



DENNIS + IVES



95 ARCH PARTNERS  
QOZ FUND LLC

DENNISANDIVES.COM





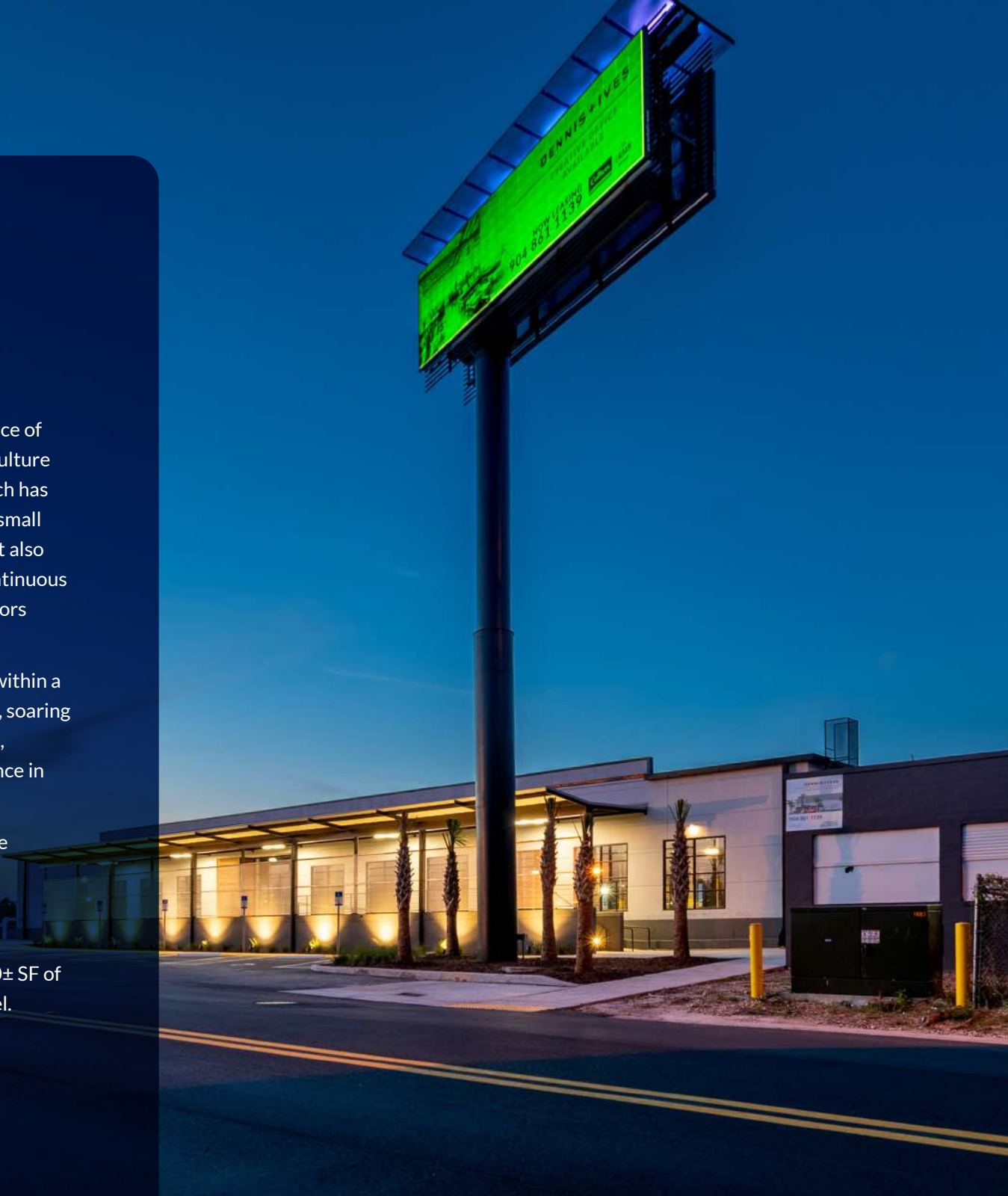
## DENNIS + IVES

**DENNIS + IVES** is a catalytic project anchoring the emergence of Jacksonville's next great neighborhood—an area rooted in culture and creativity. Located in the historic Rail Yard District, which has thrived since 1858, the area is now home to more than 100 small businesses generating more than \$3 billion in annual sales. It also hosts Florida's oldest farmers market, which has been in continuous operation since the 1930s, drawing more than a million visitors each year.

Phase 1 delivers 28,000± SF of adaptive reuse office space within a former cold storage facility. Featuring industrial-chic design, soaring ceilings, generous natural light, and customizable build-outs, **DENNIS + IVES** offers a truly distinctive workplace experience in Jacksonville.

The 7.7-acre master-planned, mixed-use site will unify Phase 1's modern office space with a vibrant second phase. Future development will include curated retail and residential components—creating a dynamic, integrated community.

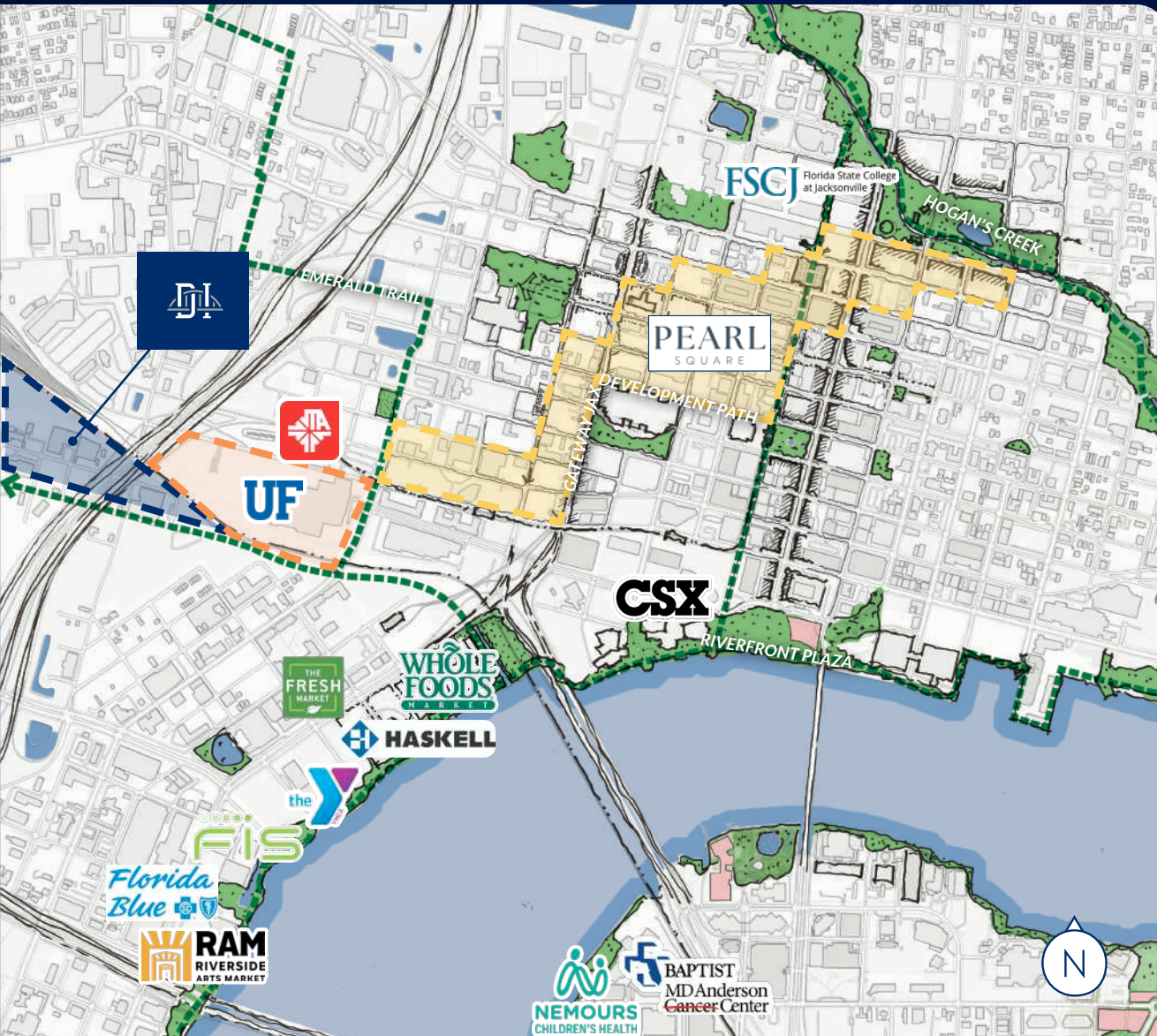
Upon completion, the development will encompass 500,000± SF of commercial space, 435 residential units and a boutique hotel.



# TRAIL OF GROWTH

## Emerald Trail

The Emerald Trail is a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations, providing unparalleled accessibility, connectivity, and a unique sense of place. The trail connects downtown to surrounding boroughs that are welcoming exciting projects and encouraging growth.



## The Restoration of McCoy's Creek

The Restoration of McCoy's Creek is a \$105M project that will lead to the re-beautification of McCoy's creek, helping connect all of the Rail Yard District to Jacksonville's St. John's Riverwalk

**Timeline:** Under Construction

[Click Here to Learn More](#)



## DEVELOPMENT STATS

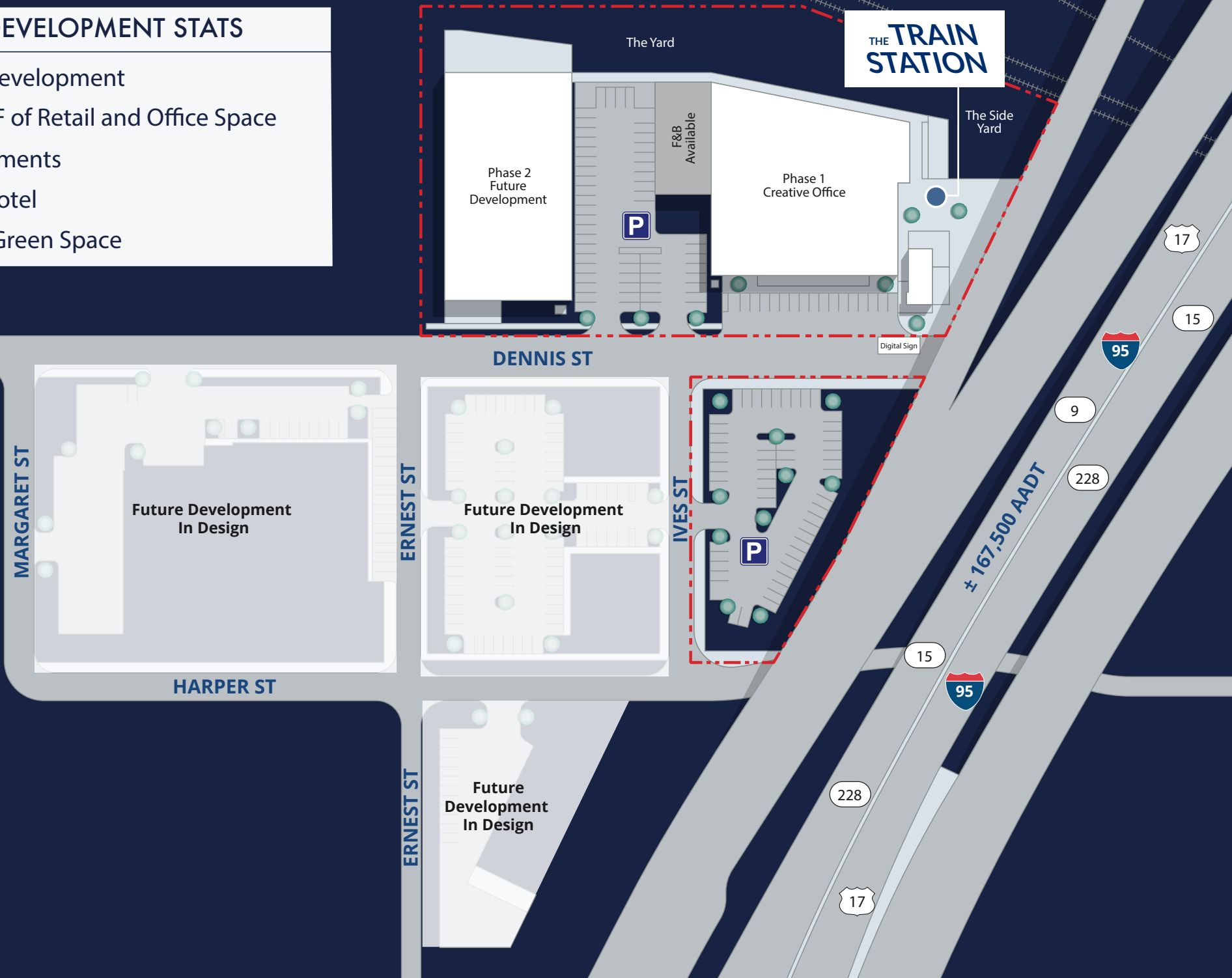
7.7 Acre Development

500,000 SF of Retail and Office Space

435 Apartments

150 Key Hotel

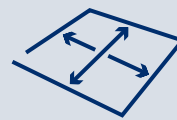
1 Acre of Green Space



# THE TRAIN STATION



THE **TRAIN STATION** is a rare offering that gives its future operator a blank canvas to create and activate. The space will not only cater to the Rail Yard's captive audience, but serve as a unique destination for all of the surrounding neighborhoods.



1,200± SF Available



Unlimited Patio Space



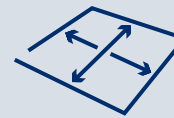
Click for Floor Plans



# THE YARD



Connecting **THE CREATIVE OFFICE** and **THE TRAIN STATION**, **THE YARD** is the focal point of the development for workers, customers, visitors and residents to wind down and enjoy all of the amenities **DENNIS + IVES** has to offer.



**.5 Acre  
(21,780 SF)**



**Family & Pet  
Friendly**



**Open Air  
Environment**



# MEET THE NEIGHBORS



ruckus



W | workscapes



Fogle  
Art Consulting

Rebecca Davisson  
INTERIOR DESIGN



Mark Carson English Art

# CONNECTIVITY



**14**  
MILES

JAX International  
Airport

**1**  
MILE

from Jacksonville's  
Riverwalk

**<5**  
MINUTES

from I-10

**ADJ.**  
TO

University of Florida's  
Graduate Campus

**<5**  
MINUTES

from I-95

**ADJ.**  
TO

Downtown  
Jacksonville

# DOWNTOWN JACKSONVILLE DEVELOPMENT

## Development Pipeline

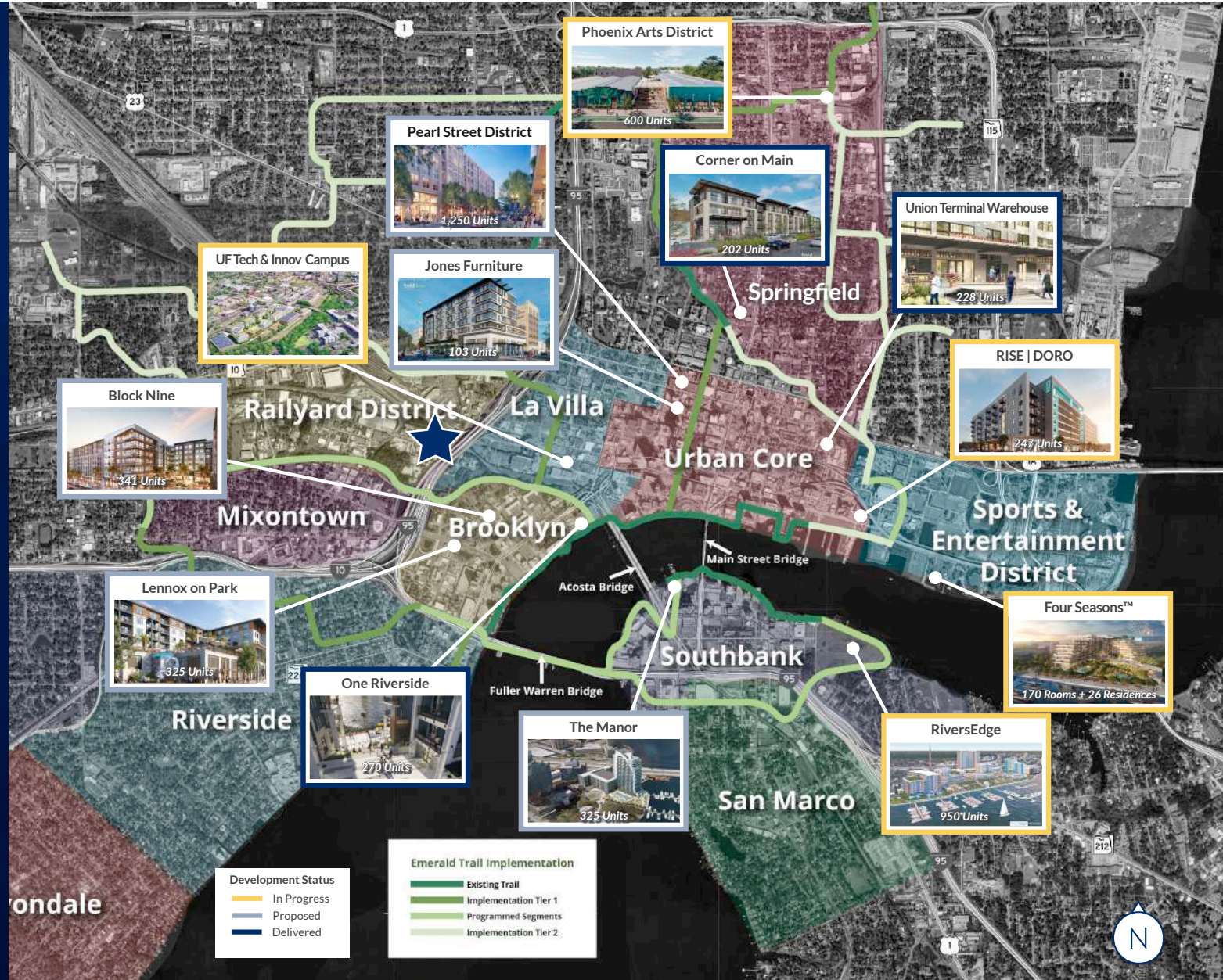
**\$7B**  
in development

**12.3K**  
total residential units

**18.3K**  
total residents

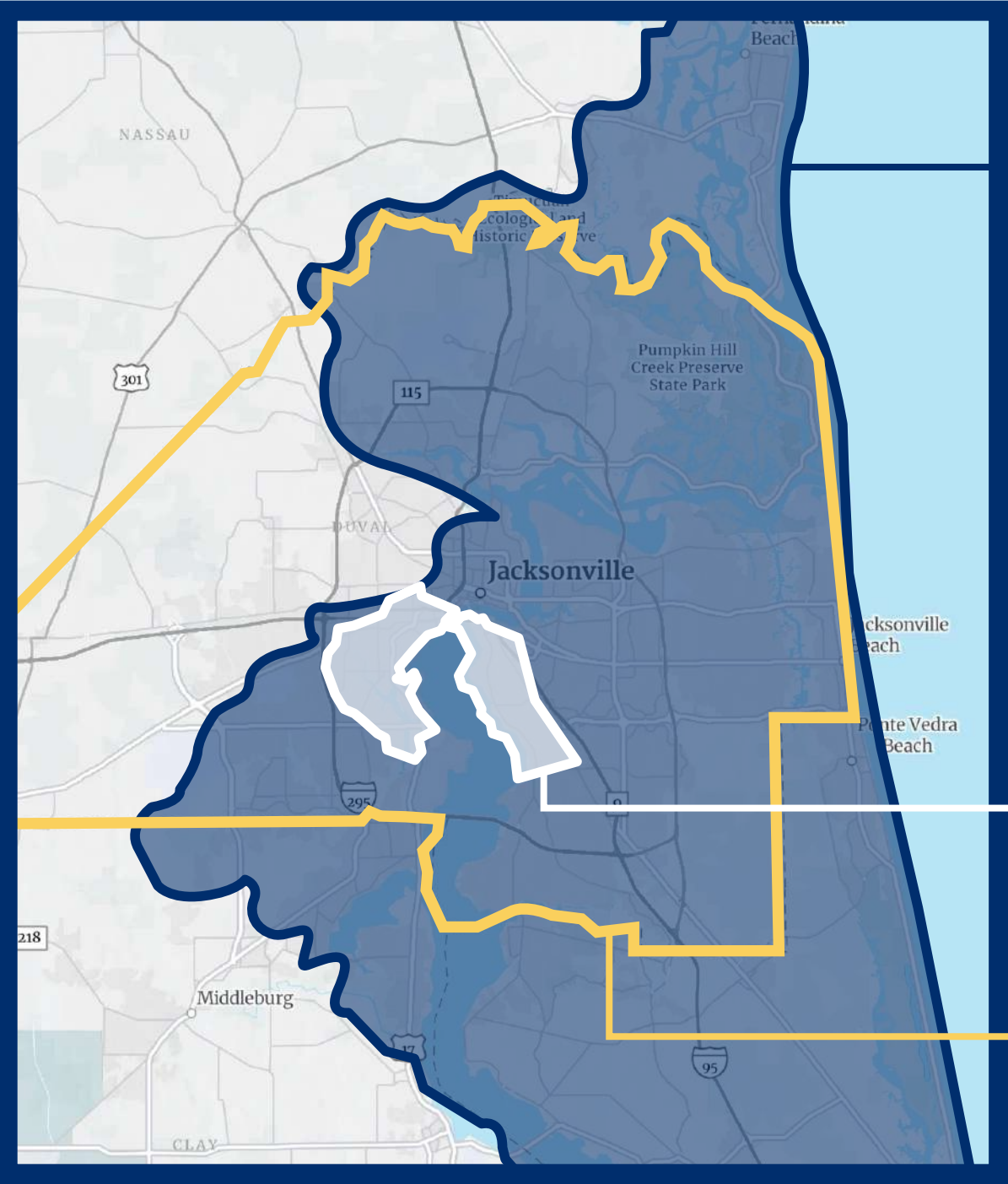
**\$500M**  
in transportation & public spaces

**\$300M**  
University of Florida  
Technology &  
Innovation campus to  
start classes in 2025





Click on the developments above for additional information.


# MARKET DEPTH





## Primary Customer Area

 Population 2025: 1,525,000  
2030: 1,636,000

 Households 2025: 607,000  
2030: 656,000

 Household Income 2025: \$116,261  
2030: \$130,403

 Median Home Value 2025: \$112,000  
2030: \$130,000

 Daytime Population 2025: 1,539,944

## Primary Trade Area

2025 Population 150,768  
2025 Average HH Income \$116,261

## Jacksonville - Duval County

*Jacksonville was named the #1 Fastest Growing Metro in the State*

# DOWNTOWN WORKFORCE



FORTUNE 500S IN DOWNTOWN



MAJOR DOWNTOWN EMPLOYERS

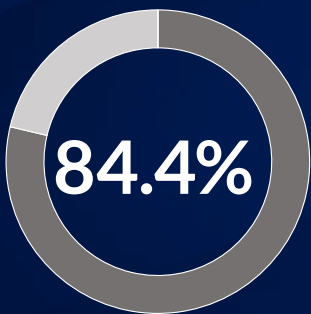


**56,000** Daytime Employees

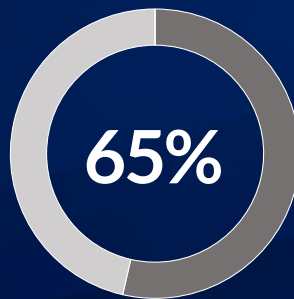
**6,744** Businesses in Downtown

Source: ESRI Business Analyst

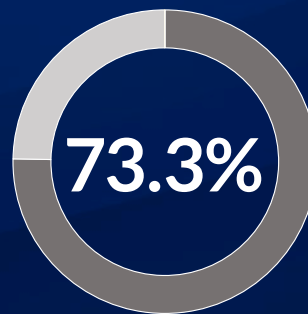
## Downtown Employee Profile



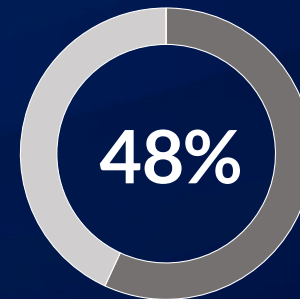
Like or love working downtown



Have an annual household income of \$80,000+



Have a four-year degree or higher



Have a commute time of 20 minutes or less

## Top Business Sectors by Employment

- Public Administration
- Professional, Scientific & Tech Services
- Health Care & Social Assistance
- Finance & Insurance
- Information
- Education Services
- Legal Services
- Central Bank/Credit Intermediation
- Transportation & Warehousing
- Accommodation & Food Services

# DOWNTOWN JACKSONVILLE



**1M+** spectators in attendance annually  
**\$118,000** annual household income of season ticket holder



**75** home games annually  
**5,000** in average game attendance - 360,000 people annually



**36** home games in the 2025-2026 season  
**9,200** in average game attendance, the highest in ECHL (2025)



**35** concerts held in 2025  
**700,000** in annual attendance



**150+** events held annually  
**200K** in in annual attendance



EVENT	# ANNUAL EVENTS
Sports Games	112
Festivals	320
Concerts	759
Expositions	137
Performing Arts	557
Community	949
Conferences	268
<b>TOTAL</b>	<b>3,195</b>



Source: Downtown Investment Authority



**374K AVERAGE WEEKLY VISITS**



## POPULATION

96% residential occupancy rate  
 73.3% of the population has a four year degree or higher  
 41.5% residents between 25-54 years old  
 50%+ increase in residents during the last five years

## OFFICE

3 Fortune 500 headquarters  
 6,744 businesses within 3 miles of Downtown  
 47,000 Downtown daytime employees  
 106,137 daytime employees within 3 miles of Downtown  
 65.3% of employees have a household income of \$80,000+

## EDUCATION

3 major college campuses downtown  
 1 law school  
 \$300M UF Tech & Innovation Campus with classes starting in 2025

## MEDICAL

5 major hospital campuses less than three miles from Downtown

## GROWTH

2 new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of Downtown office space  
 #10 Most Moved to City (CityPODS, May 2025)  
 #4 Best Large City to Start a Business in 2028 (Wallethub, 2025)



## CONTACT US

### MATTHEW CLARK

Senior Vice President  
+1 904 861 1139  
matthew.clark@colliers.com

### SAM MIDDLEKAUFF

Senior Associate  
+1 904 861 1139  
sam.middlekauff@colliers.com

### OLIVIA STEINEMANN

Senior Associate  
+1 904 861 1139  
olivia.steinemann@colliers.com



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