Three (3) parcels totaling 6.19± AC of retail land zoned PUD ready for development
Utilities are to the property line and access roads are in place, land is graded
Parcel 1 - 2 AC, Parcel 2A - 3.16 AC, Parcel 2B - 1.03 AC
Located in the center of the Duval/St. Johns/Nocatee corridor at the cross section of US-1 and 9B
In close proximity to Durbin Park - anchored by Walmart Supercenter and Home Depot
In close proximity to Baptist Medical Center South campus, one of the top five hospitals in Florida
In close proximity to the approved 375,000 SF Flagler + UF Health campus, breaking ground fall 2020
Baptist Health has 23-acre expansion planned at I-95 & SR 207 allowing for a 525,000 SF hospital use
St. Johns County has the highest median and average household income in Florida
Call for pricing
FOR SALE | 0 Philips Hwy | Jacksonville, FL 32256

SURVEY

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>3 Mile</td>
<td>20,643</td>
<td>25,266</td>
<td>$105,391</td>
<td>35.5</td>
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<td>5 Mile</td>
<td>61,882</td>
<td>61,817</td>
<td>$114,932</td>
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<td>7 Mile</td>
<td>166,471</td>
<td>125,708</td>
<td>$114,210</td>
<td>37.6</td>
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Source: Esri Business Analyst Online 2019
AREA OVERVIEW

- Shoppes at Bartram Park
- Publix
- Wells Fargo
- Regions Bank
- 2000 homes (planned)
- Nocatee Town Center
- Starbuck
- 5,000 acres master development plan
- Nocatee
- 2282 homes (planned)
- Wells Creek
- 2022 homes (planned)
- Race Track Rd
- Nocatee Pkwy
- St. Johns Pkwy
- CR-210
- Beachwalk Community
- Liberty Pines Academy
- 563 students
- Durbin Park
- Durbin Creek Elementary
- 633 students
- Flagler Center
- 1M SF Office
- 700K SF Industrial
- 50K SF Government Svcs
- 4.2M SF fully entitled
- Baptist Medical Center S.
- 269 beds
- 1,263 employees
- $85M, 138-bed expansion planned
- Brooks Rehabilitation
- 160 beds
- Expanding and adding 60-bed rehab hospital
- Flagler + UF Health
- Future Campus
- 150 beds
- Ascension St. Vincents
- Future Campus
- 150 beds
- Completion date: 2022
- 150,000 SF
- 56 beds; 600 employees
- 0 Philips Hwy
- Jacksonville, FL 32256
- Colliers International
- 76 S. Laura Street, Suite 1500
- Jacksonville, FL 32202
- www.colliers.com/jacksonville

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  katy.figg@colliers.com

1. Citi Corp
   600K SF
   4,400 employees
2. Florida State College at Jacksonville
   Future campus
3. Flagler Center
   1M SF Office
   700K SF Industrial
   50K SF Government Svcs
   4.2M SF fully entitled
4. Baptist Medical Center S.
   269 beds
   1,263 employees
   $85M, 138-bed expansion planned
5. Brooks Rehabilitation
   160 beds
   Expanding and adding 60-bed rehab hospital
6. Flagler + UF Health
   Future Campus
   150 beds
7. Ascension St. Vincents
   Future Campus
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   Completion date: 2022
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