

# 1456 RUSSELL ROAD

GREEN COVE SPRINGS, FLORIDA

## 2.20-ACRE COMMERCIAL CORNER

U.S. 17 AT RUSSELL ROAD | HIGH-VISIBILITY DEVELOPMENT SITE

**VAN ROYAL**

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COMMERCIAL PROPERTY REPORT

## PROPERTY OVERVIEW

Positioned at the northwest corner of U.S. 17 and Russell Road, this approximately 2.20-acre commercial site offers outstanding visibility, signalized-intersection access and exposure to strong daily traffic. The property is marketed for commercial development, including convenience retail, fuel, restaurant and drive-through concepts, subject to all required governmental approvals and buyer due diligence.



Aerial view showing the outlined property at the U.S. 17/Russell Road corner.

## SITE ASSESSMENT

- SITE AREA**
  - Approximately 2.20 acres
- PARCEL**
  - 28-05-26-014410-001-00
- ZONING**
  - BA - Neighborhood Business
- LOCATION**
  - U.S. 17 at Russell Road
- PRICE**
  - \$2,500,000
- MLS**
  - #2128187
- UTILITIES**
  - Municipal water, sewer & electric

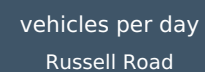
### DEVELOPMENT POSITION

The site combines a prominent corner, commercial zoning, substantial traffic exposure and municipal utility availability. These characteristics support a range of neighborhood-serving commercial uses and make the location particularly well suited for businesses that rely on visibility, convenience and access.

### LOCATION ADVANTAGES

- Corner exposure at a major north-south corridor
- Signalized U.S. 17 / Russell Road intersection
- Established commercial activity nearby
- Growing residential base in the Green Cove Springs market
- Municipal water, sewer and electric service to the site

The property benefits from direct exposure at the intersection of U.S. 17 and Russell Road. FDOT's 2025 traffic-count mapping reports strong traffic volumes on U.S. 17, reinforcing the site's visibility and commercial potential.

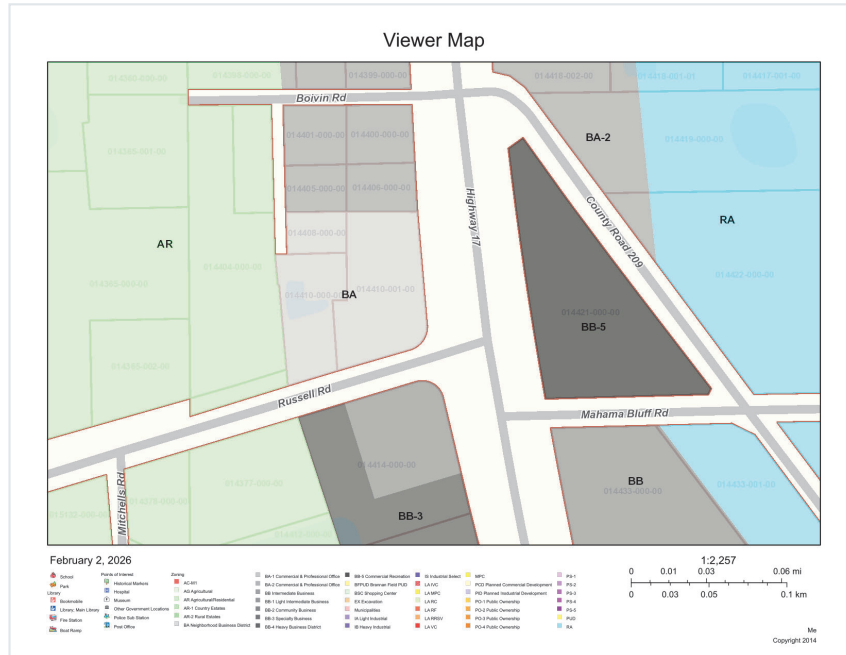


The supplied roadway plan depicts CR 209/Russell Road improvements at U.S. 17, including lane and roadway work. Prospective users should independently verify construction timing, final design, access configuration and permitting with the appropriate transportation agencies.





## ZONING, UTILITIES & MARKET POSITION



### BA ZONING

The supplied Clay County zoning map identifies the subject as BA - Neighborhood Business District. Buyers should confirm permitted uses and applicable development standards directly with Clay County.

### MUNICIPAL UTILITIES

- Water to the site
- Sewer to the site
- Electric service to the site

Verify utility capacity, connection points, fees and service requirements with the municipal provider.

### GREEN COVE SPRINGS GROWTH CORRIDOR

Green Cove Springs and the surrounding Clay County market are experiencing substantial residential and commercial expansion. The First Coast Expressway is reshaping regional access, while large planned communities in the broader corridor are adding future households and demand for neighborhood-serving retail and services.

#### ROOKERY

Approximately 1,800+ homes

#### LAURELTON

More than 5,000 homes

#### SARATOGA SPRINGS

Approximately 4,000+ homes

## COMMERCIAL OPPORTUNITY

High visibility, strong U.S. 17 traffic, a signalized corner, commercial zoning and municipal utilities position this site for convenience-oriented development serving both existing residents and continued growth in the Green Cove Springs market.

Development figures are planning estimates and may change. Users should verify current project status and approvals.

## AVAILABLE PROPERTY INFORMATION

### PROPERTY DOCUMENTATION

Aerial photographs, location mapping, zoning mapping, traffic-count mapping and the supplied roadway-improvement plan are available for review.

### PROPERTY FACTS

Approximately 2.20 acres; BA - Neighborhood Business zoning; municipal water, sewer and electric service to the site; parcel 28-05-26-014410-001-00.

### MARKETING INFORMATION

Offered at \$2,500,000. MLS #2128187. The property is marketed as a high-visibility commercial development opportunity at U.S. 17 and Russell Road.



### CONTACT VAN ROYAL

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### IMPORTANT INFORMATION

This report is provided for general marketing purposes only. Information has been obtained from sources believed reliable, including owner-provided materials, public mapping, the active real estate listing and supplied governmental documents, but it has not been independently verified and is subject to change. No representation or warranty is made regarding accuracy, completeness, zoning interpretation, utility capacity, traffic counts, environmental conditions, access, development rights or suitability for any particular use. Prospective purchasers and users should conduct independent due diligence and consult Clay County, transportation agencies, utility providers and qualified professional advisers before relying on this information.