



**DENNIS  
+ IVES**



Introducing **Dennis + Ives**, a development by 95 Arch Partners QOZ Fund, LLC. This unique retail, office, and mixed-use collaborative experience is in the newest up-and-coming sub-market of Jacksonville, The Rail Yard District.

By re-creating the entryway to Florida's First Coast, this new mixed-use development will become Jacksonville's new first impression with visibility to approximately **60 million cars** per year on I-95.

Steeped in history but designed for the future, **The Rail Yard District** combines longstanding, strong and growing large businesses with innovative retail and civic-minded companies to create a unique sense of place and excitement to an urban neighborhood.

# HIGHLIGHTS

- Located in the Rail Yard District adjacent to Downtown, Brooklyn, and Riverside.
- Over 60 million vehicles drive past this site on Interstate 95 each year.
- Offering flexible design and build-to-suit opportunities.
- First mover incentives for initial tenants.
- Guests can enjoy the experience of on-site Pickleball + Petanque courts.

**35,860 SF**

BREWHOUSE + TAP ROOM

**28,000 SF**

CREATIVE OFFICE SPACE

**13,800 SF**

OUTDOOR EVENT SPACE

**3,223 SF**

RESTAURANT + PATIO

**2,415 SF**

CAFÉ + PATIO



# DENNIS + IVES CONCEPTUAL SITE PLAN



**+/- 60 MILLION VEHICLES A YEAR  
2018 AADT: 164,000**

# THE BREWERY

- 28,760 SF brewhouse + 7,100 SF taproom
- Ample on-site parking
- Interior capacity for 24-120 BBL tanks
- Conceptual plans include outdoor event space with stage, loading dock, patio seating, on-site kitchen, restrooms and office / storage space.



# FULL SERVICE RESTAURANT

- 1,881 SF freestanding restaurant + 1,342 covered patio.
- 150 seats
- Conceptual plans include sky deck + rooftop dining
- Ample parking on-site



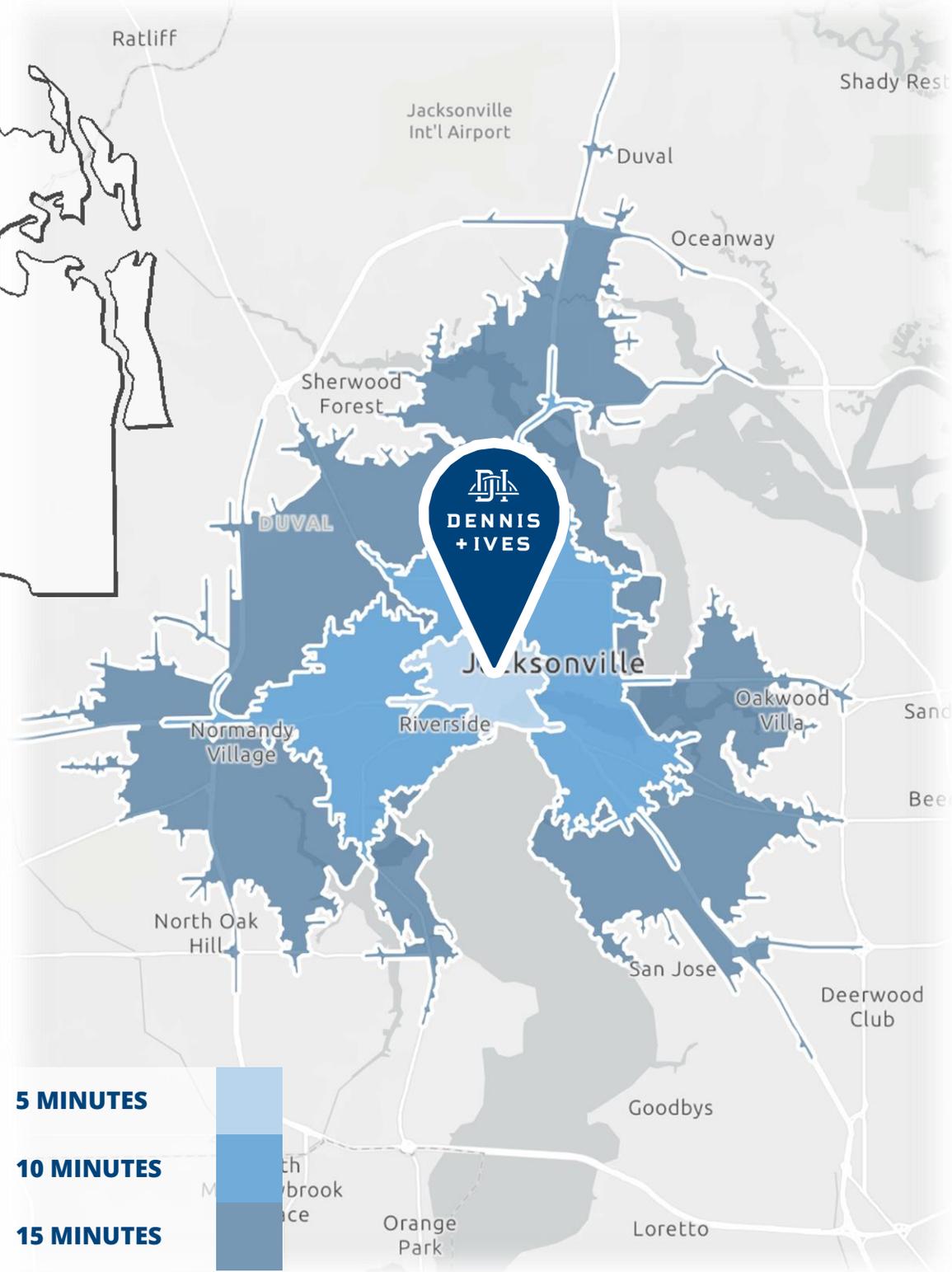


# THE CAFE

- 1,177 SF café + 1,238 SF patio
- 115 seats
- Accessibility to fire pits + pickleball courts
- Conceptual plans include on-site mural, street front seating, and cozy outdoor seating.



# JACKSONVILLE BRAGGING RIGHTS + STATISTICS



**#1** largest city by land mass in the US

(Visit Jacksonville)

**#1** city for talent attraction

(EMSI, 2019)

**#1** big city to live in right now

(Money, 2019)

**#1** best city for job seekers

(Forbes, 2018)

**#2** most up and coming city in America

(TIME, 2017)

**#5** best city for millennials

(SmartAsset, 2018)

**#12** best city to start a business

(Wallethub, 2019)

**#16** fastest growing city in America

(Forbes, 2018)



**RAIL YARD DISTRICT**  
4.5 miles of over 100 unique small businesses with close to \$3 billion dollars in sales.

**DOWNTOWN JACKSONVILLE**  
Over \$1 billion projects under construction + \$3 billion in projects proposed.<sup>23</sup>  
5,220 Residents  
3,199 Multifamily Units  
978 Units under construction  
7,411,000+ Office Space  
55,392 Employees

**BROOKLYN (PART OF DOWNTOWN)**  
With 5,550 employees this area is the hub for many major employers + \$270 million in projects are either underway or are in planning.

**The Brooklyn Riverside  
310 Apartments**

**Vista Brooklyn Apartments  
308 Apartments**

**220 Riverside  
Apartments**



The Florida Times-Union  
jacksonville.com



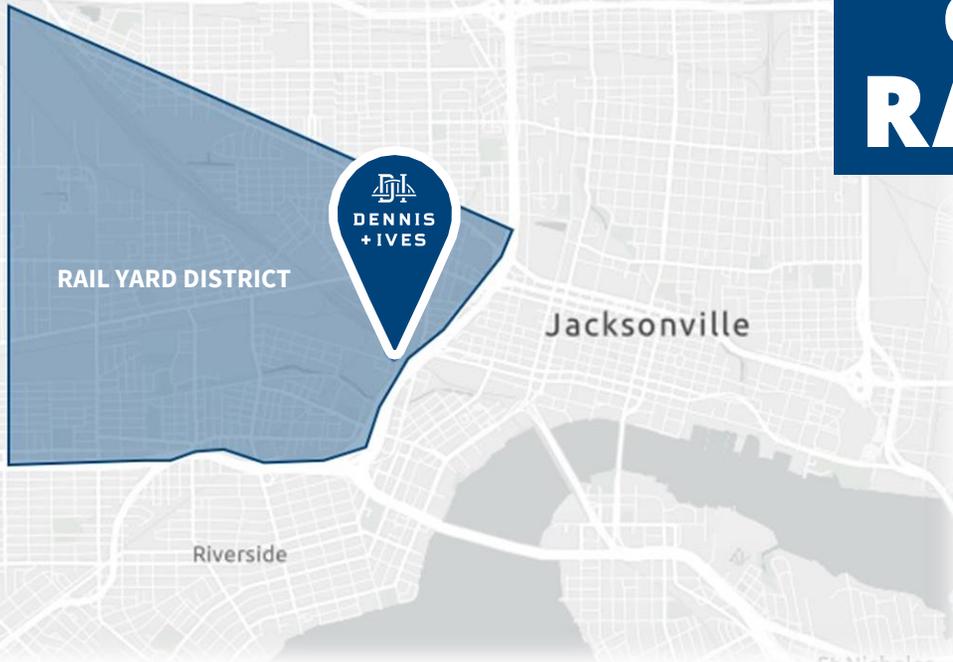
**RIVERSIDE**  
The epicenter of the city's bohemian culture.  
16,503 Residents  
1,161 Businesses  
18,371 Employees

**33,000 AADT**

**164,000 AADT**

**167,000 AADT**

# GET EXCITED FOR THE RAIL YARD DISTRICT



*\* The district gets its name from the rail yards located in the district, which has been in operation since 1858.*



- The revitalization of The Rail Yard District brings **authenticity** and new life to this soon-to-be regional destination by creating a **unique sense of place** and different type of vibe and excitement to urban living.
- Businesses in the area include longstanding and growing large companies, **innovative retail**, and civic-minded businesses.
- Home to the Jacksonville Farmers Market, Florida's largest and oldest public market and Eco-Relics, the largest architectural salvage company within a five-state area.
- The Rail Yard District formed its **business council** in 2017 and now consists of 62 businesses.
- The Business Council's goals for the coming year include advancing advocacy efforts for **infrastructure improvements** to the area and creating a brand for the district.
- Located within an **Opportunity Zone**, one of the most exciting prospects of our commercial real estate generation.
- Local Initiative Support Council (LISC) is working with businesses to better the sub-market through expanding on the area's assets providing **grants for improvement**.
- LISC has also provided a grant to curate new murals and is implementing a tree planting project to **revamp the district**.
- Groundwork and the City are working together to restore **McCoy's Creek** and to create **The Emerald Necklace**, a picturesque recreational destination and a string of trails to connect 14 urban neighborhoods with pedestrian pathways and bike trails.

# THE RAIL YARD DISTRICT A BRIEF HISTORY

## Mid 1800s

The Honeymoon Yard was established as Florida's most important railroad junction and was named for Civil War officer Colonel Hardee's lavish residence in the area, named Honeymoon.

## 1880

Jacksonville annexed Honeymoon along with many other districts including LaVilla, Brooklyn, Riverside, and Springfield, becoming the largest city in the U.S.

## 1893

Henry Flagler formed the Jacksonville Terminal Company in Honeymoon Yard in response to a need for a larger single terminal for the several railroad companies operating in Jacksonville.

## 1944

At its peak, nearly 40,000 trains carried 10 million passengers passing through the Honeymoon Yard.

## 1938

The Jacksonville Farmer's Market opened and still maintains in operation today. The market sees more than 1 million visitors annually.

## 1925

The Railway Express Agency (REA) opened the company's largest yard in the country on Myrtle Avenue. Seen as that time period's UPS, the yard had capacity for 250 cards and shipped anything and everything.

## 1901

The impact of the Great Fire of 1901 made this area an attractive location for sawmills and lumberyards involved in the reconstruction of the city.

## 1974

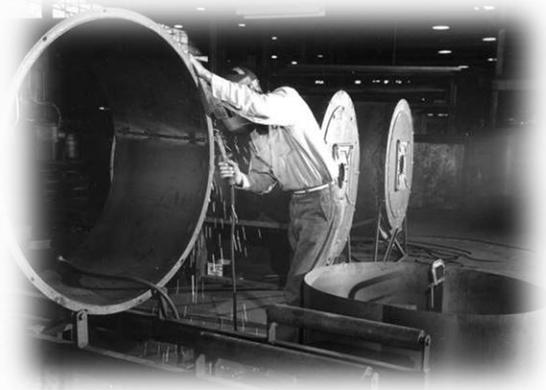
The Railway Express Agency's buildings and tracks were replaced with JTA's bus maintenance operations but many of the original structures still remain.

## 2017

Business owners in the area come together to rebrand their neighborhood as the Rail Yard District.

## TODAY

Continuing to be a major economic engine for Jacksonville, the Rail Yard District has formed its own business council to continue infrastructure improvements and houses over 100 unique small businesses. Given the history of the district and the influx of new businesses, the neighborhood has the potential to become a regional destination.



# THE RAIL YARD RETAILERS



**REthreaded**  
SEWING A NEW STORY

**Rethreaded** is a local upcycle business made by survivors of human trafficking.



**The Glass Factory** is Jacksonville's premiere industrial, historic wedding and event venue.

*The*  
**GLASS**  
FACTORY 1928  
JACKSONVILLE, FL



**Lemonstreet Brewing Co.** is a brewery with a passion for brewing beers with ingredients sourced from the local community.

**Lemonstreet Brewing Co.**



**Tabula Rasa Brewing** is a craft brewery located in Jacksonville, Florida serving handcrafted, satisfying, local beers.

**TABULA RASA**  
BREWING

**15**  
**ENGINE 15**  
Brewing Co. \*



**Engine 15** Brewing Co. is where you will find a friendly atmosphere and can enjoy a dizzying array of beers



**The Jacksonville Farmers Market** was established in 1938. With around 100 fresh produce stalls, the market continues to be open daily.

**JACKSONVILLE FARMERS MARKET**



EST. 2013  
**CITRUS**  
DISTILLERS  
JACKSONVILLE, FLORIDA

Distil your own whiskey, rum, vodka, gin or specialty product with **Citrus Distillers**. Build your own brand of spirits & sell locally.

# ABOUT PRIME REALTY

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Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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