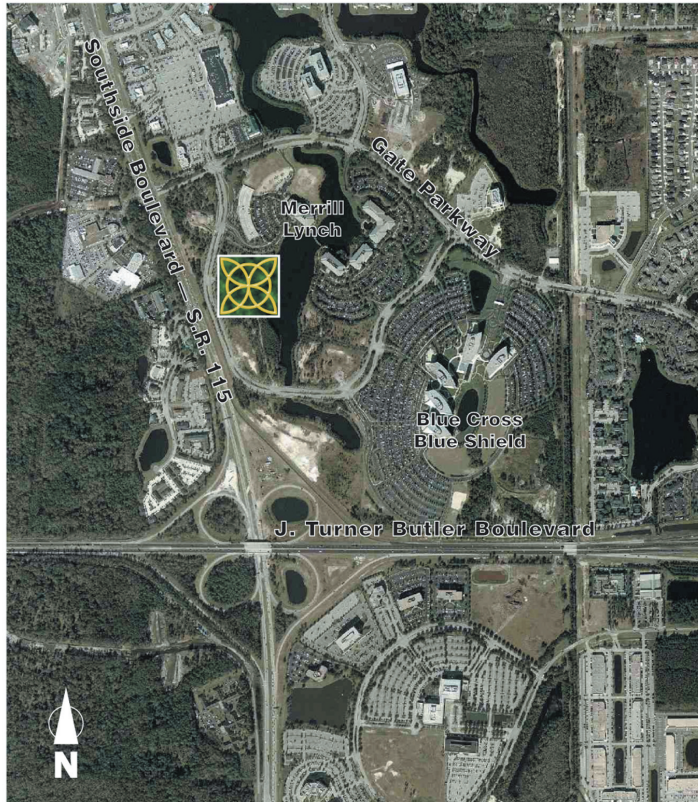




Tapestry Park

Jacksonville, Florida – Duval County



LOCATION

Southeast Quadrant of Southside
Boulevard and Gate Parkway
Jacksonville, Florida



Joyce Development Group

12443 San Jose Blvd., Suite 1002
Jacksonville, FL 32223
Tel: (904) 886-0602 • Fax: (904) 886-0604
www.joycedevelopmentgroup.com



Tapestry Park

Jacksonville, Florida – Duval County



THE PROJECT

- A** Joyce Development Group 6 acre tract
 - Lakeside Restaurant — 8,000 sq.ft.
 - Deer Lake Drive Out Parcel — 4,000 sq.ft.
 - Retail North — 1st Floor 24,000 sq.ft.
 - Office — 2nd floor - (above Retail North) - 16,000 sq.ft.
 - Hotel Indigo — 100 rooms
- B** Arlington Properties 12 acre tract
 - Total Retail South — 17,000 sq.ft.
 - Total Residential Units — 271 Condominiums
 - 79 Townhomes

THE MARKET

	Population	Median Household Income	Daytime Employees
1-mile	3,186	\$53,918	3,926
3-mile	50,737	\$51,897	47,741
5-mile	160,709	\$47,258	119,726