

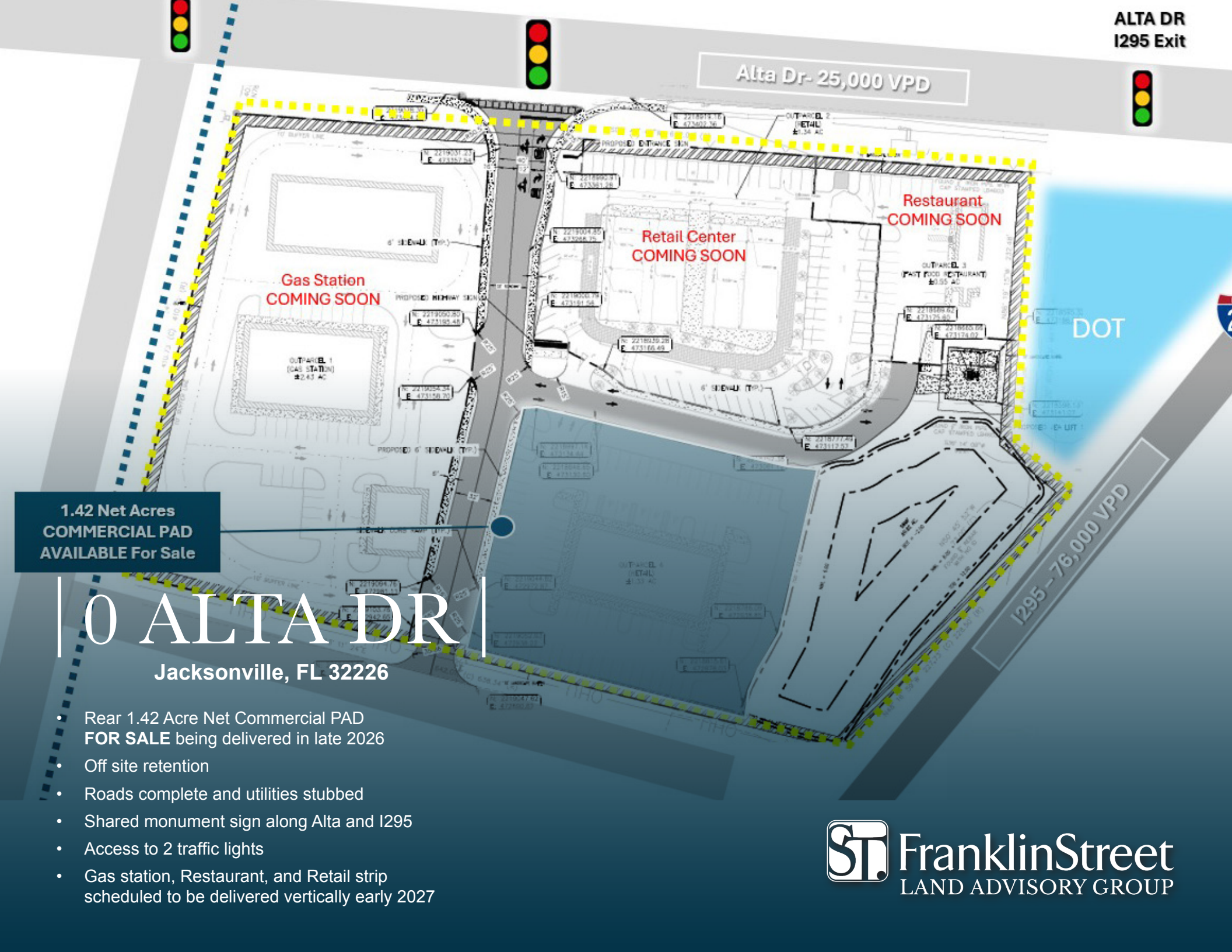
Alta Dr- 25,000 VPD

1.42 Net Acres
COMMERCIAL PAD
AVAILABLE For Sale

0 ALTA DR

Jacksonville, FL 32226

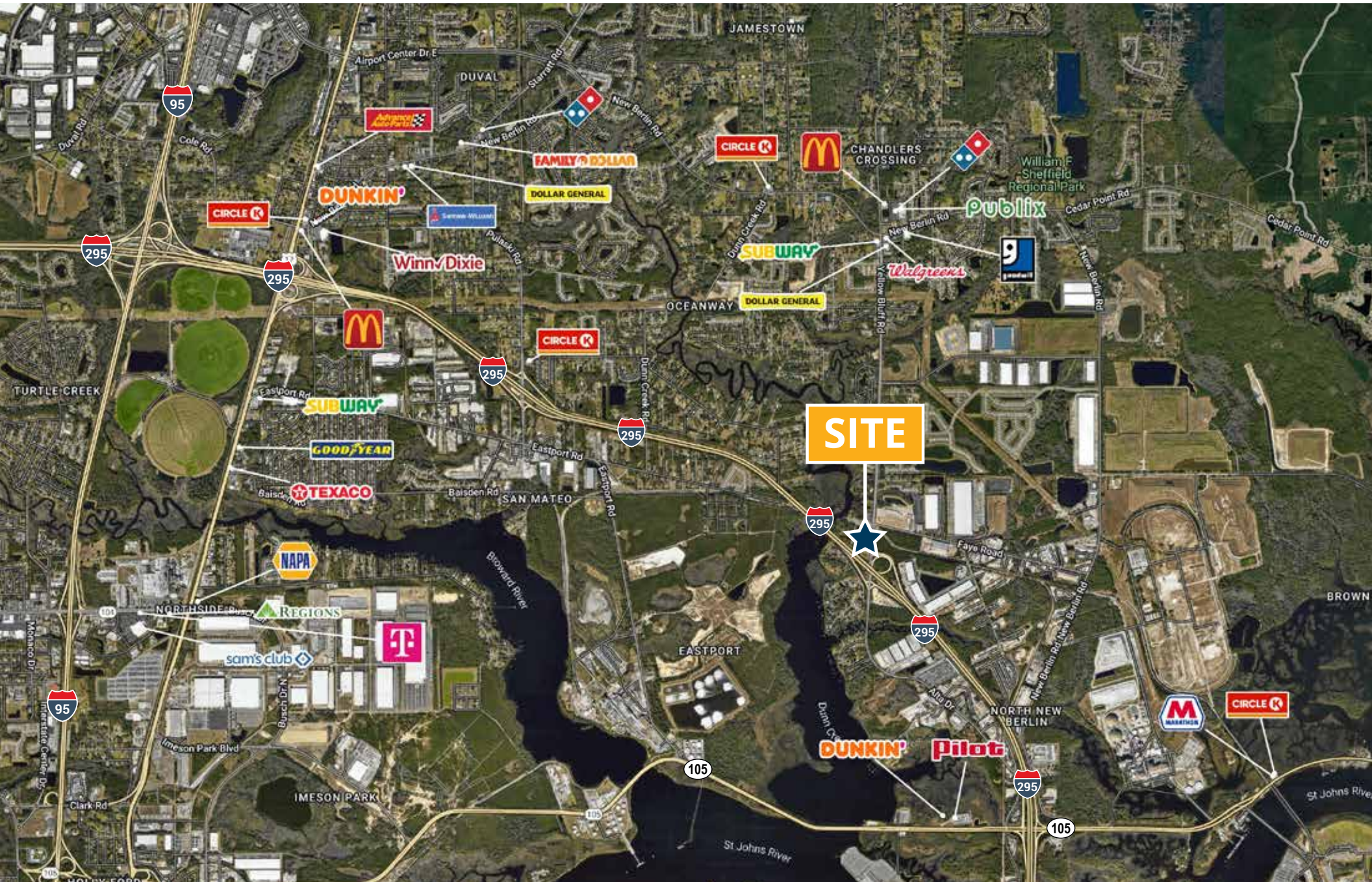
- Rear 1.42 Acre Net Commercial PAD **FOR SALE** being delivered in late 2026
- Off site retention
- Roads complete and utilities stubbed
- Shared monument sign along Alta and I295
- Access to 2 traffic lights
- Gas station, Restaurant, and Retail strip scheduled to be delivered vertically early 2027



PROPERTY AERIAL



RETAIL AERIAL



NEW DEVELOPMENTS



SITE



**NORTHPOINT
PUBLIX**
142,000 SF Center
BUILT/OPEN 2022



**PATILLO
NORTHPOINT
PARK**
200,000 SF Spec
Warehouse
COMING 2025



**DUNNS CREEK
CROSSING
CENTER**
40,000 SF Retail
Center
BUILT/OPEN 2023



**ALTA LAKES
COMMERCE
CENTER**
200,000 SF Industrial
Warehouse
COMING 2025



**1074 ALTA
CENTER**
237,500 SF
Industrial
Warehouse
BUILT/OPEN 2023



**3397 PORT JAX
PKWY**
314,000 SF Industrial
Warehouse
BUILT/OPEN 2023



**ALTA LAKES
BY DR HORTON**
500+ Homes
BUILT/OPEN IN
2019-2024



Expanding next door by 2026

**FLEX COLD
INDUSTRIAL**
100,000 SF
Industrial
Warehouse
BUILT/OPEN 2024



**2690 & 2678 PORT
INDUSTRIAL**
Industrial
Warehouses
61,000 AND 11,700 SF
COMING 2025

0 ALTA DR

Jacksonville, FL 32226

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Alta Dr- 25,000 VPD



DOT

I295 - 76,000 VPD

