EDGEWOOD INDUSTRIAL LAND

Jacksonville, FL 32254 ±8.05 Acres

Investment Opportunity

Offering Memorandum

INVESTMENT HIGHLIGHTS

±8.05-acre industrial IOS site located in Jacksonville's infill westside corridor. The assemblage delivers contiguous scale, control, and immediate yard functionality, positioning it as a rare opportunity for truck parking, trailer storage, and contractor yard users.

±8.05 AC Contiguous IOS Site

- Full assemblage including ROW closure Summnanel St and Fairchild St creates a true functional yard footprint not fragmented land.

- ±106,783 SF (±2.45 Acres) of Buildable Uplands identified through completed environmental wetlands delineation. Wetland credits are available immediately.

IOS-Ready Configuration

- Two Buildable Development Areas offer flexibility for phased construction.
- Ideal for: truck parking, trailer storage, container yard, contractor laydown yard.

Scale That Matters

- 8+ acres supports: Institutional IOS operators, Fleet-based logistics users, Multi-tenant yard configurations.

Truck/Trailer Capacity Analysis

Assumptions:

Metric	Estimate
Buildable Yard	±90,000–95,000 SF
Trailer / Equipment Positions	30–40 Positions*
Truck Parking	25–35 Spaces*

- IOS standard: ±2,500 – ±3,000 SF per trailer position

Total SF:

- ±350,658 SF (±8.05 AC)

Usable Yard SF (30%):

- ±2.45 AC

Wetland mitigation credits are currently available through Basin 4.

Edgewood Industrial Land
Jacksonville, FL 32254

±8.05 AC
Acres

$1,250,000
List Price

$155K and $3.56
Acre/PSF

30-40 Trailer/Trucks
Target Stabilized Count

$72,000/Year
NOI (Base Case)

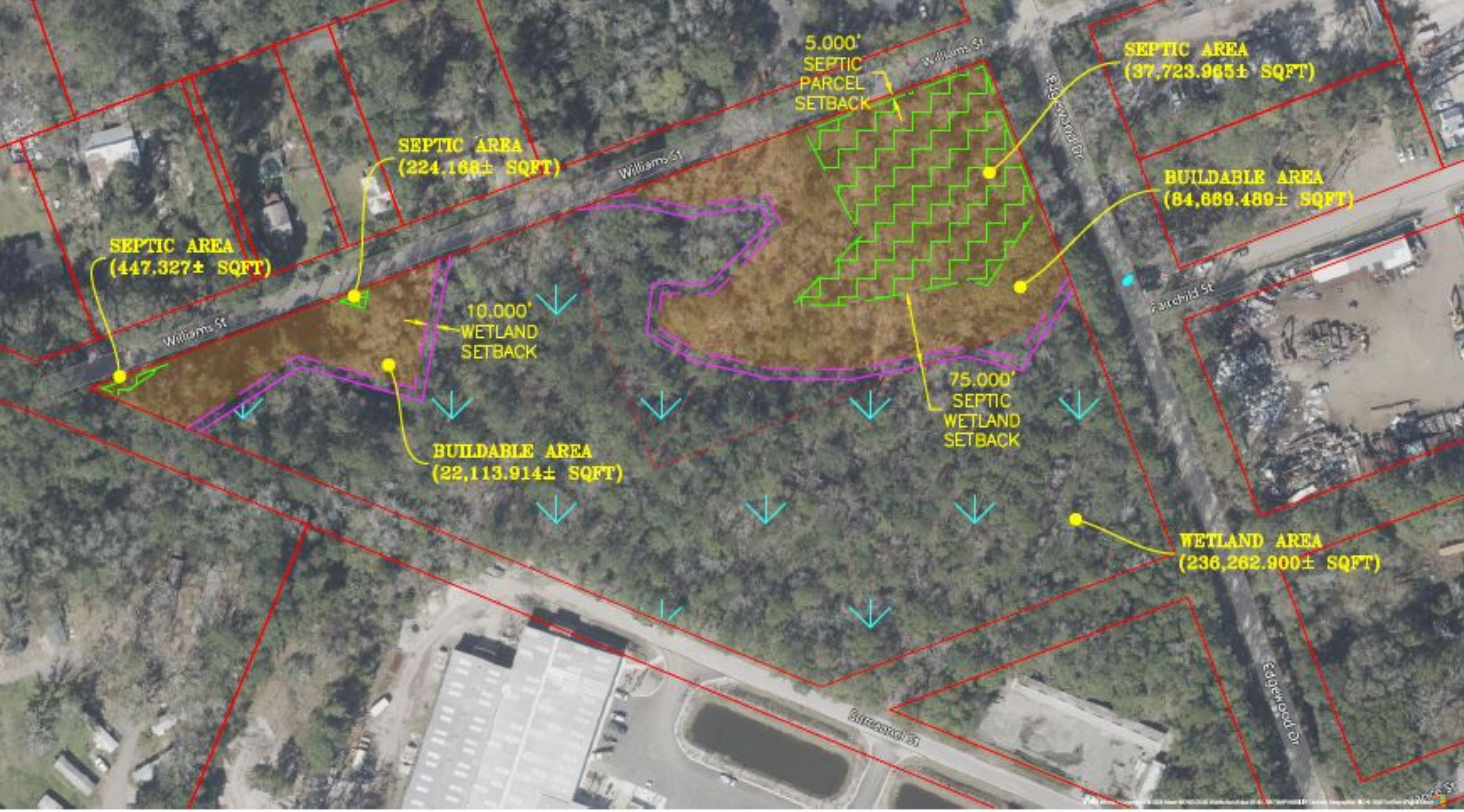
FINANCIAL (IOS YARD MODEL)

Yard Capacity

Total Site Area	±8.05 AC
Total SF	±350,658 SF
Usable SF (30.5%)	±106,783 SF
Trailer Capacity	30-40 Units

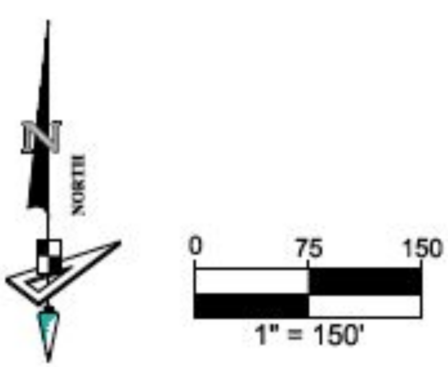
Expense Assumptions

Minimal Operations	Low improvements (clear, stable base, fencing)
Estimated expense ratio	15%-25%
Price/AC Equivalent	$250K-$400K/AC (based on income, not land comps)
Trailer Capacity	30-40 Units



LEGEND

BUILDABLE AREA — SEPTIC AREA — WETLAND LINE — SEPTIC SETBACK
WETLAND AREA — PARCEL BOUNDARY — WETLAND SETBACK — PARCEL SETBACK



FIELD DATE	06-02-2026
PARCEL ID	083986-0000 & 083987-0000
COUNTY	DUVAL COUNTY, FL
CLIENT	BARRERA
PROJECT #	26060201
DRAWN BY:	VLD

MASTODON ENVIRONMENTAL
WETLAND DELINEATION SERVICES

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TRANSPORTATION

Jacksonville boasts a vital transportation infrastructure that underpins its role as a regional logistics and economic hub. In 2023, Jacksonville International Airport saw a record 7.45 million passengers—a 13% increase from 2022—while home to largest port in FLorida JAXPORT handled over 12.5 million tons of cargo, up 10% year over- year. The city's public transit is supported by the Jacksonville Transportation Authority, offering bus services and the downtown Skyway system. Major companies like Amazon continue to invest in the expanding logistics sector, drawn by Jacksonville's strong connectivity across highways, air, sea, and public transport pushing sustained economic growth.

Port Cargo Volume

12.5 Million Tons

Airport Economic Impact

$3.2 Billion Annually

Logistics Employment

72,000 Workers in Transport & Warehousing

Annual Ridership for Public Transportation

4.2 Million (Bus, Trolley, Skyway)

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Jacksonville, FL 32254

MATTHEWS™

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