



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



**PRIME INTERCHANGE RETAIL
DEVELOPMENT OPPORTUNITY
2.08± ac at Signalized Intersection**

PROPERTY DETAILS

- Size: 2.08 acres
- Location: 0 Samaritan Way, Jacksonville, FL 32210
- Parcel: 012919-0505
- Zoning: CCG-1
- FLU: CGC
- Utilities: Water & Sewer Available to Site
- Frontage: 207' on 103rd St. and 430' on Samaritan Way
- Price: \$2,000,000

Property Highlights

Positioned at the lighted intersection of 103rd Street and Samaritan Way, this 2.08-acre parcel offers high-visibility, high-traffic location ideal for retail, QSR, or service-based developments. With a growing daily traffic count of 14,400 vehicles on 103rd Street, this site provides excellent exposure and accessibility. This development site is strategically situated to serve the surrounding residential, commercial and industrial population and other developments surrounding this interchange.



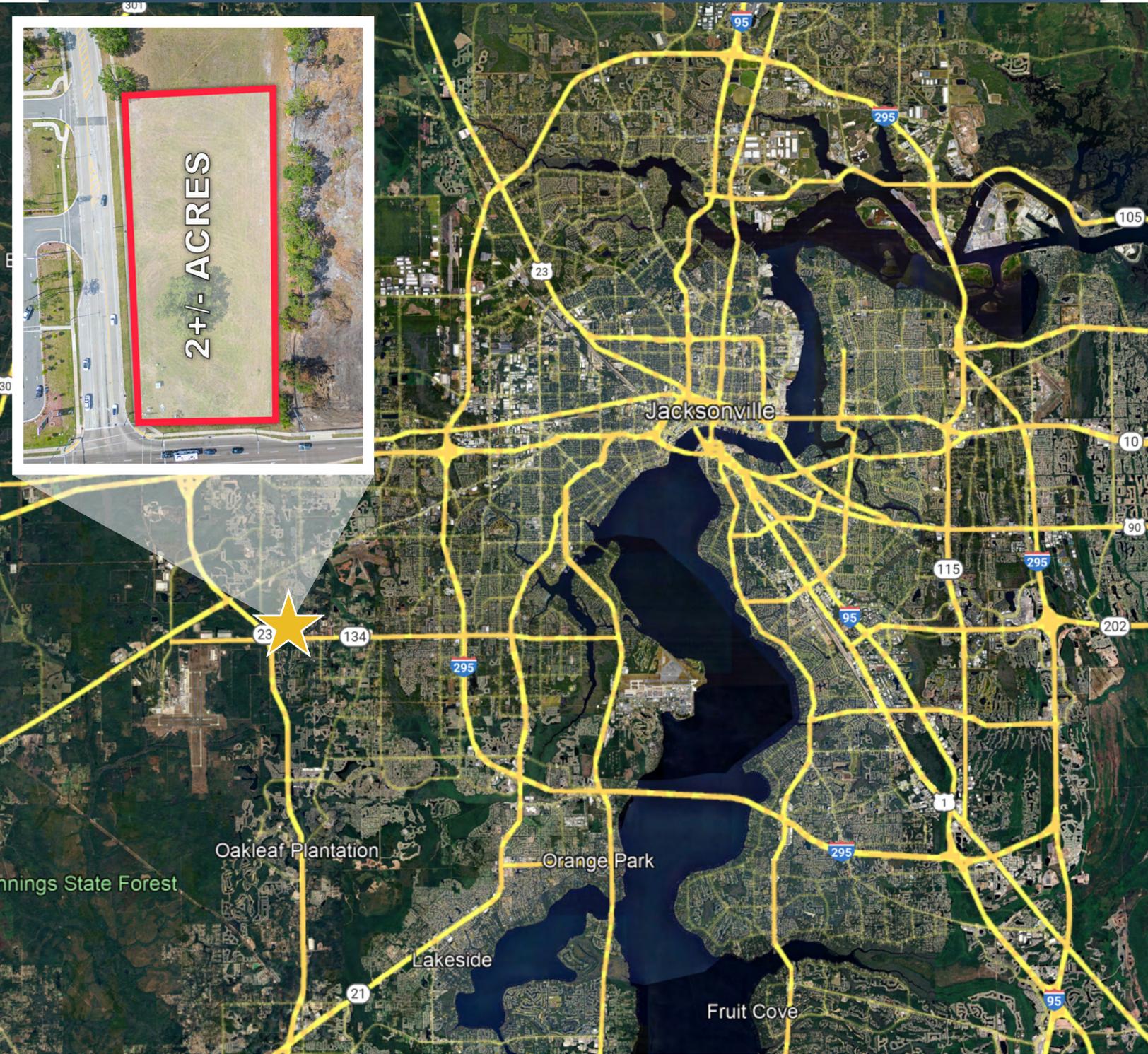
GEOGRAPHICAL DETAILS

Local Demographics

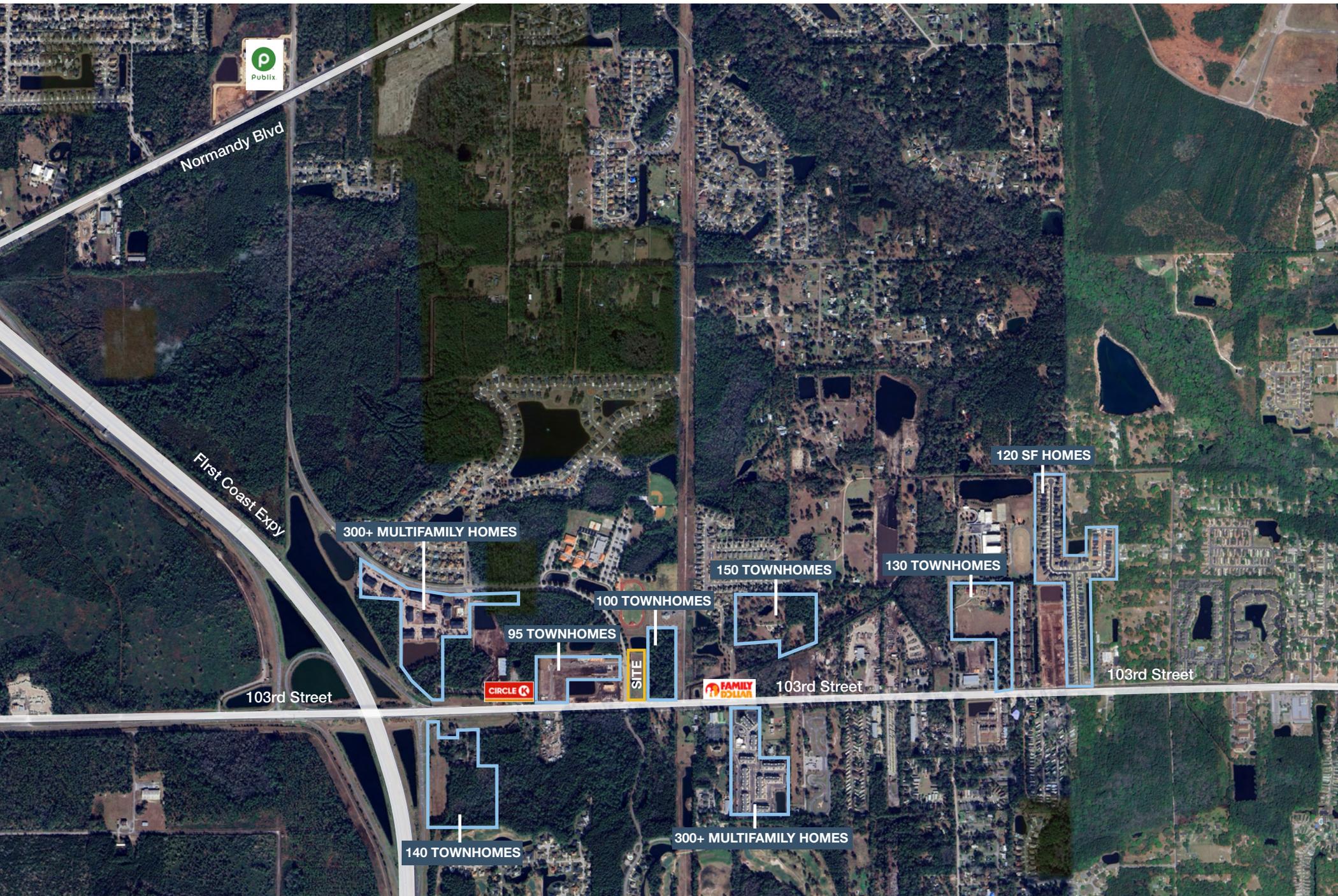
- Total Population: 1,009,833
- Average HH Income: \$66,981
- Median Home Value: \$266,100

County Demographics

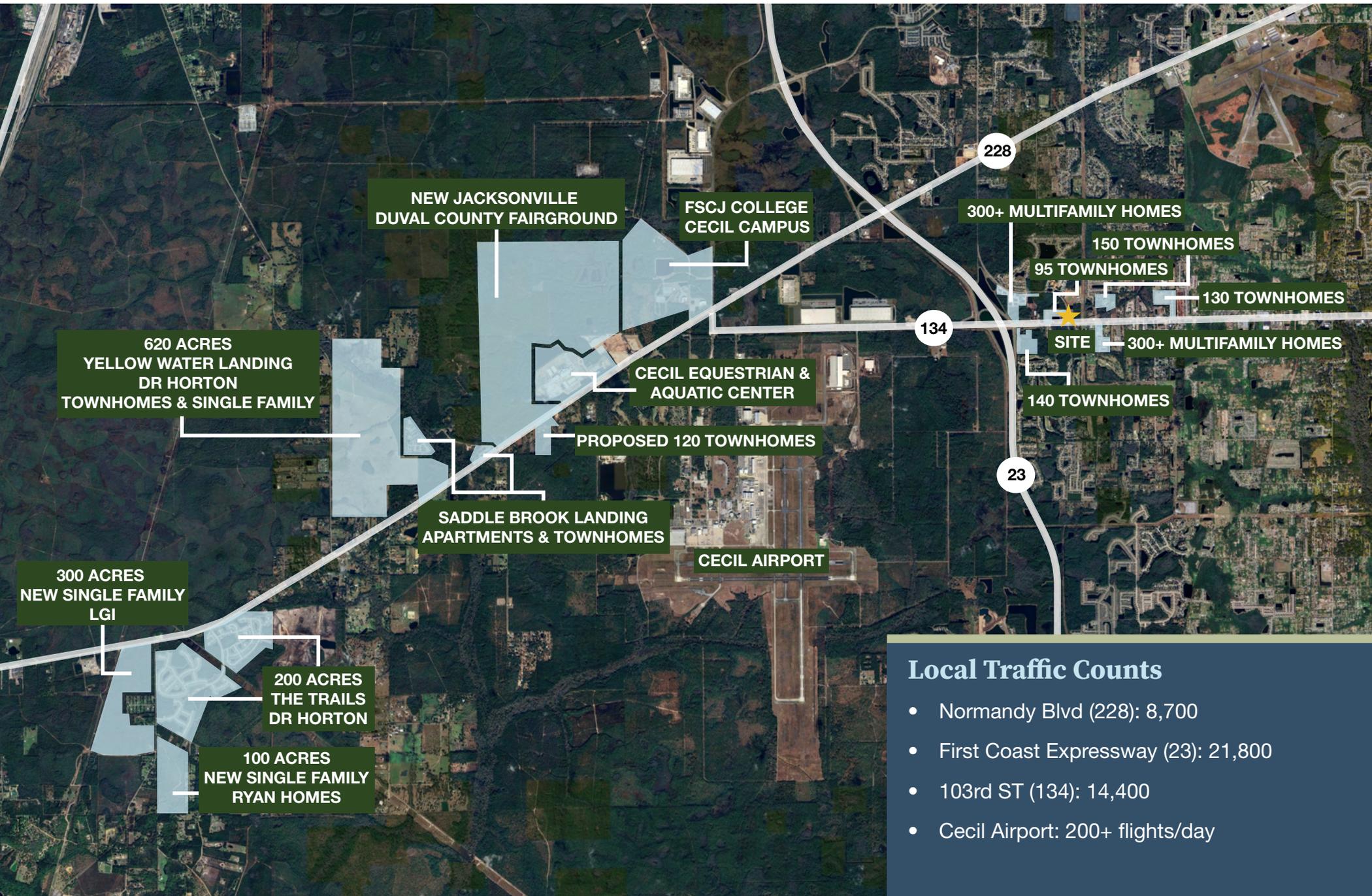
- Total Population: 1,055,159
- Average HH Income: \$68,447
- Median Home Value: \$274,900



NEIGHBORING DEVELOPMENTS



LOCAL DEVELOPMENTS



Local Traffic Counts

- Normandy Blvd (228): 8,700
- First Coast Expressway (23): 21,800
- 103rd ST (134): 14,400
- Cecil Airport: 200+ flights/day

INDUSTRIAL MAP

Cedar Rapids City Council Approves Financial Incentives For FedEx Warehouse

A new FedEx warehouse proposed to be built in Cedar Rapids has taken a huge step forward after the Cedar Rapids City Council approved tax incentives for the project.



The new facility would operate 24 hours a day, with an estimated \$20 million payroll to its approximate 434 jobs, most of them part-time.

Saft America, Inc.



JinkoSolar plant build-out at Cecil Commerce Center approved by city

A permit has been issued for a 13.85 million project for interior construction and plant renovation. JinkoSolar (U.S.) Industries won city approval to build-out the solar panel plant it is setting up in AllianceFlorida at Cecil Commerce Center.

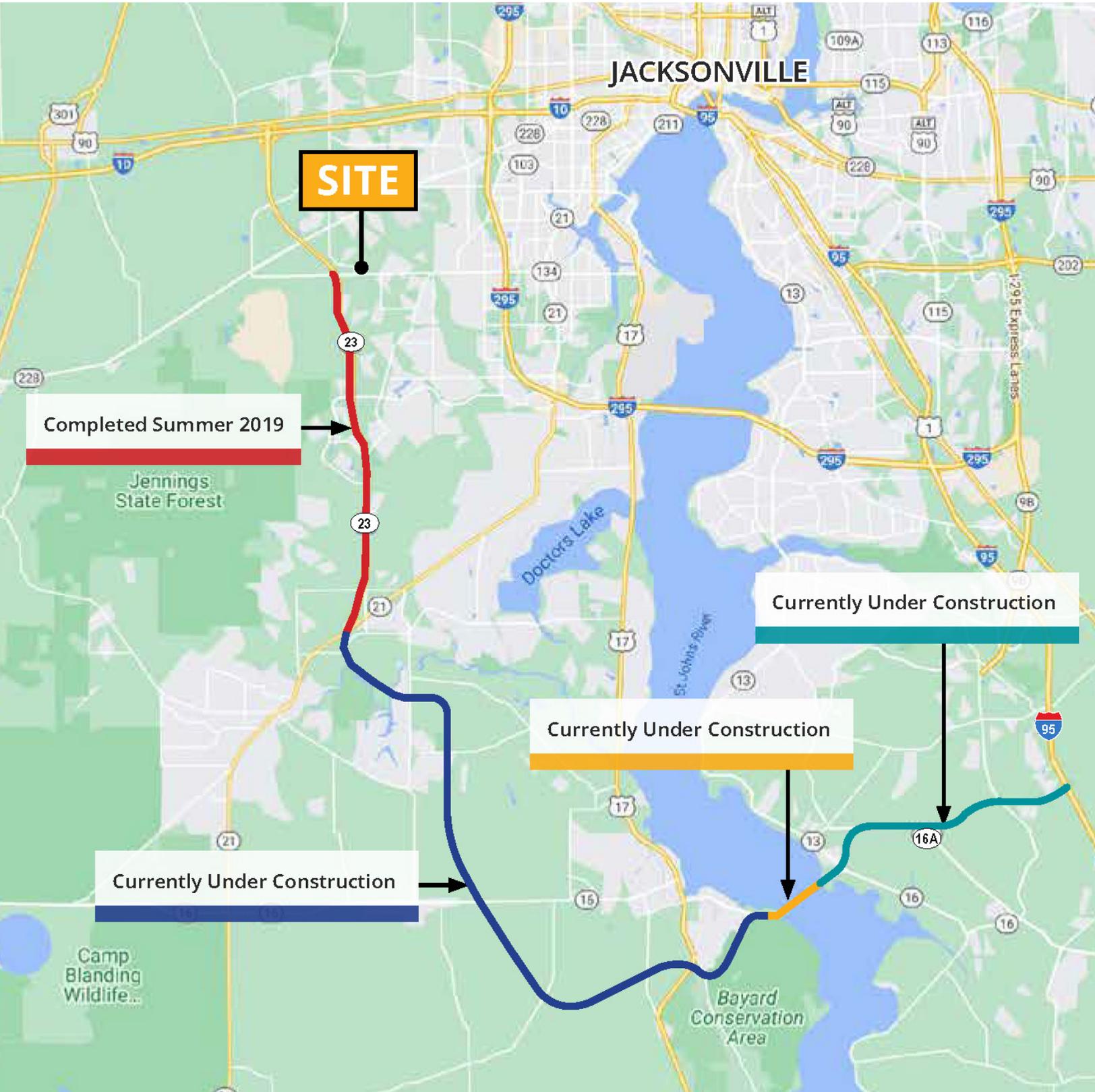


Hillwood Proposed 450K SF Warehouse



SITE

FIRST COAST EXPRESSWAY



REGIONAL MAP

Drive Times

- Downtown Jacksonville: 20 min
- Jacksonville Int'l Airport: 30 min
- St. Augustine: 50 min
- Lake City: 50 min
- Gainesville: 1 hr
- Palm Coast: 1 hr 5 min
- Savannah, GA: 2 hr 20 min

