CUSHMAN & WAKEFIELD | DIA JAX DOWNTOWN INVESTMENT AUTHORITY

226 N Laura Street, Jacksonville, FL



Redevelopment | Adaptive Reuse Opportunity

FOR SALE OR LEASE

SNYDER MEMORIAL METHODIST CHURCH

Suitable for Creative Uses
Brewery | Co Working
Event Venue | Restaurant
Financial Incentives Available

Building Description

Snyder Memorial Methodist Church (the "Church") is located at 226 N. Laura Street, occupying the southwest corner of North Laura and West Monroe Streets in Downtown Jacksonville, Florida. The Church has stood on this site for more than 130 years and is listed on the National Register of Historic Places, and has been designated a local historic landmark by the City.

This iconic property is +/-12,337 SF and a stone structure offering timeless gothic architectural elements including arched entryways, a prominent bell tower, and stunning stained-glass windows. Truly irreplaceable, nothing comparable exists in today's market and the cost to recreate would be extraordinary making this a rare opportunity to acquire a one-of-a kind landmark property.

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CUSHMAN & WAKEFIELD

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PROJECT OVERVIEW

The DIA seeks a qualified, experienced partner to re-develop/activate the Site, and seeks a development team that aligns with the DIA's development vision that is consistent with the CRA Plan; enhances the adjacent City assets (e.g. library, James Weldon Johnson Park); respects the historical integrity of the Church; and provides for street-level activation (e.g. retail, restaurant, art gallery, music hall).

Proposals will include discussion or demonstration of the below factors and the Proposals will be evaluated & ranked based upon respondent's answers to:

- The plan to respect and honor the historical significance of the Church
- Their business plan or pro forma, including an estimated construction schedule
- Their financial capacity, including but not necessarily limited to, equity investment, working capital, financing, etc.
- Consistency with the CRA Plan
- How the proposal will enhance the adjacent City assets (e.g. library, James Weldon Johnson Park), businesses, residents, and provide for street-level activation
- The financial terms proposed that may include the lease rates, purchase terms, value of the improvements, return on investment for requested DIA contributions, etc.

PROJECT OVERVIEW

The Church is located at 226 N. Laura Street, on the southeast corner of North Laura and West Monroe Streets, south of James Weldon Johnson Park in Downtown Jacksonville, Florida. As its 130-year history on this site will attest, the former Church truly has been a shining light in Downtown and Jacksonville as a whole. The Church is adjacent to James Weldon Johnson Park, the Museum of Modern Art, City Hall, and the Main Branch Library. Situated in a 1920s commercial district, the Church faces east-southeast. The Church is located in Downtown's Central Civic Core, and is conveniently located within a short walk of residential, office, City Hall, and restaurants, as well as being adjacent to James Weldon Johnson Park, the Downtown Main Branch Library, and the Museum of Contemporary Art.



The Church is on the National Register of Historic Buildings and has been designated as a local historic landmark by the City. These designations provide access to, subject to funding approval, of Historic Preservation Tax Credits, the Downtown Historic Preservation and Revitalization Trust Fund, and local ad valorem tax advantages.

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PROJECT OVERVIEW

Continued

The Church building has changed little over the last 97 years and retains most of original character. The City recently completed a $427,000 stabilization and repair effort on the Church, the scope of which included:

- Roof & ceiling structure
- Sprinkler improvements
- SE corner of roof parapet repair
- South wall underpinning piles
- Tower access improvements (ex. hatches & ladders)
- Review of exterior surface drainage features at the south & west sides of the existing building to identify storm drainage improvement options



The Church is located within North Bank Downtown Community Redevelopment Area ("Northbank CRA") The CRA Plan provides policy, development/redevelopment and fiscal direction for DIA efforts to create a world-class Downtown. The CRA Plan contains eight (8) Redevelopment Goals that guide policy, development/redevelopment and fiscal decisions of the DIA. These Redevelopment Goals and their underlying Strategic Objectives will be used, in part, to determine consistency with the CRA Plan. These eight (8) Redevelopment Goals are:

1. Increase commercial office utilization, occupancy, and job growth to reinforce Downtown Jacksonville as the region's epicenter for business.

2. Increase rental and owner-occupied housing Downtown targeting diverse populations identified as seeking a more urban lifestyle.

3. Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.

4. Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions.

5. Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.

6. Improve the walkability/bike-ability of Downtown and pedestrian and bicycle connectivity between Downtown and adjacent neighborhoods and the St. Johns River.

7. Capitalize on the aesthetic beauty of the St. John's River, value its health and respect its natural force, and maximize interactive and recreational opportunities for residents and visitors to create waterfront experiences unique to Downtown Jacksonville.

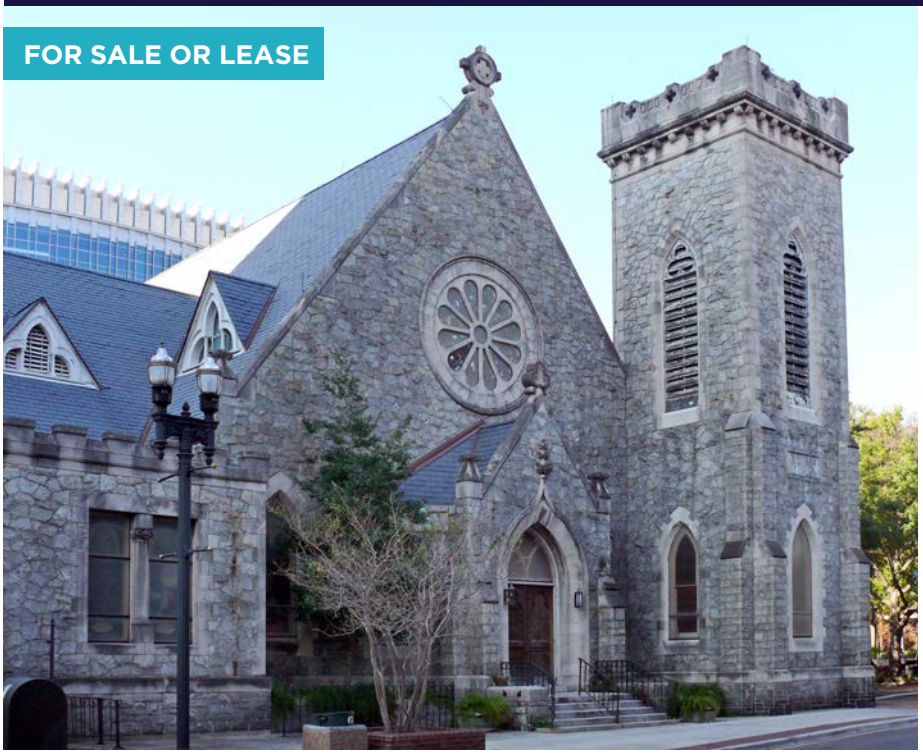
8. Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.

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Total GLA
12,337 SF

Land
0.26 AC

Zoning
CCBD

Asking Price
Negotiable

Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	11,512	83,045	209,115
Daytime Population	65,046	168,997	309,513
Median Age	41.1	38.7	38.7
Male Population	6,974	41,715	102,504
Female Population	3,564	37,434	98,662

Household Income	1 Mile	3 Miles	5 Miles
Total Households	4,923	36,758	88,662
# Persons per HH	2.3	2.3	2.4
Average HH Income	$76,596	$73,393	$77,835
Average HH Value	$498,406	$363,983	$366,177

*Source: Esri 2025



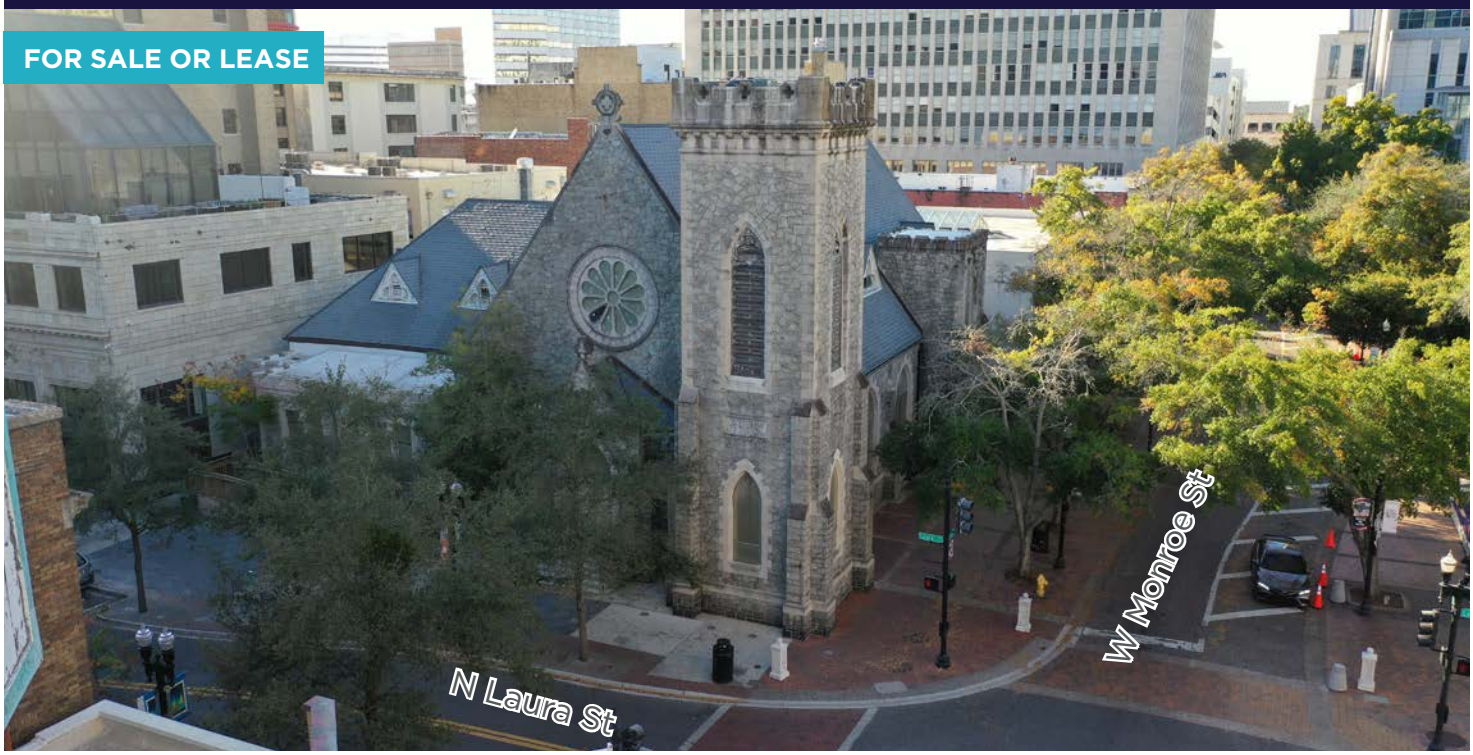
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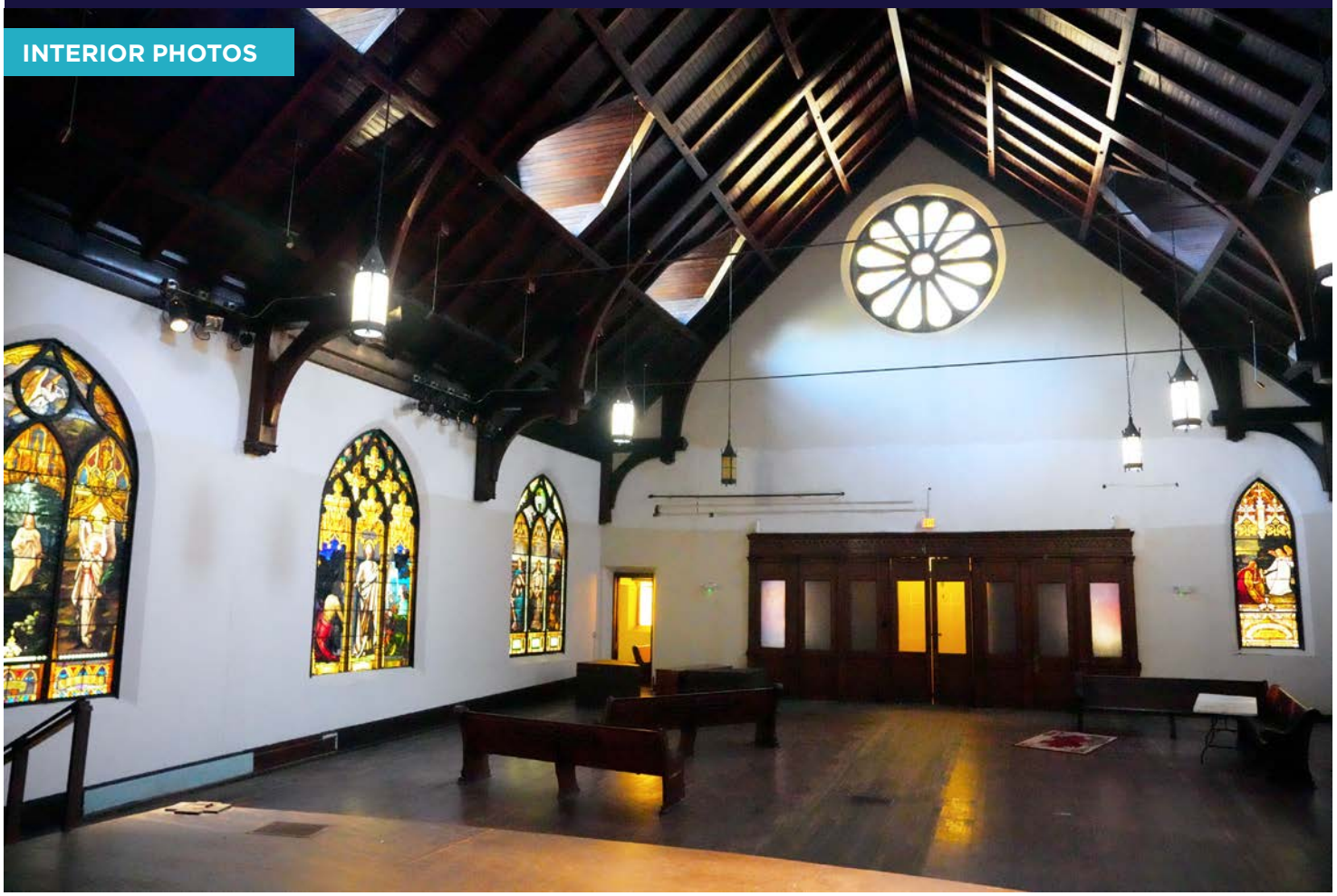


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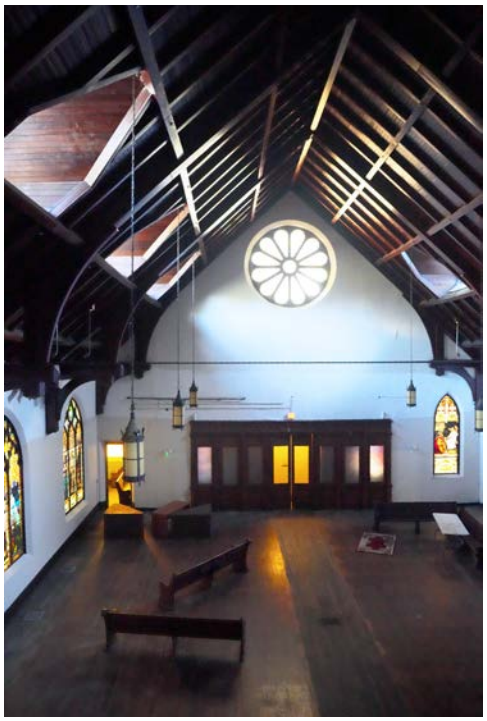
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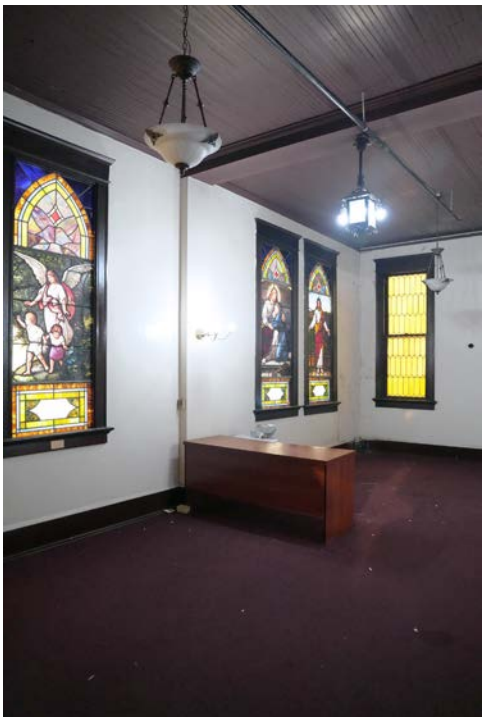
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INTERIOR PHOTOS









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AREA SNAPSHOT



Key Employers | Downtown & Metro Jax

DUVAL COUNTY PUBLIC SCHOOLS · Baptist Health · UFHealth · MAYO CLINIC · CSX · Fanatics · acosta · HASKELL

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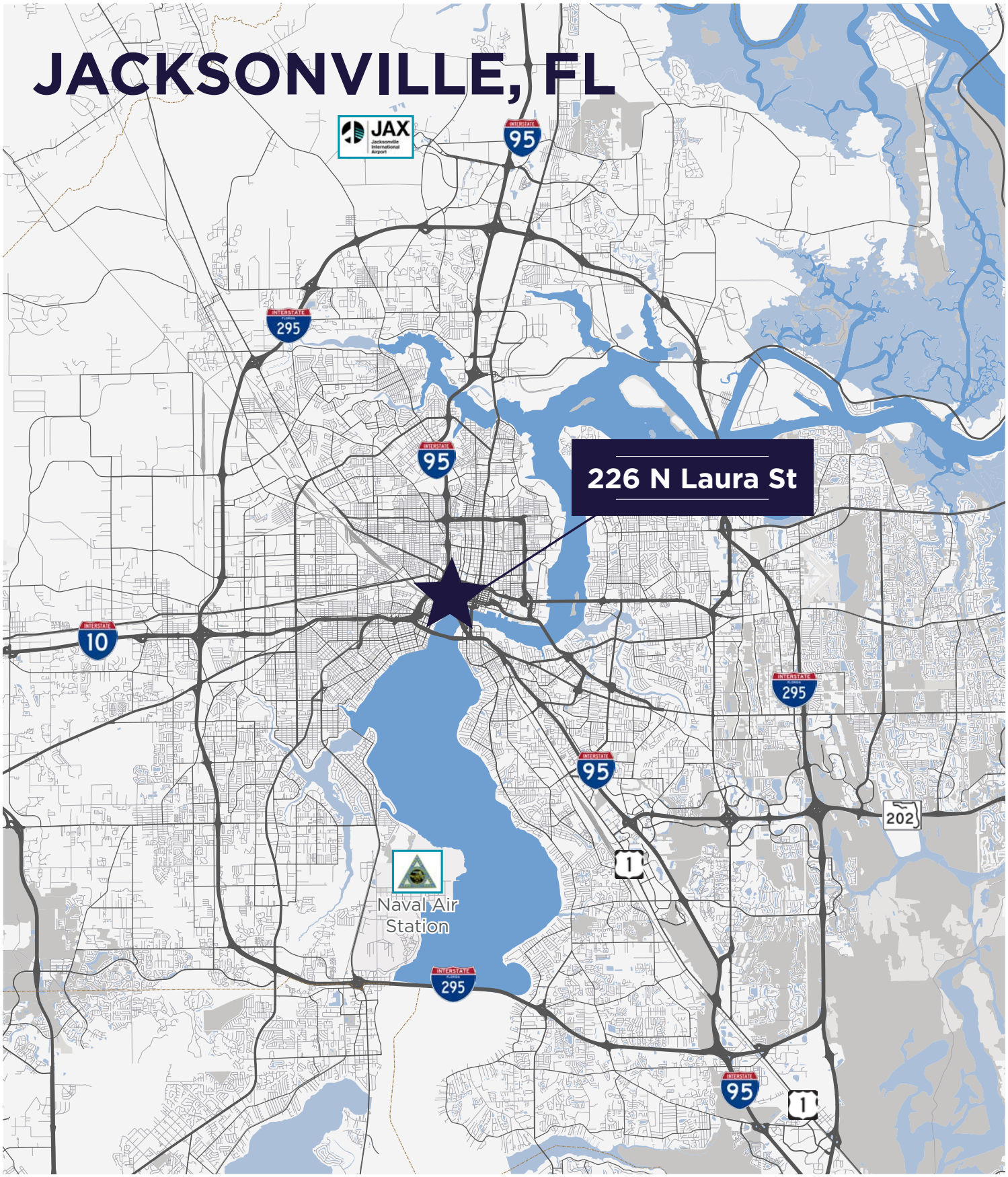
DOWNTOWN JACKSONVILLE DEVELOPMENTS



City of Jacksonville

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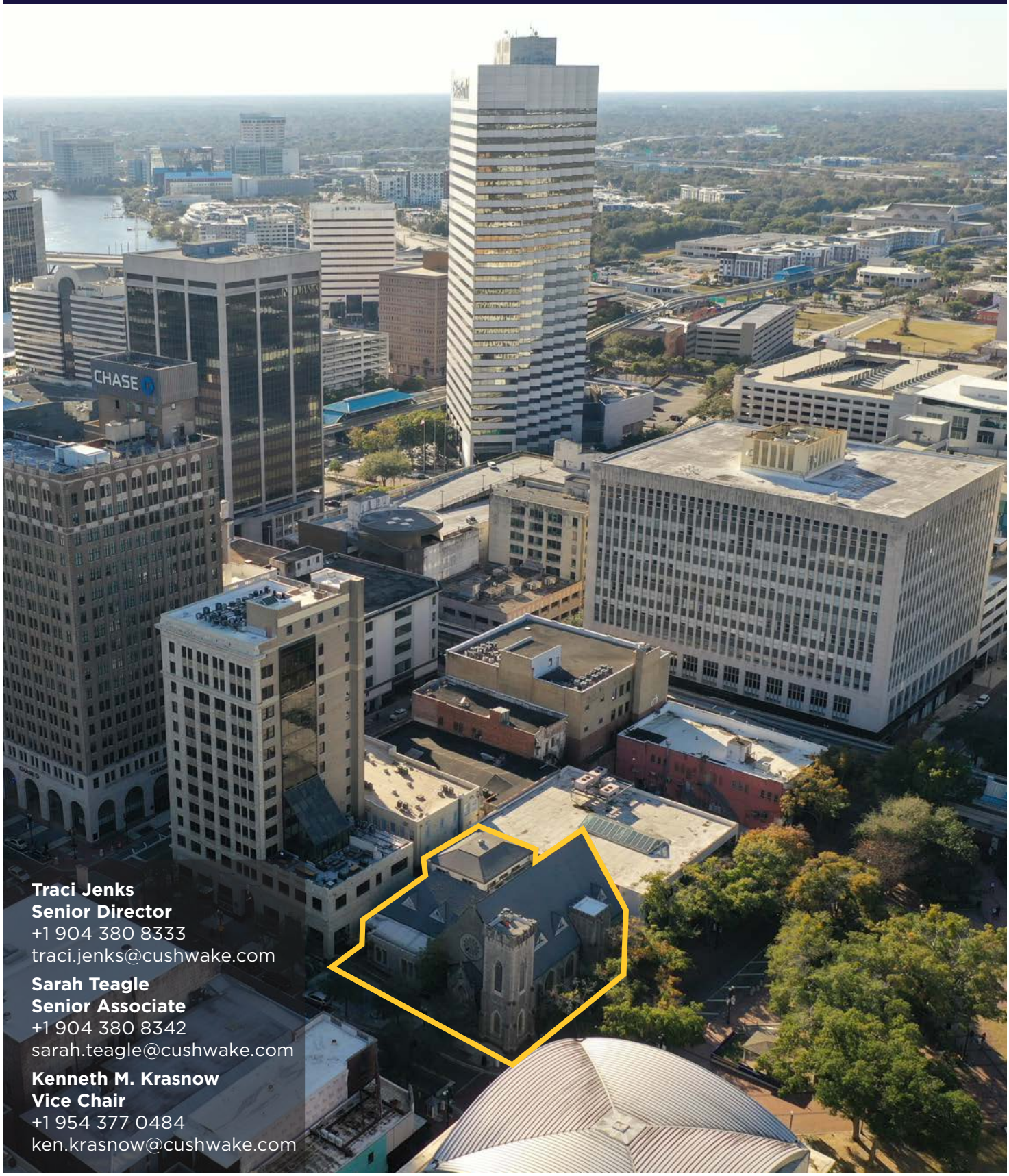
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