

10534 LEM TURNER RD

Jacksonville, FL 32218

Industrial
Investment Opportunity
Offering Memorandum

5.5 Acres Available • Flexible CCG-2 Commercial Zoning • Prime North Jacksonville Corridor Location



MATTHEWS™

Exclusively Listed By



Tye Ramirez

Associate

(754) 285-0446

tye.ramirez@matthews.com

License No. SL3640507 (FL)



Michael Buonadonna

Associate Vice President

(954) 505-2905

michael.buonadonna@matthews.com

License No. SL3531894 (FL)



Harrison Auerbach

SVP & Director

(954) 727-5048

harrison.auerbach@matthews.com

License No. 451527 (GA)

BROKER OF RECORD

Kyle Matthews

Broker Lic. No.: BK3554632 (FL)

Firm Lic. No.: CQ1066435 (FL)

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INVESTMENT HIGHLIGHTS

Property Highlights

- **5.5 Acre Land Opportunity** – The property offers approximately 5.5 acres of land, providing an immediate opportunity for an owner-user, developer, or investor to acquire a sizable site in Jacksonville.
- **Flexible Commercial Zoning** – The property is reportedly zoned CCG-2, allowing for a wide range of commercial uses. This creates flexibility for potential users including automotive, equipment sales, contractor operations, storage, retail, service-based businesses, or future redevelopment, subject to municipal approvals.
- **Strategic Lem Turner Road Frontage** – Positioned along Lem Turner Road, one of North Jacksonville's established commercial corridors, the site benefits from strong visibility and accessibility for local businesses, service users, and customers.
- **North Jacksonville Growth Corridor** – Located in Jacksonville's Northside submarket, the property is positioned near major transportation routes, Jacksonville International Airport, and the broader Northeast Florida logistics network.





 **Jacksonville International Airport**
 ±7.6m Annual Visitors
 Direct Access to Major Air Cargo Carriers, Foreign Trade Zone Tax Benefits, and Immediate Highway and Seaport Connections for Rapid Regional Distribution.

ARDENTX

amazon

m marcone

COACH
 NEW YORK
 Distribution Center

Walmart
 Supercenter

±82,500 VPD

±18,600 VPD

PCA PACKAGING CORPORATION OF AMERICA

INTERSTATE 295

MyK

BACARDÍ
 Bottling Corporation
 Manufacturer

THE HOME DEPOT

amazon

±68,500 VPD

SaddleCreek
 LOGISTICS SERVICES

Subject Property

AG
 AQUA-GULF
 XPRESS

FSCJ
FSCJ North Campus
 ±45,000 Students
 ±1,500 Employees

maximus

Samsnite

MARGO
 OUTDOOR LIVING

Google Earth

FINANCIAL SUMMARY

\$675,000

List Price

\$122,727

Price Per AC

\$2.82

Price Per SF of
Land

Vacant

Sale Type

Property Summary

Address 10534 Lem Turner Rd
Jacksonville, FL 32218

List Price \$675,000

Acreage 5.50

Price/AC \$122,727

Price/SF of Land \$2.82

Zoning CCG-2

Fence 9'



Jacksonville , FL



Local Market Overview

The Jacksonville, Florida housing market continues to demonstrate strong stability and steady growth, supported by a diverse economy and a consistently expanding population. The city’s real estate landscape remains active, with healthy levels of demand from both local residents and newcomers drawn by the area’s affordability and quality of life. Jacksonville’s wide range of housing options, from urban neighborhoods to coastal communities, continues to attract a mix of first-time buyers, growing families, retirees, and investors seeking long-term value.

Affordability remains one of Jacksonville’s key advantages compared to other major Florida cities. The cost of living and housing in the area allows residents to enjoy a high quality of life without the price pressures seen in markets like Miami or Tampa. The city’s economic base—anchored by industries such as healthcare, logistics, education, finance, and military operations—provides stability and supports a strong labor market. This economic diversity helps maintain steady real estate activity throughout various market cycles.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,912	79,485	218,131
Current Year Estimate	9,791	77,059	215,973
2020 Census	7,967	69,066	198,172
Growth Current Year-Five-Year	11.45%	3.15%	1.00%
Growth 2020-Current Year	22.90%	11.57%	8.98%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,586	33,838	92,342
Current Year Estimate	4,138	32,825	91,714
2020 Census	3,494	29,799	84,100
Growth Current Year-Five-Year	10.85%	3.09%	0.69%
Growth 2020-Current Year	18.40%	10.16%	9.05%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$87,634	\$107,406	\$97,097

Jacksonville, FL

The Jacksonville metropolitan area continues to exhibit robust and sustained population growth, reflecting its increasing economic vitality and regional appeal. From 2019 to 2024, Jacksonville's metro population grew by more than 8%, bolstered by strong domestic migration and favorable economic conditions. In the most recent annual period from 2023 to 2024, the region added approximately 45,000 new residents, elevating its total population to over 1.7 million.

This demographic expansion is largely driven by Jacksonville's combination of job availability, tax-friendly policies, and relatively low cost of living. The market's affordability, combined with its strategic location along the Atlantic coast and access to multiple transportation corridors, attracts a steady influx of young professionals and families. As new residents continue to form households and contribute to local economic activity, Jacksonville solidifies its position as a dynamic and upward-trending metropolitan hub.

Total Population

1.7 Million

Median HH Income

\$77,013

Annual Visitors

8.0 Million+

GDP

\$129.4 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 10534 Lem Turner Rd, Jacksonville, FL, 32218 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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