelopment opportunities generally represent developed properties that may be in active use and are most likely not currently on the market for sale. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in the ROI include:

- Property Utilization in terms of a Floor Area Ratio ("FAR")
- Age of the Improvements
- Relationship between Land and Improvement Value
- Total Market Value including Land and Improvements per square foot of Property
- Size of Parcels

Each of these factors for non-residential properties are weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment and values closer to 0 reflect less favorable indicators for redevelopment. The ROI does not consider other legal, physical, or economic factors that may influence development opportunity.

The 21 Opportunity Zones within Duval County discussed throughout this prospectus have ROI Scores that range from 38.2 to 68.0, with an average index score of 51.3. A count of properties by value of the ROI is provided for each zone. Those properties scoring at 80 or above are considered redevelopment targets.

## About Opportunity Zones

The Opportunity Zone Program was designed to drive long-term capital to rural and low-income urban communities throughout the nation, and encourage private investment by providing tax incentives, including temporary deferrals on capital gains taxes when investors reinvest those gains in qualified Opportunity Funds. These funds are then invested in low-income communities from designated census tracts (Opportunity Zones). Opportunity Funds and their investments will be private-sector driven. Once a zone is certified, local communities will promote their Opportunity Zones to qualified Opportunity Funds in order to secure investments and bring additional economic development to local businesses and families.

Opportunity Zones, as established in the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for job creators. An Opportunity Zone is an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Florida is home to 427 of these Federally Designated Opportunity Zones. The purpose of these zones are to act as an economic development tool by spurring development and job creation in distressed communities, and by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least 10 years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

## How Opportunity Zone Investments Work



### Terms & Limiting Conditions

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### Document Sources

2019 ESRI Estimates; CoStar Group; Duval County 2018 Property Appraisal Tax Roll; US Census Bureau; City of Jacksonville, Florida; JAXUSA Partnership; GAI Consultants



## ACKNOWLEDGMENTS

### JACKSONVILLE CHAMBER OF COMMERCE

JAXUSA Partnership  
3 Independent Drive  
Jacksonville, FL 32202  
904.366.6652  
[jaxusa.org](http://jaxusa.org)

Aundra Wallace  
President  
[awallace@jaxusa.org](mailto:awallace@jaxusa.org)

---

### CITY OF JACKSONVILLE

Office of Economic Development  
117 W. Duval Street Suite 275  
Jacksonville, FL 32202  
904.255.5444  
[jaxdevelopment.org](http://jaxdevelopment.org)

Kirk Wendland  
Executive Director  
[kwendland@coj.net](mailto:kwendland@coj.net)



PREPARED BY:



**Steven McDonald, MAAE, CVA**  
s.mcdonald@gaiconsultants.com  
321.319.3009

618 E. South St.  
Suite 700  
Orlando, FL 32801  
T 407-423-8398  
F 407-843-1070

[gaiconsultants.com/communitysolutions](http://gaiconsultants.com/communitysolutions)