



4736 HUNT STREET

JACKSONVILLE, FLORIDA 32254

INDUSTRIAL INFILL SITE + EXISTING TELECOM GROUND-LEASE INCOME

ASKING PRICE

\$349,000

SITE AREA

±0.89 AC

ZONING

IL

TELECOM INCOME

\$300 / MO

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CONFIDENTIAL OFFERING
MATERIAL

INVESTMENT SUMMARY

EXECUTIVE POSITIONING

A rare combination of infill industrial land, IL zoning and established telecom income in West Jacksonville.

The property is positioned for industrial owner-users, contractors, service businesses and land buyers who value location and zoning utility over the existing residential-type improvement. The tower lease adds a secondary income component with defined upside mechanics and lease-specific risk.

ASKING

\$349,000

ACREAGE

±0.89 AC

ASK / SF

≈\$9.00

ZONING

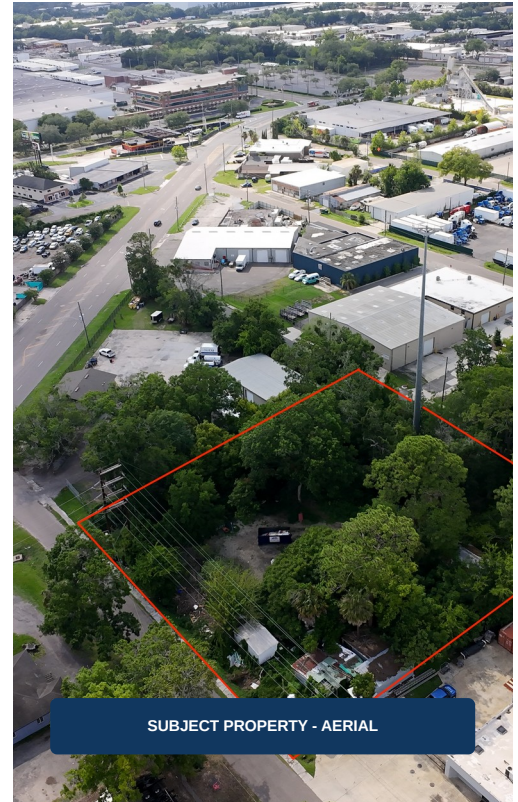
IL

STRUCTURE

±988 SF

LEASE AREA

±4,000 SF



INVESTMENT HIGHLIGHTS

- IL - Light Industrial zoning in an established service-industrial corridor.
- ±0.89-acre marketing site with land-first ownership and redevelopment appeal.
- Existing telecom ground lease currently paying \$300/month (\$3,600 annualized).
- Lease documents provide carrier-related rent upside subject to actual carrier installations.
- Nearby Lowe's, Home Depot, White Cap, Sysco and CSX rail infrastructure support industrial users.
- Visible Downtown Jacksonville skyline and fast regional connectivity through the I-10 corridor.

MARKETING THESIS | Lead with land + zoning. Use recurring telecom income as the differentiator.

PROPERTY & SITE OVERVIEW



SITE SNAPSHOT

ADDRESS	4736 Hunt Street, Jacksonville, FL 32254	PARCEL ID	058579-0000
MARKETING AREA	±0.89 AC	ZONING	IL - Light Industrial
EXISTING IMPROVEMENT	±988 SF one-story structure built 1945	TELECOM PREMISES	Approximately 4,000 SF + access rights

BOUNDARY NOTE | Aerial outline is for marketing orientation. Current survey and title documents control.

TELECOMMUNICATIONS GROUND LEASE



CURRENT BASE RENT

\$300 / MONTH

\$3,600 annualized current base income

LEASED PREMISES	±4,000 SF
STATED TERM	Through May 31, 2045
EXTENSION RIGHTS	6 x 5-year options
POTENTIAL TERM	Through 2075 if exercised

LEASE ECONOMICS

FIRST CARRIER

\$450 / MO

Base rent increases upon installation of the first qualifying carrier.

ADDITIONAL CARRIER

+\$450 / MO

Additional monthly rent for each new carrier after the first, subject to the lease.

TERM STEP-UP

10%

Rent increases at the beginning of each new term after first-carrier installation.

DOCUMENTED PAYMENT HISTORY

The rent review shows recurring \$300 monthly payments, including January through July 2026. This provides current payment evidence, but it is not a tenant estoppel.

UNDERWRITING CONSIDERATION

The 2020 amendment gives the lessee a 30-day termination right for any reason. Buyers should confirm rent, carrier count, assignments, payment status and lease enforceability by estoppel before capitalizing the income.

STRATEGIC WESTSIDE LOCATION



LOCATION ADVANTAGES

I-10 CORRIDOR

Regional east-west freight and workforce connectivity.

DOWNTOWN JACKSONVILLE

Visible from the aerial context and accessible via the central roadway network.

EDGEWOOD AVE S

Established arterial within the West Jacksonville industrial trade area.

INDUSTRIAL CONTEXT

Warehousing, trucking, equipment, auto and service-industrial users surround the site.

MAJOR LANDMARKS & INDUSTRIAL TRADE AREA

A dense concentration of contractor supply, home-improvement retail, food-service distribution, corporate employment and rail infrastructure supports the West Jacksonville industrial user base.

Approximate straight-line distances shown for marketing orientation. Driving routes vary.

INDUSTRIAL / OPERATIONAL ANCHORS

0.4 MI

Winn-Dixie Company Headquarters

Corporate / employment anchor

CORPORATE

1.1 MI

White Cap - Jacksonville

Construction, concrete and contractor supply

SUPPLY

1.7 MI

Sysco Jacksonville

Food-service distribution and trucking

DISTRIBUTION

2.0 MI

CSX Moncrief Yard

Rail / freight infrastructure

RAIL

CONTRACTOR / RETAIL SUPPORT

0.6 MI

Lowe's - W. Jacksonville

ProServices, building materials, truck rental

HOME / PRO

1.6 MI

The Home Depot - Lane Ave

Pro Desk, tool and truck rental, materials

HOME / PRO

2.4 MI

Walmart Supercenter - Normandy

Grocery, daily retail and services

RETAIL

REGIONAL I-10 / I-95 / JAXPORT / JAX

Freight, workforce and business connectivity

NETWORK

WHY INDUSTRIAL BUYERS CARE

Contractor supply, home-improvement stores, rail access, distribution users and everyday services reduce friction for trades, fleet operators, service businesses and owner-users - while I-10 provides the broader regional connection.

ZONING, IMPROVEMENTS & BUYER FIT

PROPERTY PROFILE

IL

LIGHT INDUSTRIAL ZONING

SITE **±0.89 AC**

STRUCTURE **±988 SF**

YEAR BUILT **1945**

PARCEL **058579-0000**

TELECOM **±4,000 SF premises**

CURRENT RENT **\$300 / month**

Assessor property use is residential while Duval zoning is IL. Intended use should be independently confirmed with the City.

TARGET BUYER PROFILES

CONTRACTOR / TRADE

Owned operational site for trades, service teams and material support.

SERVICE INDUSTRIAL

Local owner-user location focused on access, zoning and site utility.

FLEET / EQUIPMENT

Potential support location for vehicles or equipment, subject to use approvals.

STORAGE-ORIENTED

Land-first ownership for business support and storage-oriented needs.

INVESTOR / LAND

Industrial infill basis plus existing telecom income component.

REDEVELOPMENT

Buyer prioritizing future site utility over the older residential-type structure.

BUYER VERIFICATION

Permitted use, outdoor storage, parking, access, utilities, flood conditions, environmental condition and building suitability.

PRICING POSITION & COMPARABLE SALES

\$349,000

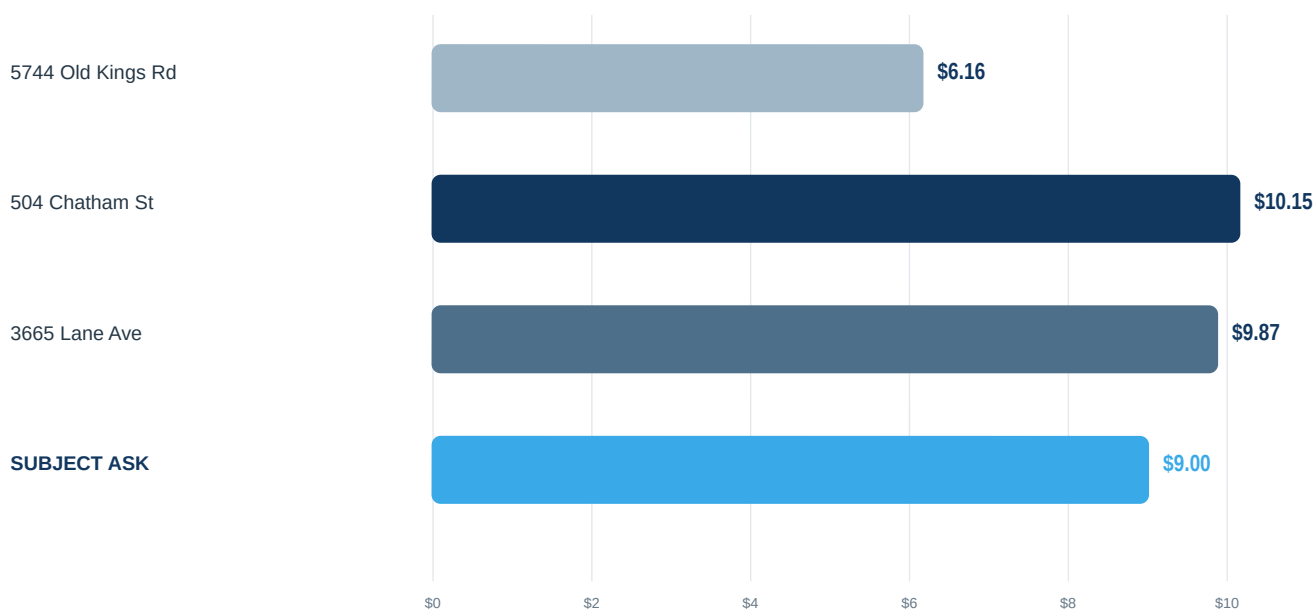
CURRENT ASKING PRICE

≈ \$9.00 / SF LAND

using ±0.89 AC marketing acreage

Pricing is positioned within the core \$6.16-\$10.15/SF sold land-value evidence set reviewed for the subject.

LAND PRICE / SF - SOLD COMPARABLES VS. SUBJECT ASK



COMPARABLE SALE SUMMARY

PROPERTY	LAND	SALE / ASK	LAND \$/SF	POSITIONING
5744 Old Kings Rd	0.65 AC	\$174,500	\$6.16	Primary floor / same ZIP
504 Chatham St	0.52 AC	\$230,000	\$10.15	Strong same-ZIP support
3665 Lane Ave	0.93 AC	\$399,900	\$9.87	Upper bracket / similar acreage
4736 Hunt Street	±0.89 AC	\$349,000	≈\$9.00	Current asking position

Public records reviewed contain different acreage figures. Subject \$/SF above uses the user-confirmed ±0.89 AC marketing figure; survey controls.

DUE DILIGENCE & OFFERING PROCESS

Qualified buyers should evaluate the property as an industrial land opportunity with an existing telecom lease - and verify both components independently.

01

SURVEY + SITE

Confirm gross acreage, exact telecom premises, access, easements and usable site area.

02

LEASE + ESTOPPEL

Confirm current rent, carrier count, assignments, defaults, term, renewal and termination rights.

03

TITLE

Review recorded lease interests, easements, encumbrances and closing requirements.

04

ZONING + USE

Confirm the buyer's intended industrial use, parking, outdoor storage and site-plan requirements.

05

PHYSICAL + ENVIRONMENTAL

Inspect structures, utilities, access, site condition and environmental suitability for intended use.

DILIGENCE PACKAGE AVAILABLE

Telecom lease + amendments • rent review • property records • tax history • selected comparable-sale support

TAX STATUS | Duval account showed \$0 due; 2025 taxes were paid in full on June 9, 2026.



UNITED
REAL ESTATE | GALLERY

REQUEST THE DILIGENCE PACKAGE

Schedule a site tour, request the lease materials or discuss fit for an industrial owner-user, land or investment strategy.



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DISCLAIMER | This Offering Memorandum is for marketing and discussion purposes only. Information is derived from sources believed reliable but is not guaranteed. Prospective purchasers must independently verify acreage, boundaries, zoning, permitted uses, access, utilities, title, environmental conditions, improvements, lease economics, tenant status and development potential. This material is not an appraisal, survey, legal opinion, environmental report or lease estoppel.