



DENNIS+IVES



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1505 DENNIS STREET | JACKSONVILLE | FLORIDA 32204



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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 recreating 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.



Guests can enjoy the experience of on site Pickleball + Petanque courts.



First mover incentives for initial tenants.

FULL-SERVICE RESTAURANT

EXPERIENTIAL RETAIL

SOCIAL HALL

CAFÉ

CREATIVE OFFICE

35,860 SF
BREWHOUSE + TAP ROOM

28,000 SF
CREATIVE OFFICE SPACE

13,800 SF
OUTDOOR EVENT SPACE

3,223 SF
RESTAURANT + PATIO

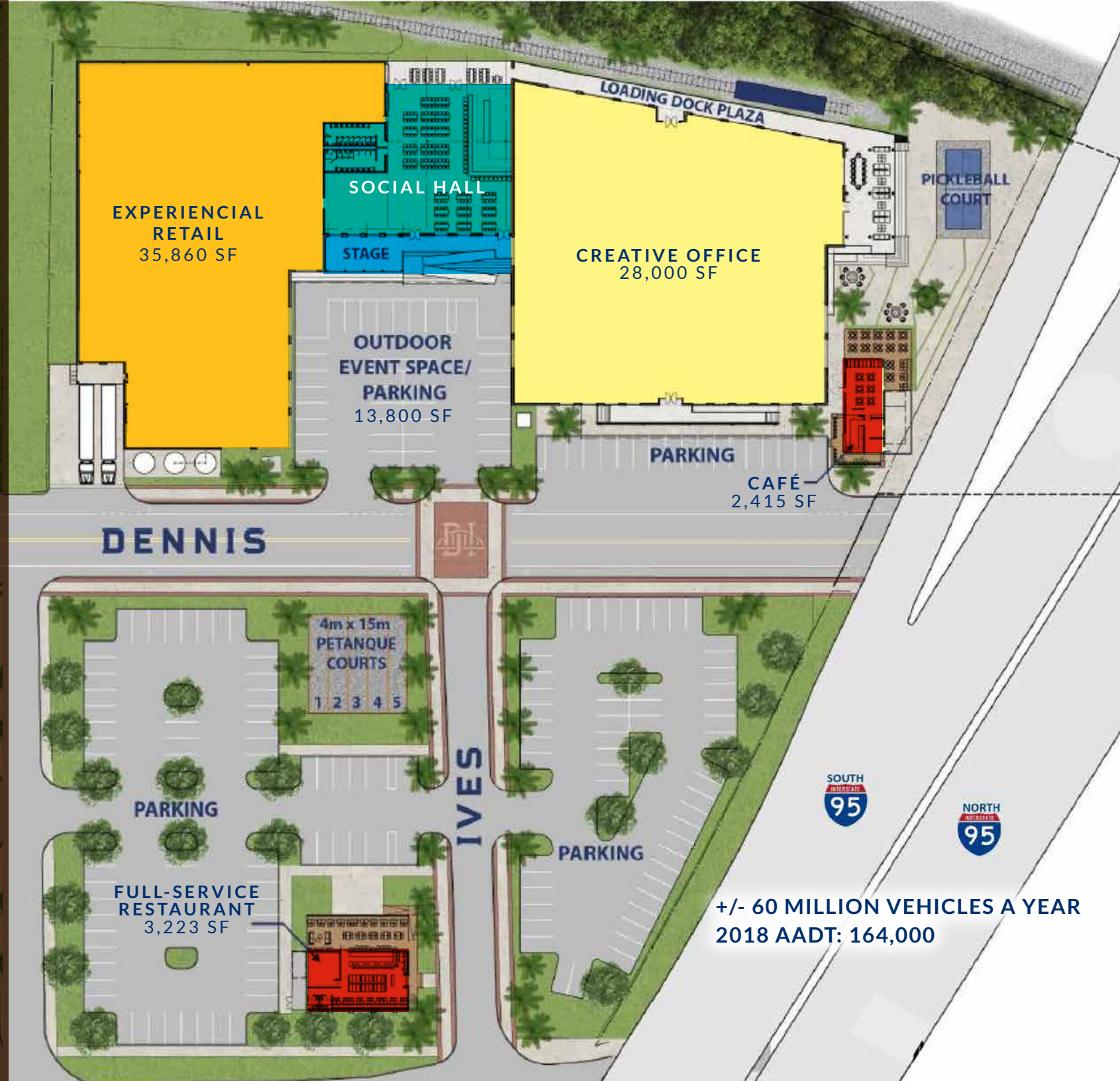
2,415 SF
CAFÉ + PATIO





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CONCEPTUAL SITE PLAN

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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



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THE CAFÉ

1,881 SF 1,177 SF café + 1,238 SF patio

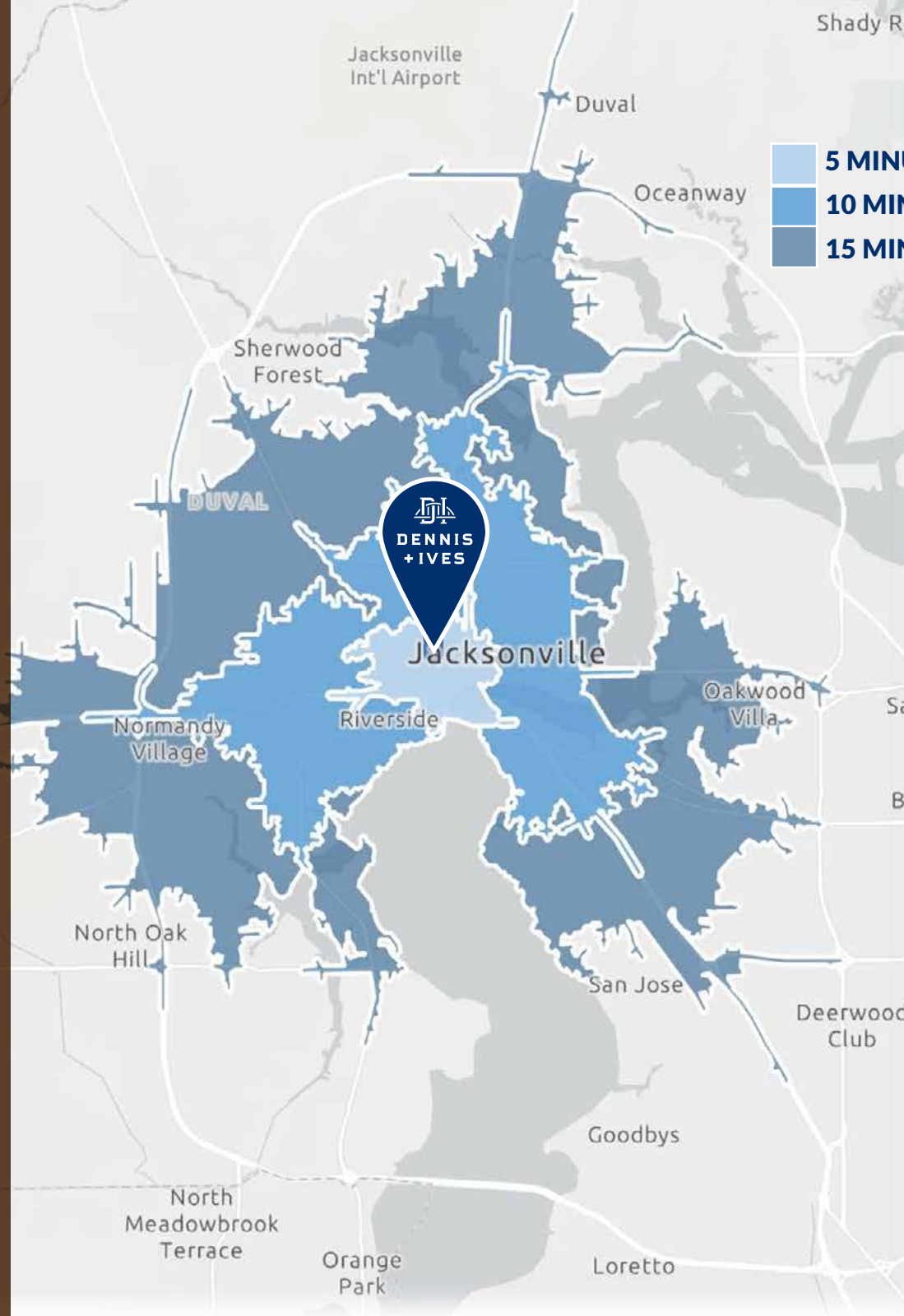
115 seats

Accessibility to **fire pits + pickleball courts**

Conceptual plans include **on-site mural**, street front seating, and **cozy outdoor seating**.



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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)



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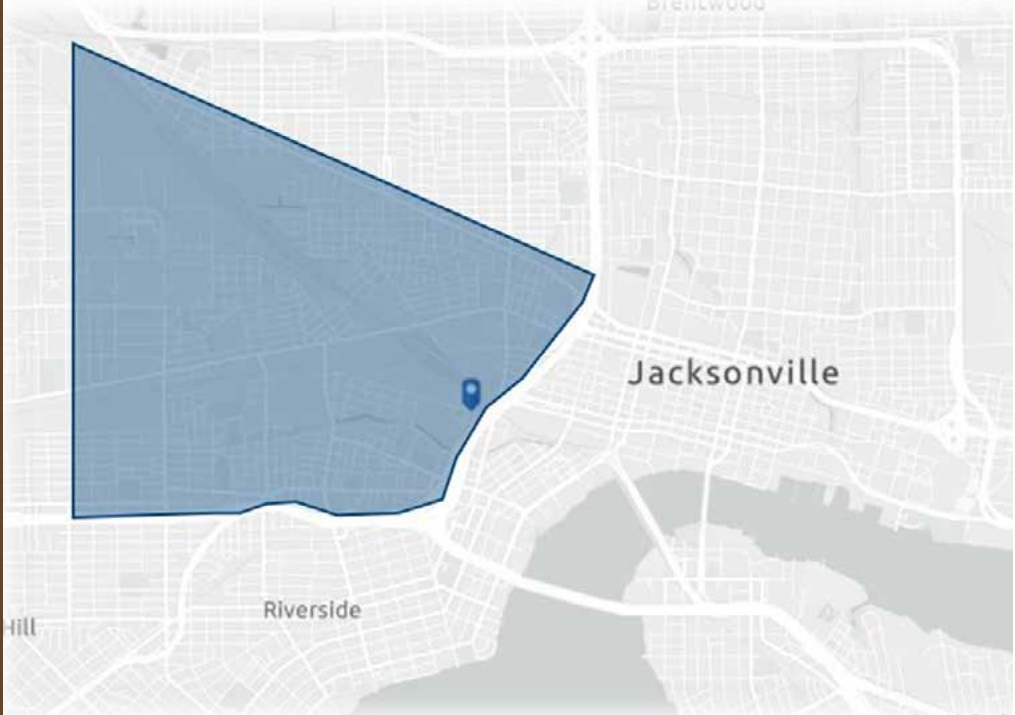
Bank of America



The Florida Times-Union
jacksonville.com



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



GET EXCITED FOR THE RAIL YARD DISTRICT

- 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.

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.

1901

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.

1925

1938

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

1938

1944

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

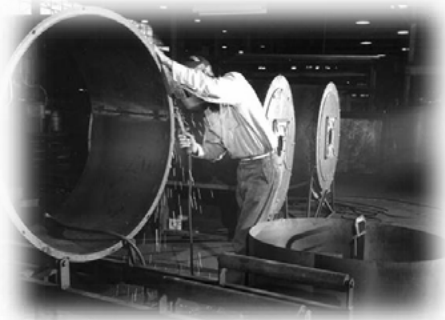
1944

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**.



Citrus Distillers

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



Tabula Rasa Brewing

is a craft brewery located in Jacksonville, Florida serving handcrafted, satisfying, local beers.



The Jacksonville Farmers Market

was established in 1938. With around 100 fresh produce stalls, the market continues to be open daily.



Engine 15 Brewing Co.

is where you will find a friendly atmosphere and can enjoy a dizzying array of beers.

RETAILERS
RAIL YARD



Lemonstreet Brewing Co.

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



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.



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CONTACT **US**



MATTHEW CLARK

Senior Director

Direct +1 904 861 1139

Matthew.Clark@colliers.com



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