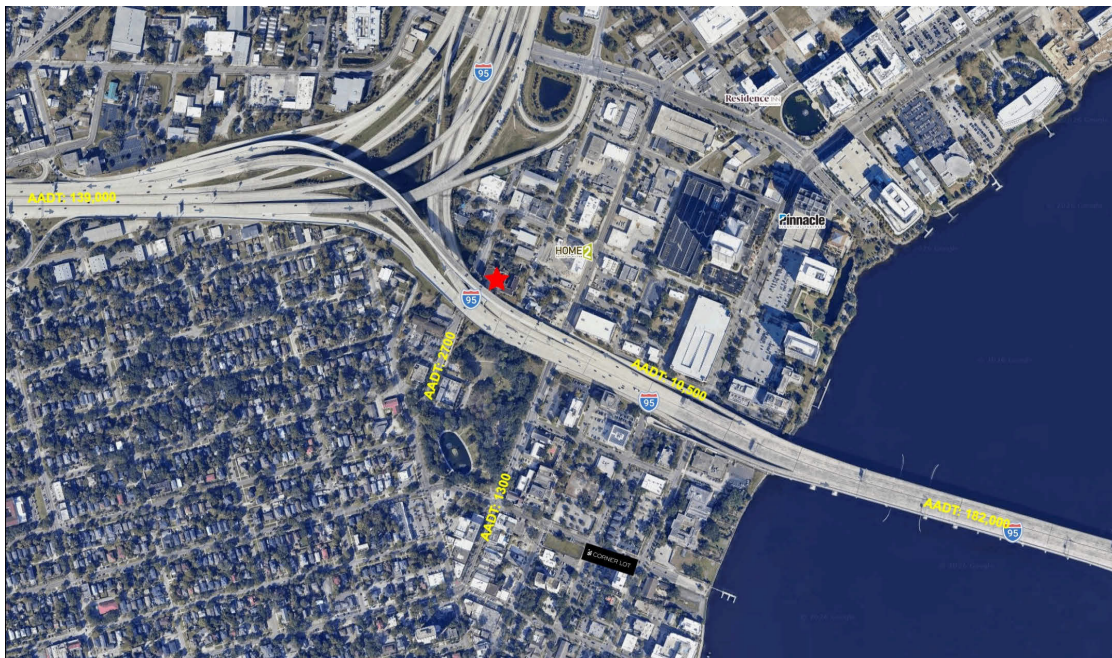


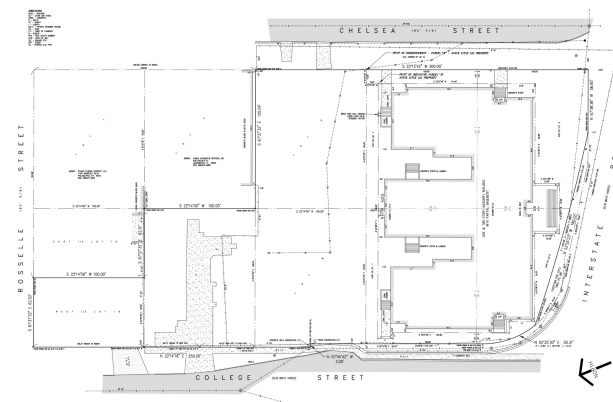


Historic Adaptive Reuse | Joint Venture Opportunity

650 Chelsea St



- Historic former public school (Annie Lytle / Public School No. 4)
- ±36,800 SF structure with adaptive reuse potential
- Located at 650 Chelsea St, Jacksonville, FL
- Eligible for historic preservation incentives (HTC potential)
- Ideal for hospitality, mixed-use, event space, or creative office
- Significant upside through repositioning and tax-advantaged structure
- Opportunity to partner with experienced local developer
- Total potential city participation: up to 50% of total development cost, provided developer equity exceeds 15% of total development cost



AVAILABLE

650 Chelsea St



Demographics	1-Mile	3-Miles	5-Miles
Population	9,285	92,585	197,650
Number of HH	5,175	40,352	83,491
Median HH Income	\$65,398	\$61,969	\$59,216
Daytime Employees	17,986	92,542	155,242

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Pine Street / RPS