

SR-200/A1A DEVELOPMENT LOT - FOR SALE



Highlights:

- ½-mile West of I-95 interchange (Exit 373)
- 362' of frontage on south side of SR200/A1A
- Turn lanes on both ends of parcel
- 2025 FDOT count: 25,000 AADT
- Timber to Tides Design Overlay (T-4.5 Urban Corridor)
- Water & Sewer available

Summary:

In demand commercial development site or owner/user opportunity now available. This SR-200/A1A property offers close proximity to I-95 and Yulee, with convenient access, and centrally located in between the new master planned communities of Wildlight and Tributary. This is a great opportunity for a developer or business owner looking to establish a new site on the main corridor in Nassau County.

Offering Summary:

Asking Price:	\$850,000
Lot Size:	1.64 AC
Zoning:	PUD
Taxes:	\$1,567.95/yr

[Link: Town of Wildlight](#)

[Link: Tributary Living](#)

KYLE@VANCAMPCOMMERCIAL.COM

SR-200/A1A

Proposed Site Plan & Aerial

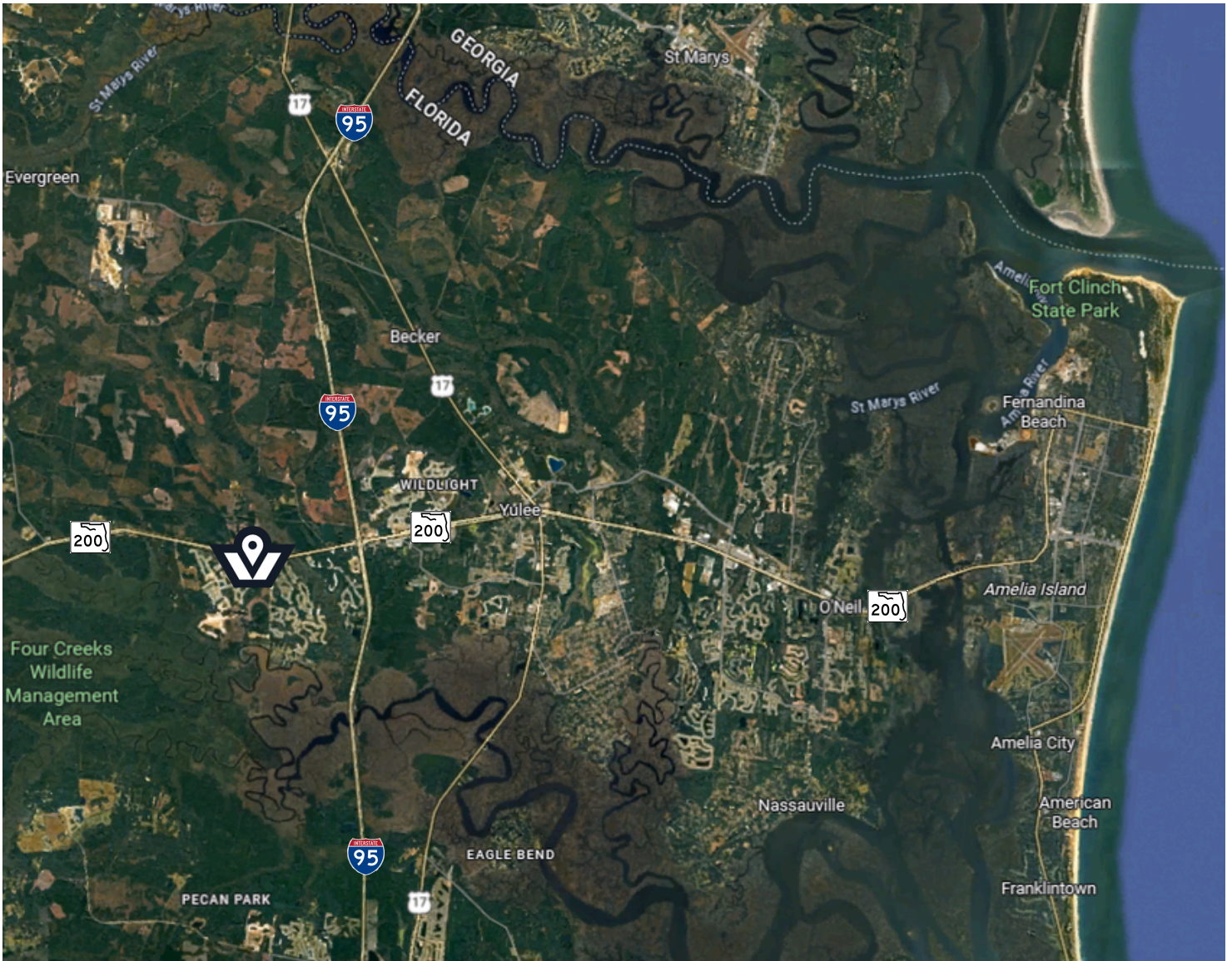


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SR-200/A1A

Site Location Map



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