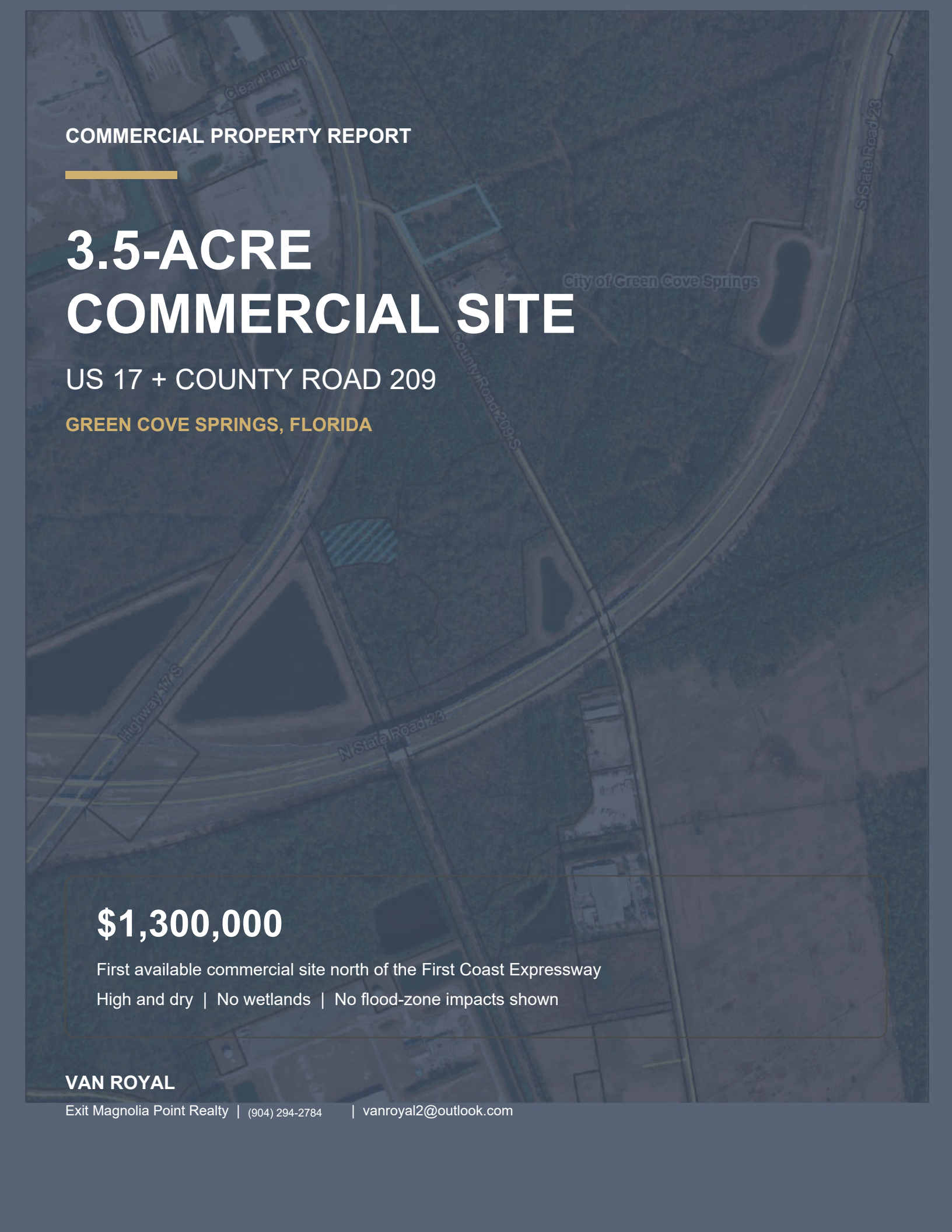




COMMERCIAL PROPERTY REPORT

3.5-ACRE COMMERCIAL SITE

US 17 + COUNTY ROAD 209

GREEN COVE SPRINGS, FLORIDA

\$1,300,000

First available commercial site north of the First Coast Expressway

High and dry | No wetlands | No flood-zone impacts shown

VAN ROYAL

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GATEWAY COMMERCIAL OPPORTUNITY

Positioned at US 17 and County Road 209, this 3.5-acre commercial development site offers a rare opportunity immediately north of the new First Coast Expressway. The location creates a natural gateway into Green Cove Springs for traffic traveling north from the expressway and the replacement Shands Bridge corridor.

ASKING PRICE	SITE AREA	2025 AADT	POSITION
\$1.30M	3.50 AC	12,900	GATEWAY



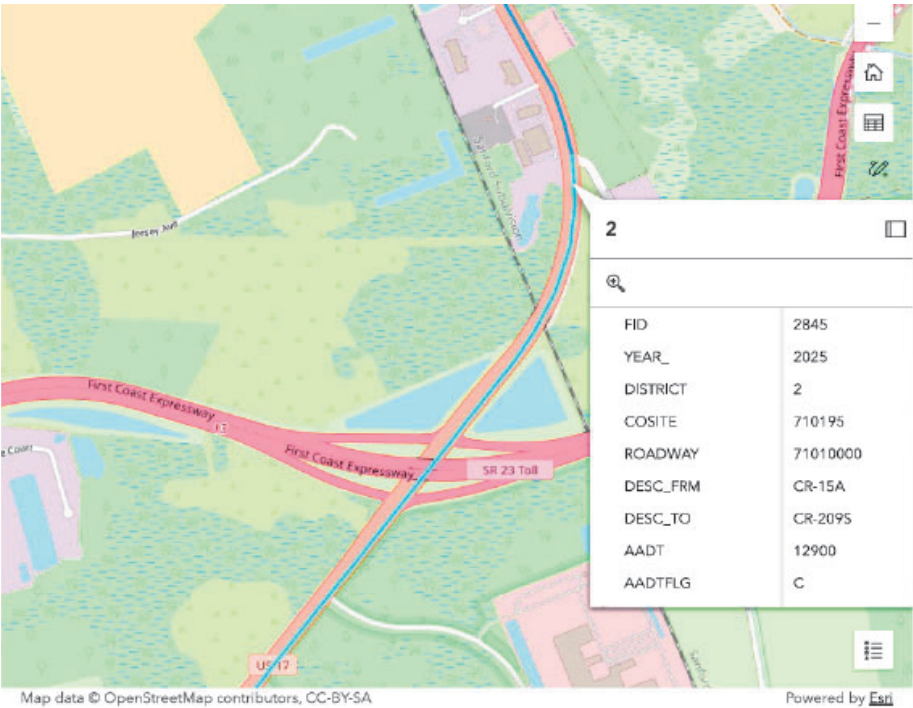
SITE HIGHLIGHTS

- Clay County parcel identification number: 38-06-26-016499-007-00.
- First available commercial site north of the First Coast Expressway when traveling toward Green Cove Springs.
- Approximately 3.5 acres offered; the survey identifies the available tract as Parcel B at approximately 3.44 acres.
- High-and-dry development site with no wetlands and no flood-zone impacts shown on current environmental mapping.
- Utilities are available to the site.

Aerial boundary is approximate. Refer to the boundary survey and title materials for the legal description.

A POSITION AHEAD OF THE TRAFFIC

The supplied 2025 FDOT count reports 12,900 vehicles per day on US 17 between CR 15A and CR 209 South. That number is a current baseline. Traffic patterns have not yet fully reflected the First Coast Expressway, replacement bridge corridor, or continuing residential growth.



Map data © OpenStreetMap contributors, CC-BY-SA
Source: owner-supplied 2025 FDOT traffic-count map.

2025 FDOT BASELINE

12,900

vehicles per day

WHY THE POSITION MATTERS

- Directly north of the expressway corridor
- Gateway visibility for northbound travelers
- Near the US 17 and CR 209 crossroads
- Scarce commercial land in a growth corridor

POSITIONED IN THE PATH OF GROWTH

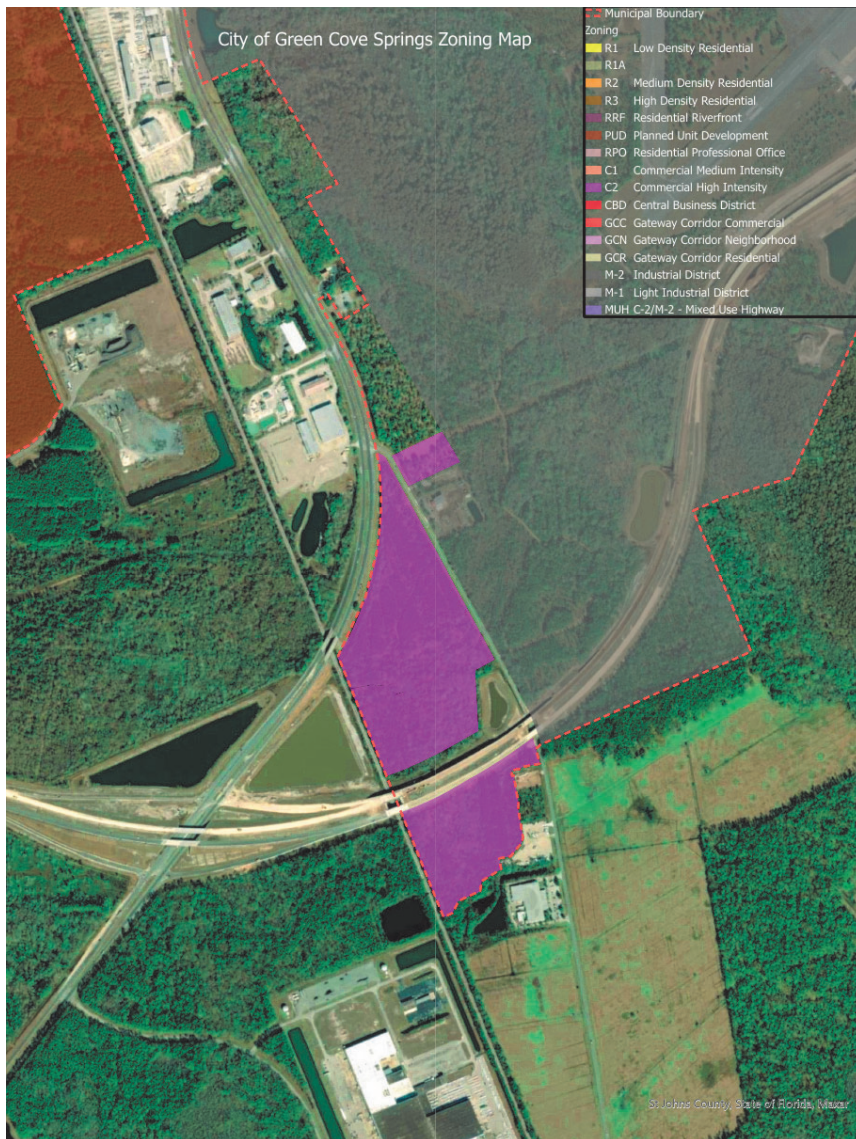
8,000+

PLANNED HOMES
WITHIN APPROX. 2 MILES

The site is approximately 1/2 mile from the front entrance to The Rookery, a planned 1,800-home community, and approximately 2 miles from the front entrance to Laurelton, a planned 6,500-home community. Together, these developments represent more than 8,000 planned homes near the property, supporting future demand for retail, restaurant, medical, professional office, convenience and neighborhood services.

Current traffic counts do not yet reflect this developing residential demand.

COMMERCIAL FLEXIBILITY



DEVELOPMENT PROFILE

- Located within the City of Green Cove Springs.
- Marketed for commercial development under the site's approved land-use and zoning framework.
- Potential uses include commercial retail, restaurants, hotels and convenience-oriented businesses.
- Utilities available to the site support the property's development positioning.
- CR 209 provides the site's immediate roadway relationship, with strong visibility near US 17.

A strong fit for

RESTAURANT / QUICK SERVICE

CONVENIENCE RETAIL

HOTEL / LODGING

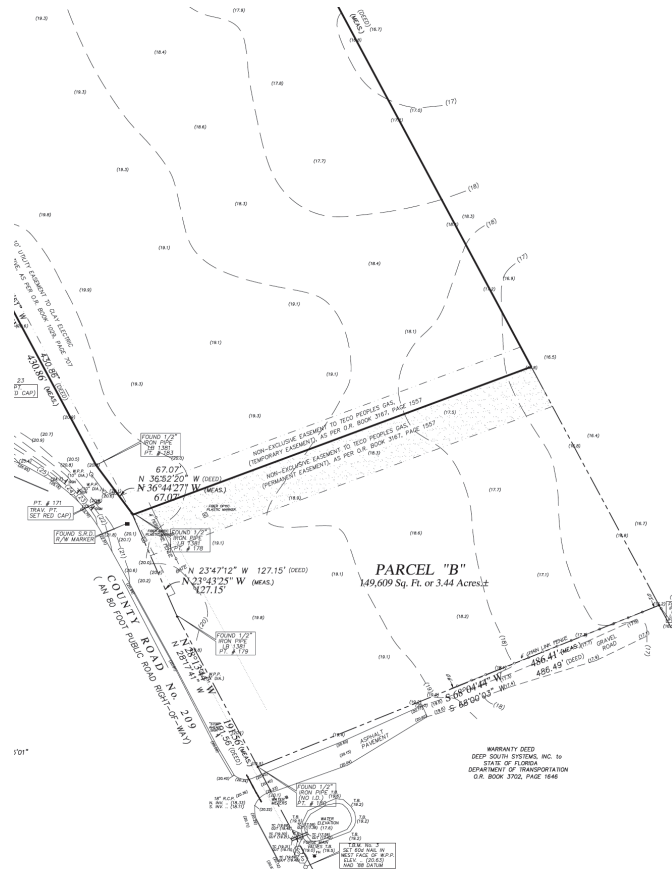
NEIGHBORHOOD SERVICES

OWNER-USER DEVELOPMENT

Zoning map and use information are based on supplied materials. All proposed uses remain subject to independent verification, site-plan review, access approval, utilities, parking, stormwater and other applicable requirements.

DEFINED SITE. CLEAR STORY.

The boundary survey depicts the available tract as Parcel B, containing approximately 149,609 square feet, or 3.44 acres. For marketing purposes, the offering is presented as an approximately 3.5-acre commercial development site.



DUE-DILIGENCE HIGHLIGHTS

- No wetlands are shown on the property.
- No flood-zone impacts are shown on current environmental and flood mapping.
- Environmental maps are available for review.
- Boundary survey is available and identifies the offered tract.
- Site is represented as high and dry.

AVAILABLE INFORMATION

- Boundary and topographic survey
- Environmental and flood mapping
- City zoning map
- 2025 FDOT traffic-count map
- Offering flyer and aerial mapping

A GATEWAY SITE FOR WHAT COMES NEXT

COMMERCIAL LAND FOR SALE

\$1,300,000

APPROXIMATELY 3.5 ACRES

US 17 + County Road 209 | Green Cove Springs, Florida

Investment or owner-user opportunity | Utilities available | Commercial potential

THE OPPORTUNITY

A scarce commercial development opportunity at one of the most consequential transportation locations entering Green Cove Springs. The property combines a manageable site size, strong future-facing visibility, commercial-use flexibility and clean environmental positioning. Its location immediately north of the First Coast Expressway makes it particularly well suited for businesses seeking an early position in a corridor expected to mature over time.

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IMPORTANT INFORMATION

Information is believed reliable but is not guaranteed. Prospective purchasers and their advisors must independently verify acreage, boundaries, title, zoning, allowable uses, access, traffic, utilities and capacity, environmental and flood conditions, stormwater, soils, wetlands, setbacks, parking, signage, development costs and all governmental approvals. Any use concepts are illustrative only and are not represented as permitted or approved. Offering terms are subject to change or withdrawal without notice.