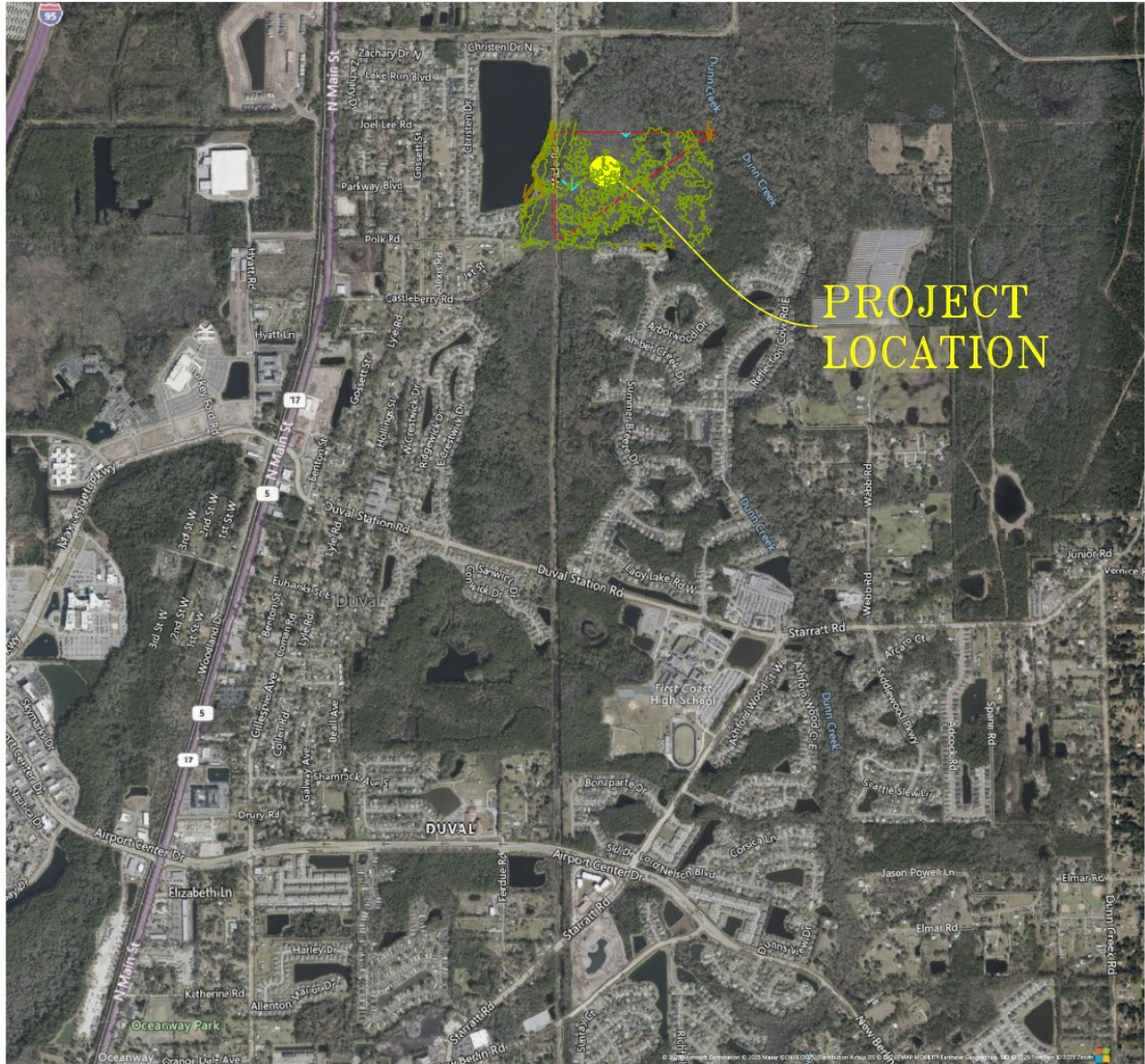


PROPERTY OFFERING MEMORANDUM

35.489 Acres | Jacksonville, Florida

Bernard Road | Duval County Parcel 106221-0000



Urban conservation property with completed environmental due diligence

ASKING PRICE

\$425,513

PRICE PER ACRE

\$11,990

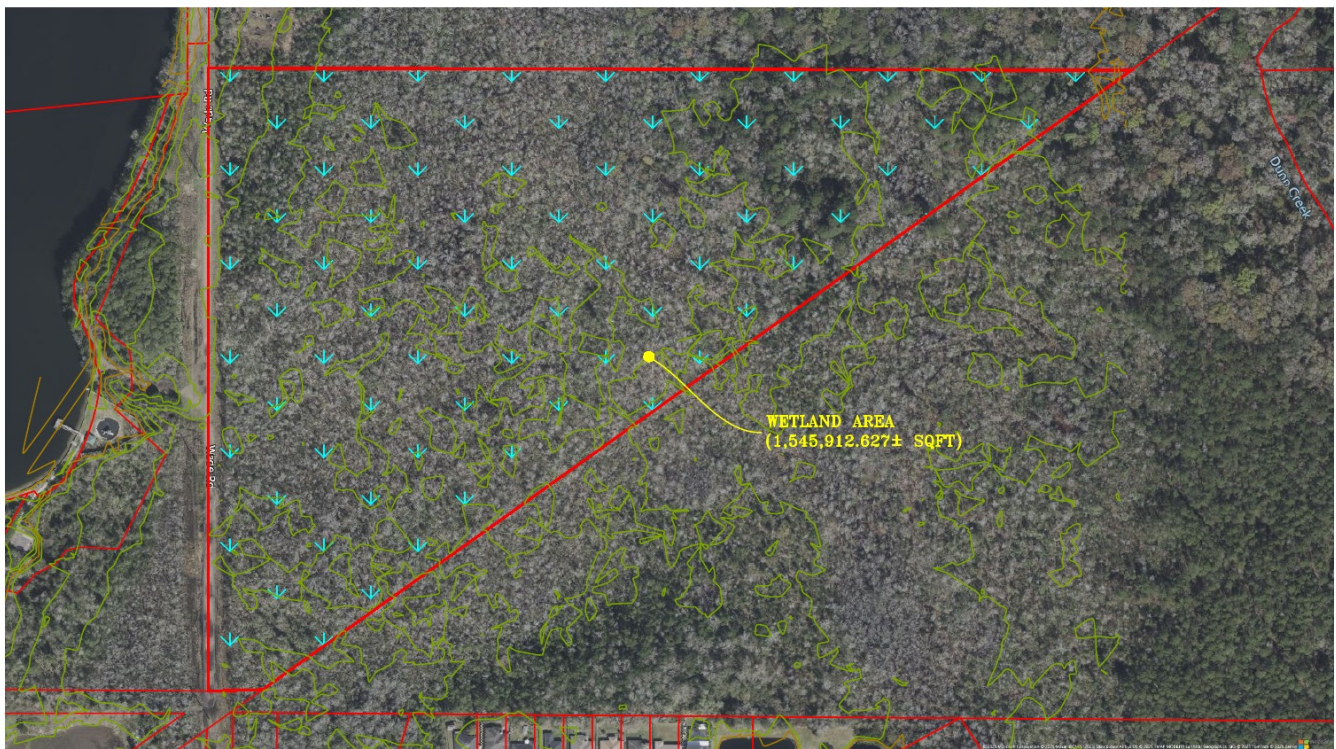
Offered AS IS, subject to the recorded Conservation Easement, wetlands restrictions, title matters and all governmental approvals.

Investment Overview

A fully disclosed conservation-land offering in an urban Jacksonville setting

The Opportunity. Approximately 35.489 acres of wooded conservation land in Jacksonville, Florida. The property is located in an established urban area and is offered with extensive environmental documentation already completed by the owner.

- Approx. 35.489 acres / 1,545,913 sq. ft.
- Professional environmental assessment and wetland delineation completed by Mastodon Environmental on September 5, 2025.
- Freshwater forested wetland communities with mature cypress, tupelo, pine, oak, red maple, sweetbay magnolia and other hardwoods.
- Recorded Conservation Easement in favor of the St. Johns River Water Management District (SJRWMD).
- Written preliminary SJRWMD guidance clarifying potential amendment, partial/full release, UMAM and mitigation pathways.
- Property is sold AS IS; no development, harvesting, release, amendment or mitigation approval is represented or guaranteed.



Mastodon Environmental wetland delineation - field date September 5, 2025.

Property & Environmental Profile

Property Item	Details
Parcel ID	106221-0000
Location	Bernard Road, Jacksonville, Florida 32218
County	Duval County
Approx. acreage	35.489 acres
Approx. wetland area	1,545,912.627 sq. ft. / 35.489 acres
Conservation status	Recorded Conservation Easement
Mitigation basin	Basin 4 - Northern St. Johns River Basin
Sale condition	AS IS; buyer to conduct independent due diligence

Environmental setting

Mastodon Environmental describes the site as a mosaic of hardwood wetlands, tupelo, pond pine, freshwater forested wetlands, floodplain swamp, mixed hardwood-coniferous swamp and wet flatwoods. Hydric-soil and hydrological indicators were observed throughout the site.

The property lies in a developed Jacksonville setting with transportation infrastructure and residential development nearby. Water-management features connect toward Dunn Creek, a tributary of the St. Johns River.

Documented vegetation

- Bald cypress, tupelo, pond pine and slash pine
- Laurel oak, water oak, red maple and sweetgum
- Sweetbay magnolia, swamp bay, American elm and loblolly bay
- Cabbage palm, hornbeam/ironwood and diverse wetland understory

Listed species note. No listed species were observed inhabiting the site during the 2025 field visit; the consultant notes that seasonal or transient species may occur.

SJRWMD Regulatory Status & Future Pathways

Written preliminary guidance received by the owner

Forest management amendment. Commercial/selective timber harvesting is not currently permitted. A professionally prepared ecological forest-management plan may be proposed as an amendment if it improves ecological functions; an amendment would most likely be required.

Partial or full release. SJRWMD confirmed that a partial or full release may be proposed for consideration. There is no fixed maximum acreage or percentage, but the request must be supported by a defined project and justification.

Development concept. A proposed development plan is necessary to support a release request, together with alternatives analysis, detailed justification, access and environmental compensation.

UMAM mitigation. Ecological equivalency is evaluated under Chapter 62-345, F.A.C. The higher of historical or current functional value is used when evaluating the release area.

Replacement land. A suitable native upland and/or wetland community may be proposed for preservation, subject to ecological evaluation.

Mitigation-bank credits. Appropriate in-basin mitigation-bank credits may be proposed as an alternative to providing a replacement parcel.

Important caution. SJRWMD advised that a release for future development may be difficult to justify due to adjacent conservation easements and stated that such a request is generally not one it routinely moves forward with a recommendation of approval.

Preliminary materials requested by SJRWMD

- Graphic showing the proposed release area.
- Graphic showing proposed access considering adjacent conservation easements.
- Detailed explanation of the necessity for the release.
- Description of the ecological compensation proposed in exchange.

Potential Buyer Strategies

Optimistic but fully disclosed pathways a future owner may evaluate

1. Hold as urban conservation land

Retain a substantial wooded property inside the Jacksonville metropolitan area for long-term land ownership, conservation or portfolio diversification.

2. Ecological forest-management amendment

Engage a qualified consultant to design a restoration/management plan intended to improve ecological function and seek an amendment. Any timber revenue would be incidental and subject to approval.

3. Targeted partial release

Evaluate a defined project that minimizes the release footprint and addresses access, UMAM mitigation and Environmental Resource Permit requirements.

4. Full-release proposal

Investigate a full release with detailed justification and appropriate environmental compensation. This route is possible to propose but should be considered speculative and challenging.

5. Mitigation-bank-credit solution

Evaluate Basin 4 mitigation-bank credits instead of purchasing replacement land, subject to availability and agency acceptance.

6. Replacement conservation parcel

Evaluate suitable in-basin native upland/wetland property for conservation as part of an exchange proposal.

Why this offering may appeal to a specialized buyer

- Meaningful acreage in an urban Jacksonville location.
- Substantial environmental due diligence already completed.
- Direct regulatory dialogue already initiated with SJRWMD.
- Clear identification of Basin 4 for future mitigation analysis.
- Multiple potential pathways documented, with full buyer responsibility for approvals.
- Transparent sale structure with known restrictions disclosed upfront.

Due Diligence Package & Important Disclosures

Available to qualified prospective purchasers

- Mastodon Environmental Property Report - September 5, 2025.
- Mastodon Environmental Wetland Delineation maps.
- Recorded Conservation Easement documentation.
- Written SJRWMD correspondence regarding amendment, release and mitigation concepts.
- Parcel/title materials available from public records or closing/title professionals.

Seller disclosure

IMPORTANT: The property is offered AS IS and is subject to an existing recorded Conservation Easement and environmental/wetland restrictions. Seller makes no representation or warranty that the property is currently buildable, subdividable, suitable for timber harvesting, or eligible for amendment or release of the Conservation Easement. Any future amendment, partial release, full release, access construction, forest management, mitigation strategy or development proposal is subject to independent due diligence and review/approval by applicable governmental authorities.

Buyer responsibility. Buyer should independently verify title, survey, acreage, legal access, zoning, wetlands, flood conditions, easements, taxes, environmental matters, utility availability, permitting, mitigation requirements and intended use before closing.

Pricing

\$11,990 per acre

Approximate total asking price: \$425,513

Prepared for marketing purposes from seller-provided documents. This memorandum is not a survey, appraisal, environmental permit, legal opinion or representation of governmental approval.