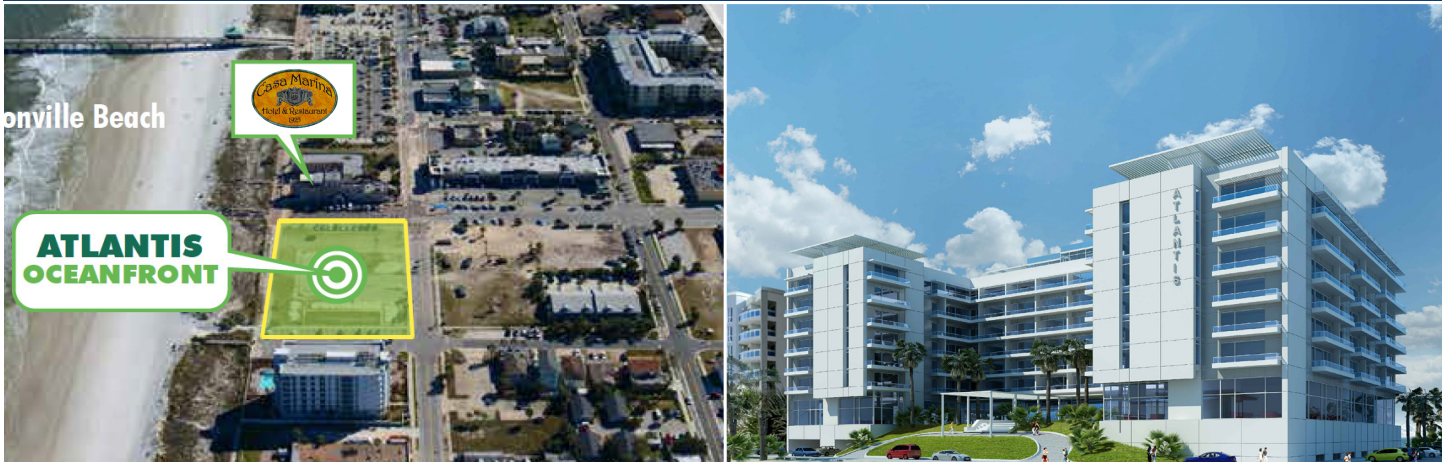




Exclusive Oceanfront Boutique Hotel Development Opportunity



7th Avenue North, Jacksonville Beach, FL

This is the only available oceanfront site in Northeast Florida with a permanently vested height entitlement above 3 stories. This unique luxury boutique hotel development opportunity offers a centrally located mixed use venue featuring space for:

- A Boutique Destination Hotel of up to 150 suites
- Fine Dining
- Streetside and Lobby Retail
- Luxury Condominiums

This exclusive property encompasses 1.32 acres - an entire city block directly on the Atlantic Ocean in Jacksonville Beach, FL! The proposed hotel property is positioned within a 9 story distinctive tower in a vibrant location surrounded by a waterfront entertainment, shopping, dining and nightlife district. A scarcity of comparable hotel properties within this market creates enormous upside potential for updated design and magnetic marketplace differentiation.

This is a one-of-a-kind opportunity to develop and position an oceanfront destination hotel in N.E. Florida. We seek a visionary investment or hotel development group to invest alongside an experienced luxury condominium development group on this property.

ATLANTIS MIXED USE PROPOSED DEVELOPMENT

PROPERTY LOCATION:

This mixed use hotel development opportunity is positioned to become a prestigious Northeast Florida destination and residential address. The development concept features boutique hotel space of up to 150 oceanside suites. This opportunity incorporates upscale restaurant and retail space to serve hotel guests, luxury condominium residents and visitors and residents from the surrounding upper income communities in the heart of a vibrant oceanfront neighborhood.

TAKE ADVANTAGE OF ATTRACTIVE TOURISM GROWTH:

"Tourism bureaus in Duval, St. Johns and Nassau counties report that visitation figures in the first six months of this year have broken all previous records."

- *Smith Travel Research*

"In Duval County, the city's tourism bureau, Visit Jacksonville said they are nearly giddy about recent numbers."

"We have indeed been enjoying a record-setting 2015 for tourism, growing at a faster rate than even the state of Florida."

- *Gil Langley, president and CEO of the Amelia Island Convention and Visitors Bureau*

"The hotel occupancy rate for the first half of this year through June was up to 71.1 percent in St. Johns County, a 5.7 percent increase from a year ago."

"In terms of dollars and cents, the first six months through June of 2015 saw the average daily rate of hotel rooms increase 5.7 percent from a year ago."

"This year's estimates for Jacksonville in the first six months show a hotel occupancy rate of 70.9 percent. That's up a full percentage point from a year ago for the same time period."

- *Richard Goldman, president and CEO of the St. Augustine, Ponte Vedra & The Beaches Visitors & Convention Bureau*

"We are excited to see the continuous growth in visitation. This means more people are choosing Jacksonville as their destination for leisure and business trips and that our message is being heard."

- *Patricia Jimenez, Visit Jacksonville*

"The First Coast can now boast its more than \$65 billion economy is now the 49th largest in the country. That's more than 5 percent increase over 2013."

- *www.bizjournals.com*

[**Click here to request Comprehensive Offering Memorandum and Pro-Forma**](#)