

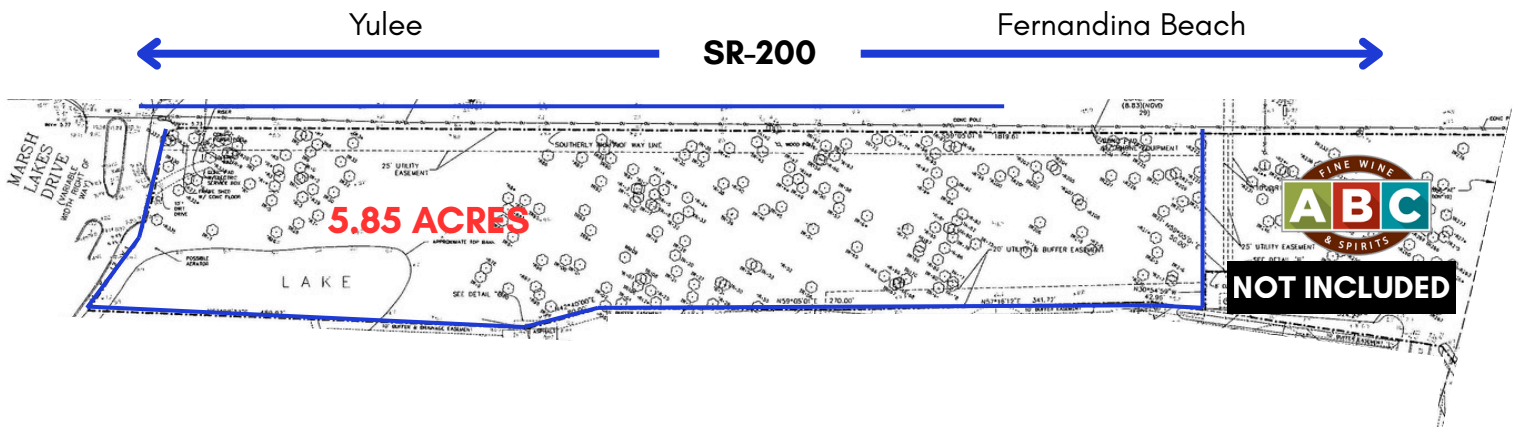
DEVELOPMENT OPPORTUNITY

5.85 ACRES ON SR-200, FERNANDINA BEACH, FL 32034



Prime development opportunity on this 5.85 acre parcel located on the mainland just off Amelia Island. This is one of the most highly visible properties along SR 200 with traffic counts close to 50,000 cars per day. The property has existing property rights for commercial uses including office, medical office, retail or a mixed use with multifamily and commercial. Amelia Island, Florida, has a high-income zip code, and Nassau County is the seventh fastest-growing county in Florida. Another 2.95-acre parcel is available, for a total of 8.8 acres. Engineered plans, survey, and CC & R's on file. Located in the Timbers to Tides SR-200 Overlay District.

Offered at: \$1.5M



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Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information



FRONT VIEW - MIXED-USE CONCEPT RENDERING



REAR VIEW - MIXED-USE CONCEPT RENDERING

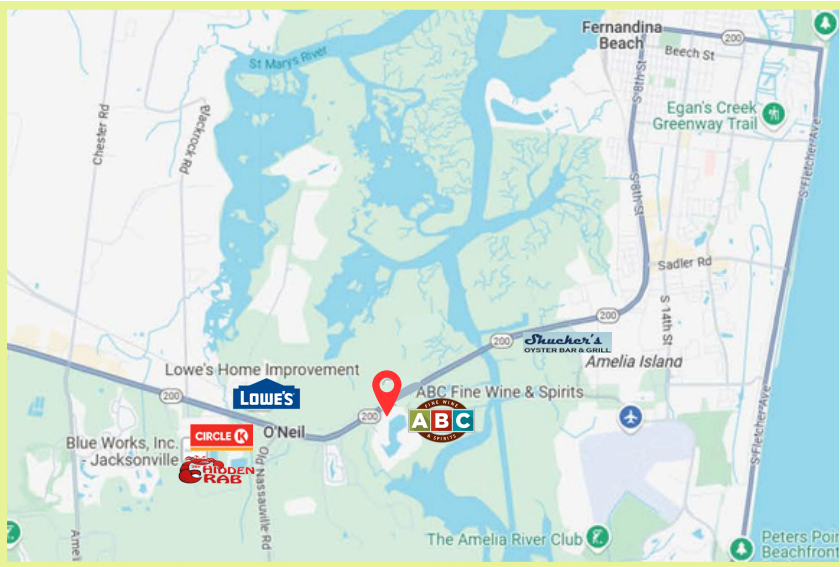
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5.85 ACRES



Nassau County
 7th in the State for growth rate
23%

FEATURES

- Zoning: T3.5 Transect in Timbers to Tides Overlay**
- Size: 5.85 Acres**
- Flood Map: AE**
- Location: Nassau County**
- Traffic: 44,500 AADT**
- Taxes: \$19,000**

CLICK LOGO



TIMBER TO TIDES

LEARN MORE
CLICK HERE

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