

esser Rd

Garden St

8716 GARDEN ST JACKSONVILLE FL 32219

OFFERING PRICE:

CONTACT US

±16.85 ACRES

Garden St

Garden St



±16.85 Acres



CONFIDENTIAL OFFERING MEMORANDUM

DISCLAIMER

All materials and information received or derived from SVR Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd Unit 2200
Ponte Vedra Beach, FL 32082

Exclusive Sales Representatives



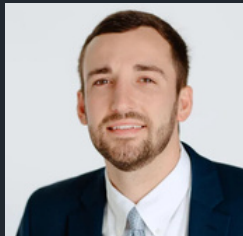
JEFFREY TERWILLIGER
President
607.745.0364
jterwilliger@svrrealtyfl.com



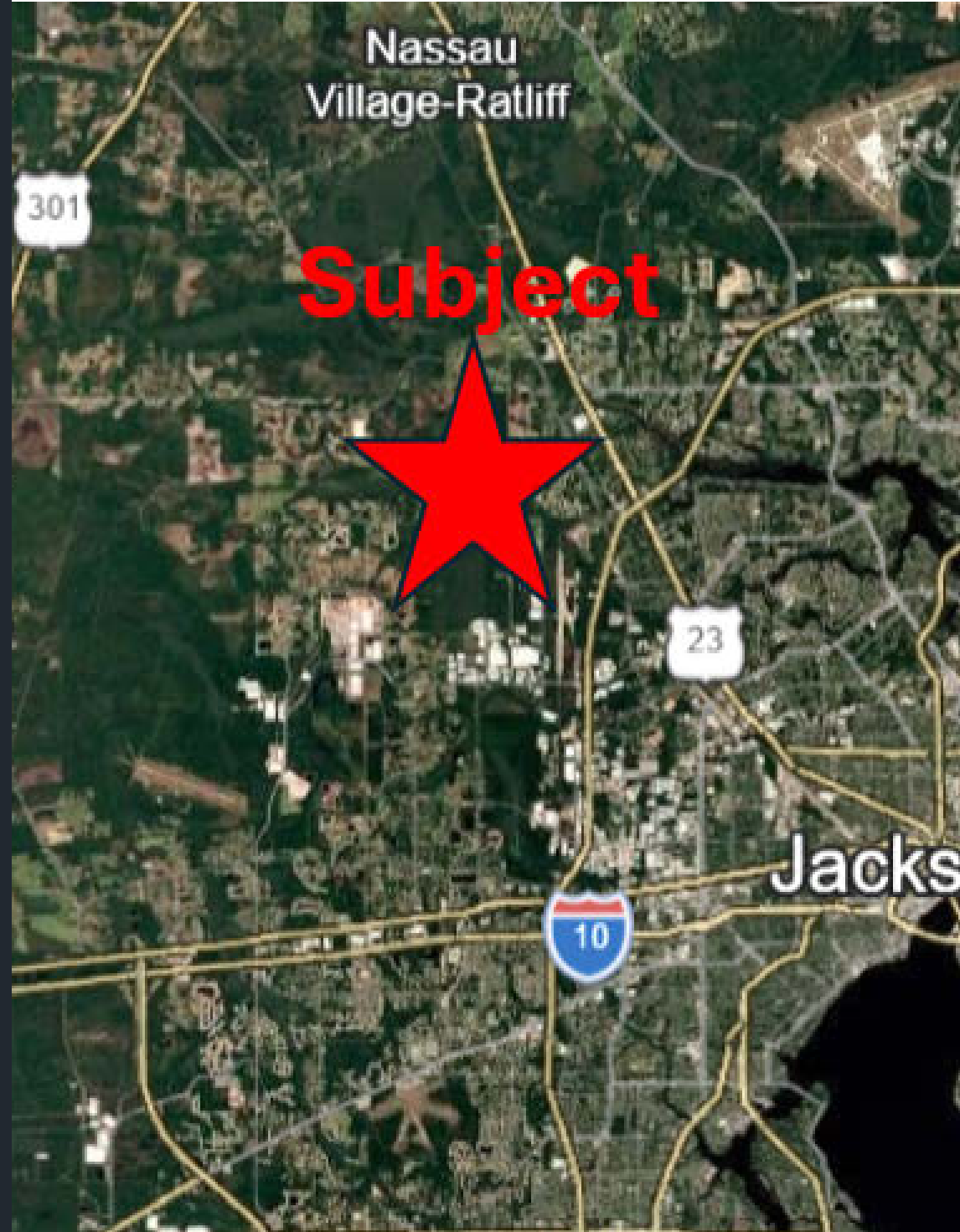
CHRIS WOODWARD
Commercial Sales Agent
386.748.8285
cwoodward@svrcom.com



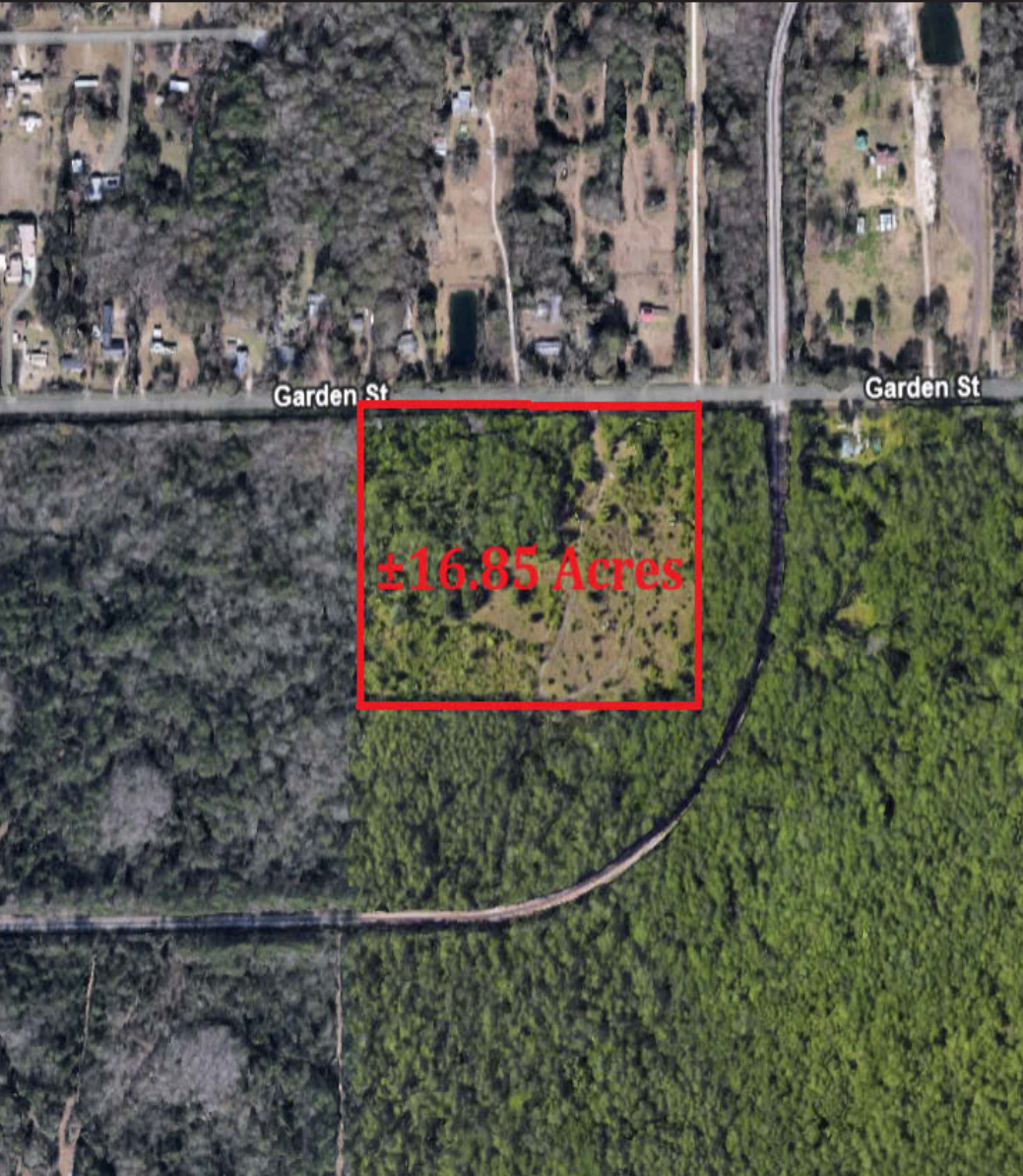
LENNY DEGIROLMO
Commercial Sales Agent
386.956.4143
ldegirolmo@svrcom.com



TYLER POWELL
Commercial Sales Agent
770.298.0069
tpowell@svrcom.com



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL
100 Fairway Park Blvd Unit 2200
Ponte Vedra Beach, FL 32082



OVERVIEW:

SVR Commercial LLC, as exclusive advisor, is pleased to present the opportunity to acquire the ±16.84-acre property located at 8716 Garden St, Jacksonville, FL 32219. Located in the growing area of Northwest Jacksonville, the site offers excellent privacy and flexibility for residential, recreational, agricultural, or future development use.

Conveniently positioned near Interstate 295, Interstate 95, and Jacksonville International Airport, the property is approximately 25 minutes from Downtown Jacksonville. The surrounding growth and large acreage make this a unique investment opportunity in North Duval County.

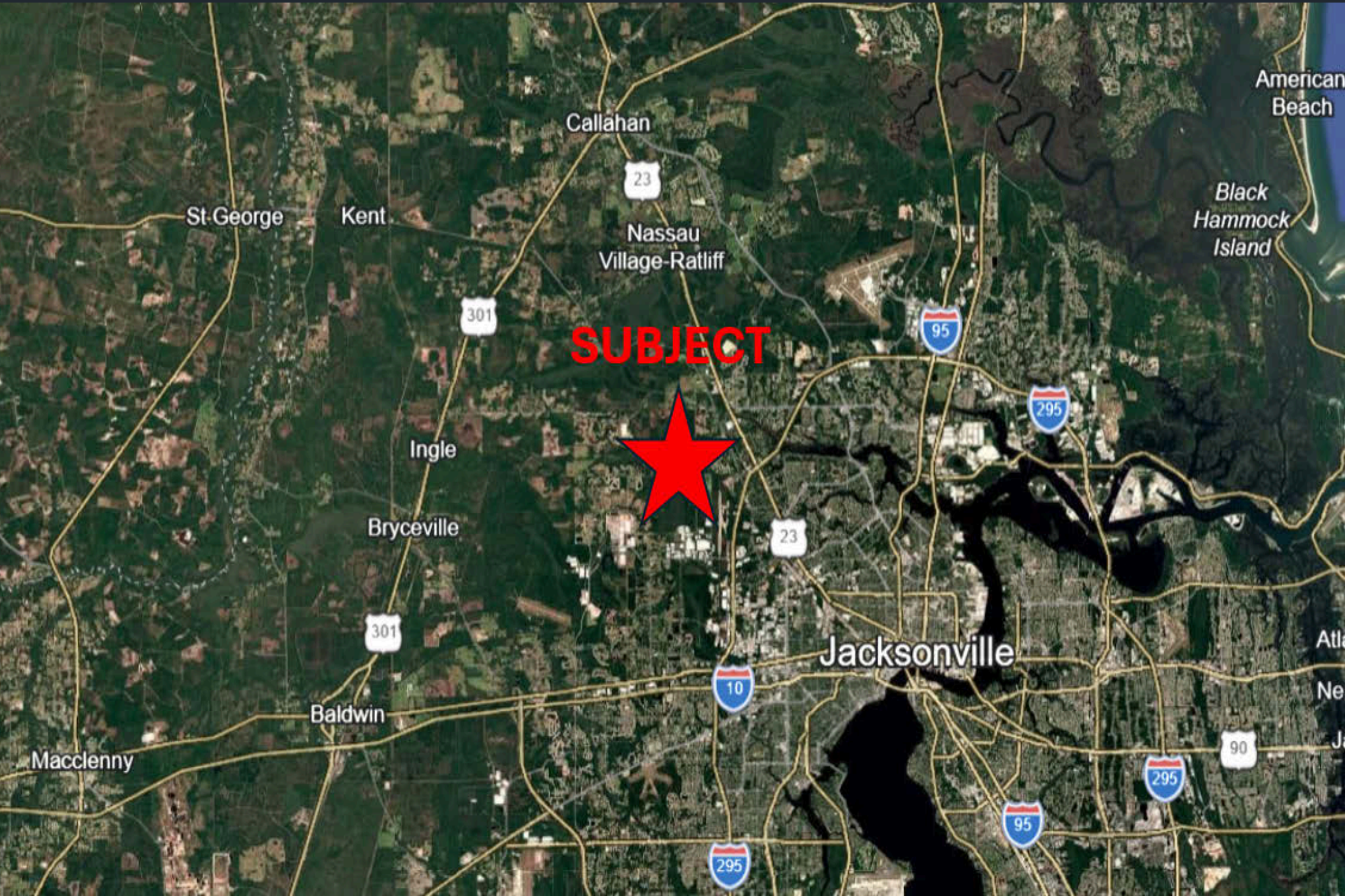
LAND DETAILS

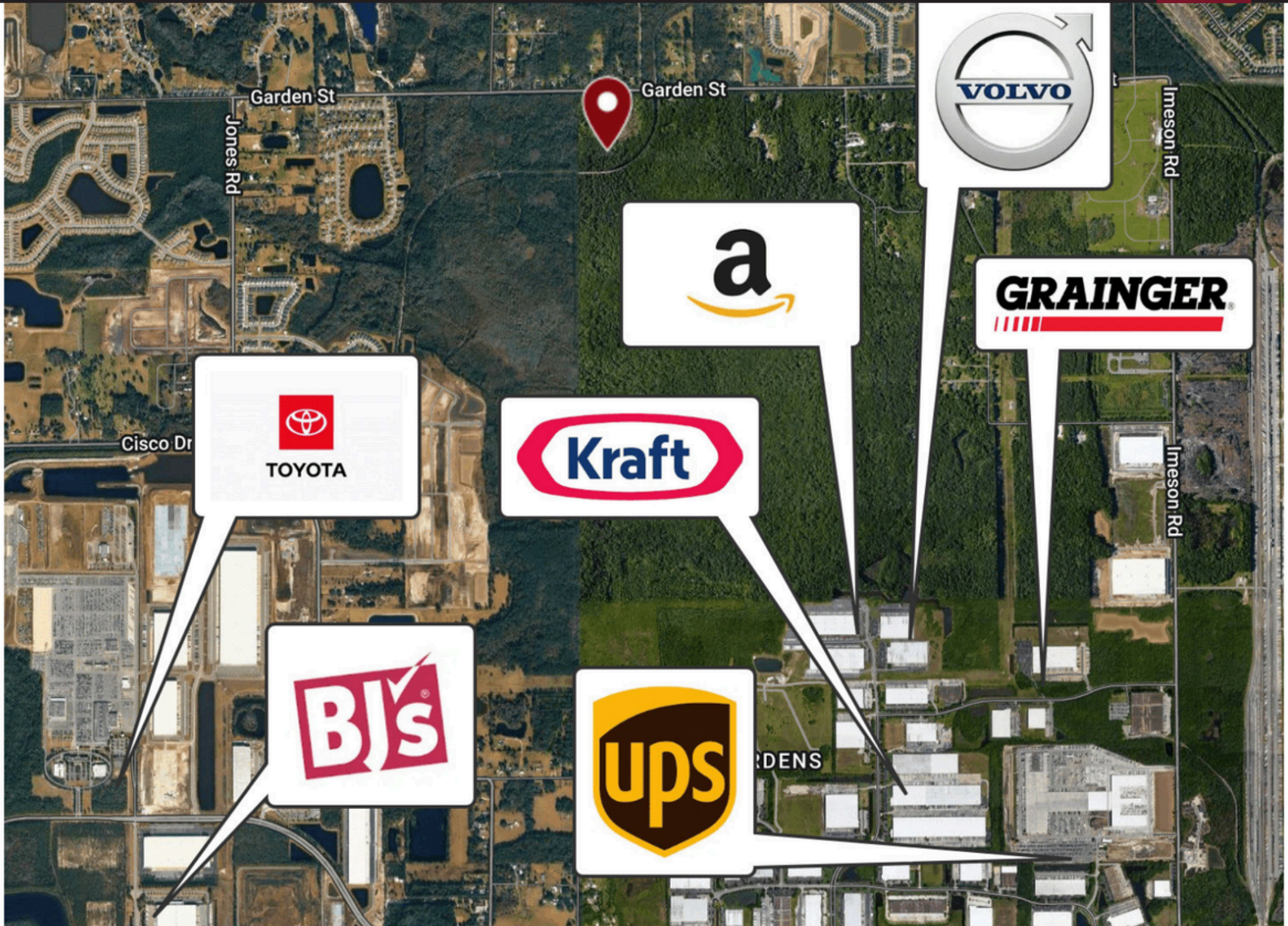
Address:	8716 Garden St, Jacksonville, FL 32219
Parcel ID:	002900-0200
County:	Duval County
Land Size:	±16.85 Acres
Zoning:	AGR



100 Fairway Park Blvd
Unit 2200
Ponte Vedra Beach, FL 32082

AERIAL | ±16.85 Acres





Exclusive Sales Representatives



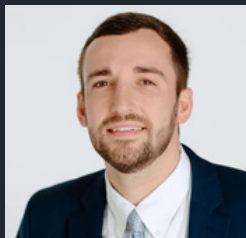
JEFFREY TERWILLIGER
President
607.745.0364
jterwilliger@svrrealtyfl.com



CHRIS WOODWARD
Commercial Sales Agent
386.748.8285
cwoodward@svrcom.com



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TRANSACTION GUIDELINES

In addition to the limitations outlined here in, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property (“Proposal”). All Proposals must include the following:

- »Purchase Price
- »Initial deposit and nonrefundable deposit
- »Transaction expense responsibility
- »Contract, due diligence and closing periods
- »Sources of equity and debt
- »Detailed description of the principals of the prospective purchaser
- »Anticipated conditions to the execution of the transaction documents including shareholder’s consent and board, regulatory or other approvals.



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