



# wildlight Commercial

For Sale  
Wildlight, FL 32097



- » Wildlight Village Center
- » Crosstown Commercial
- » Commerce Park Outparcels

## Contact

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# Welcome to wildlight

## Highlights

- » Retail opportunities for sale ranging from 0.74 to 4.09 a.c. in Wildlight, one of Florida's most significant residential developments underway
- » Master-planned community by Raydient Places + Properties (Rayonier subsidiary), featuring leading homebuilders PulteGroup, Del Webb, David Weekley and many others
- » All retail sites are strategically situated along SR-200/A1A
- » Wildlight boasts a distinctively unique "Florida Low Country Living" aesthetic honoring the area's natural beauty and creating unique settings for retailers
- » Strategically nestled in Yulee, a mere 20 minutes from both Downtown Jacksonville and Amelia Island in Nassau County, offering unparalleled convenience and accessibility
- » Nassau County is an under-served market with strong rental rates and lease-up velocity, benefiting the retail sector with affluent residents
- » Key operations now established in Wildlight include Publix, YMCA, UF Health, Florida Public Utilities and Rayonier HQ
- » Situated in an A-rated Florida school district, attracting residents seeking quality education and lifestyle
- » The community's first school is #4 of all in Florida: Wildlight Elementary School serves approximately ±1,025 students
- » Currently, ±2,649 homes proximate to the retail sites are in a phase of development
- » Projected completion: 24,000 residential units (±57,600 residents), 11M s.f. of commercial space, and abundant parks and miles of trails

# wildlight Commercial

Committed to extraordinary.

In Northeast Florida, Wildlight rises as a new kind of Lowcountry town. Here, front porches are more than architectural features; they are bridges between neighbors, and the trails that snake through the community bind all who walk them. And also here, wellness is not merely a notion, but a tangible presence—embodied in the UF Health and the Y, nestled alongside carefully-curated retailers in its Retail Park.

Wildlight, the masterplan of Raydient Places + Properties, combines the coastal charm of Amelia Island with Jacksonville’s naturalistic Lowcountry surroundings. Guided by a century of sustainable forestry as Rayonier, their vision for Wildlight honors the land, fostering a place where conservation and community thrive hand in hand. Renown developers like PulteGroup, Del Webb, Riverside Homes and Dostie Homes have all joined the development to construct exceptional structures that compliment the location’s naturally-distinct canvas.

## Wildlight at Buildout

**11MM**  
Commercial square feet

**24K**  
Residential units

**50+**  
Miles of trails to traverse

**1.1K**  
Acres of regional, community and neighborhood parks

**9MI**  
Interstate 95 frontage

**10.5K**  
Acres of preservation and conservation land



## Who's already here.

Many international, national and regional businesses have migrated into the area to serve the flourishing community of Wildlife. Paired with a favorable business climate, both a talented workforce and strong career opportunities continue to emerge.



### Headquarters

- » Rayonier Headquarters
- » Florida Public Utilities Headquarters



### Health & Wellness

- » UF Health Medical Centers
- » First Coast YMCA
- » Family Dental



### Dining & Retail

- » Publix at The Crossings @ Wildlight
- » Wawa @ Wildlight
- » Añejo Cocina Mexicana
- » Cold Stone Creamery
- » The Decantery
- » Firehouse Subs
- » Hana Sushi
- » Tasty's Fresh Burgers



### Services

- » First Federal Bank
- » Kindercare
- » Royal Amelia Dance Academy
- » St. Clare Early Learning Center



UF Health and First Coast YMCA



Rayonier Headquarters



Florida Public Utilities Headquarters

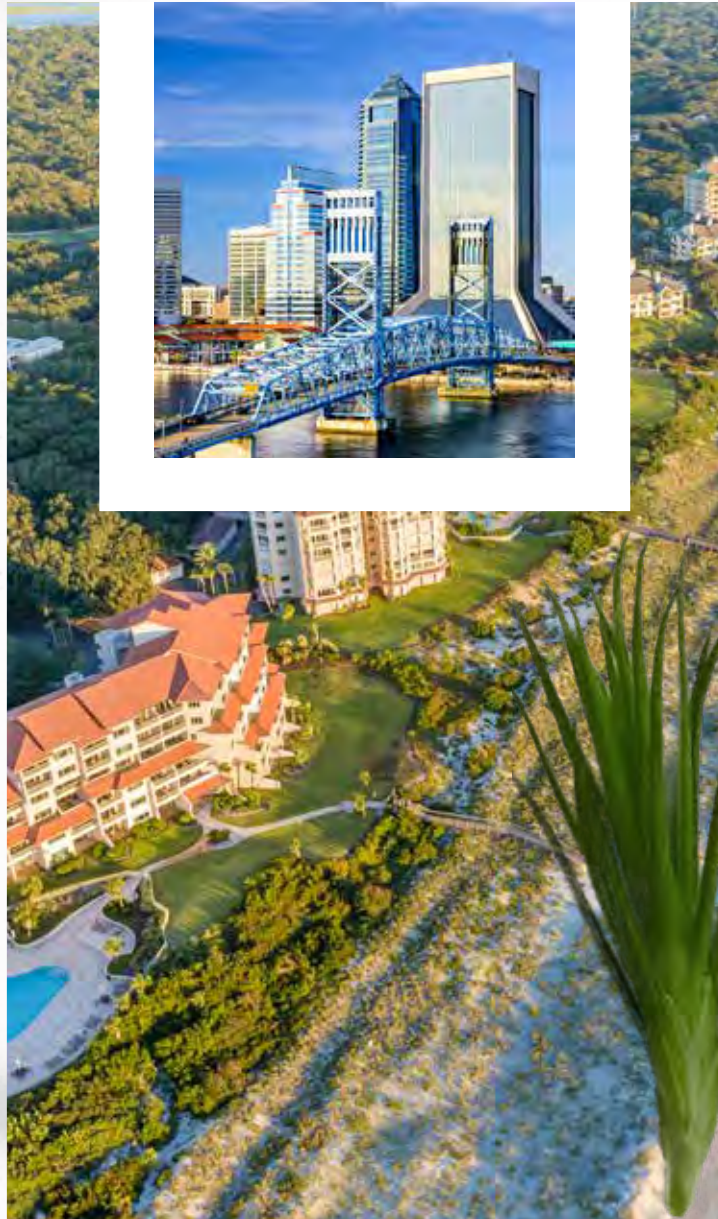


Publix @ Wildlight

FLORIDA LOWCOUNTRY  
BE WELL  
THINK WILD

# Well within reach.

Wildlight resides in Yulee, Florida, a part of Nassau County. The beaches of Amelia Island are 20 minutes to the east and the city vibe of Jacksonville is 20 minutes to the south. Historic St. Augustine is an hour away, and Savannah, Georgia is just under two hours. The Jacksonville International Airport is only a 15-minute drive.



## Location breakdown



Nassau County's population is projected to increase by **36.5%** between 2019 and 2030, by far exceeding growth in Florida overall.



The City of Jacksonville is **20 minutes** to the south of Wildlight, allowing residents a quick commute with ease to the city's center.

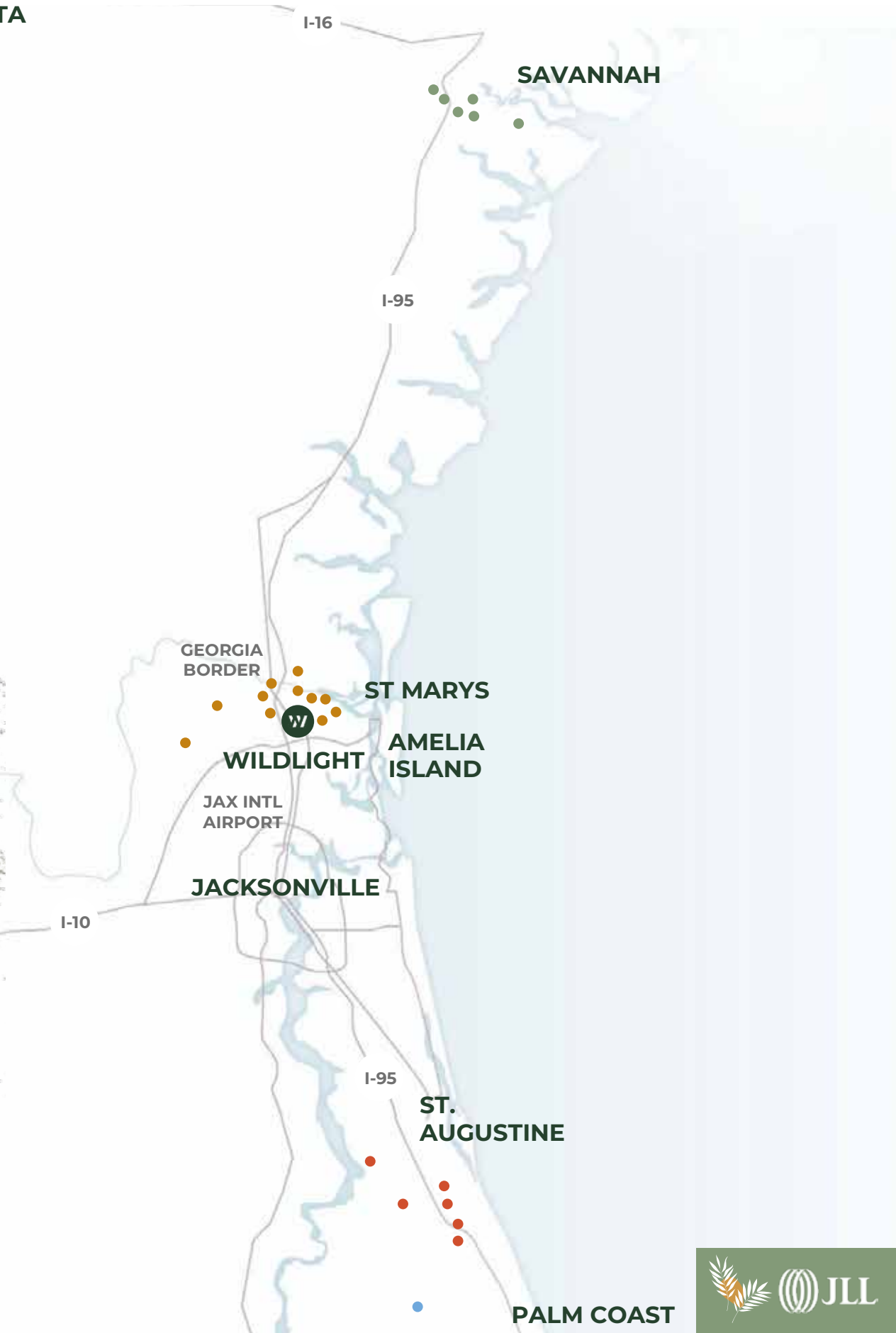


Amelia Island is also **20 minutes** to the east of Wildlight, enjoying the best of Florida's natural landscapes, including its beaches.



The Jacksonville International Airport (JAX) is **15 minutes** to the south of Wildlight, granting a convenient drive for traveling.

ATLANTA



# Perfectly-positioned retail space.

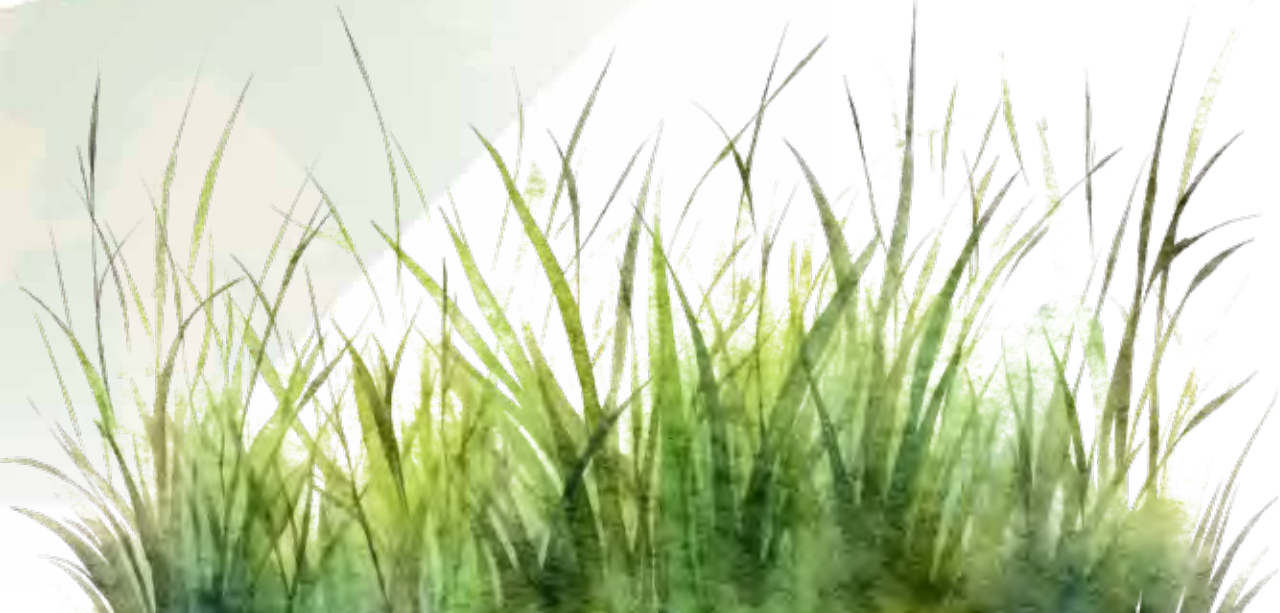
Wildlight's retail spaces are impeccably poised to garner high visibility across the community on its primary thoroughfares.



COMMERCE PARK  
OUTPARCELS

CROSTOWN  
COMMERCIAL

VILLAGE CENTER



# Connecting communities.



# Surrounding trade area.



# A new path to growth. 🌙🌙🌕🌙





# wildlight Commercial

Wildlight Village Center

Site plan

WILDLIGHT VILLAGE CENTER



Site Directory

Lot ID	Acreage (±)
1A	1.57



Available



Sold





# wildlight Commercial

Crosstown Commercial

# Site plan

CROSTOWN COMMERCIAL



## Site Directory

Lot ID	Acreage (±)
1	4.09
2	1.21
3	1.96
4	1.25
5	1.01
6	3.36
7	0.98
8	0.95
9	4.02
10 - National Drug Store	1.46
11	0.74
12 - National Credit Union	0.95
13	1.46
14 - Church of Eleven22	10.28
15	1.77



Available



Sold



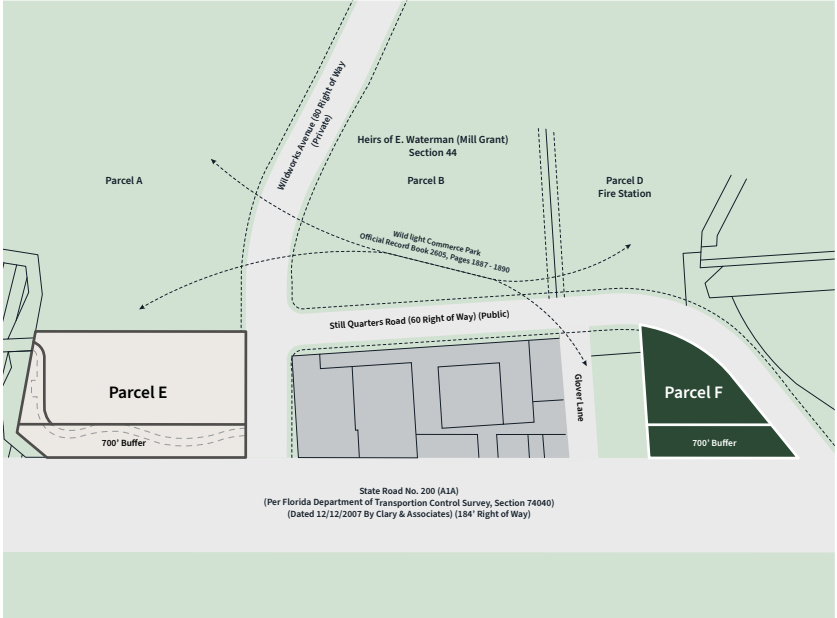


# wildlight Commercial

Commerce Park Outparcels

# Site plan

## COMMERCE PARK OUTPARCELS



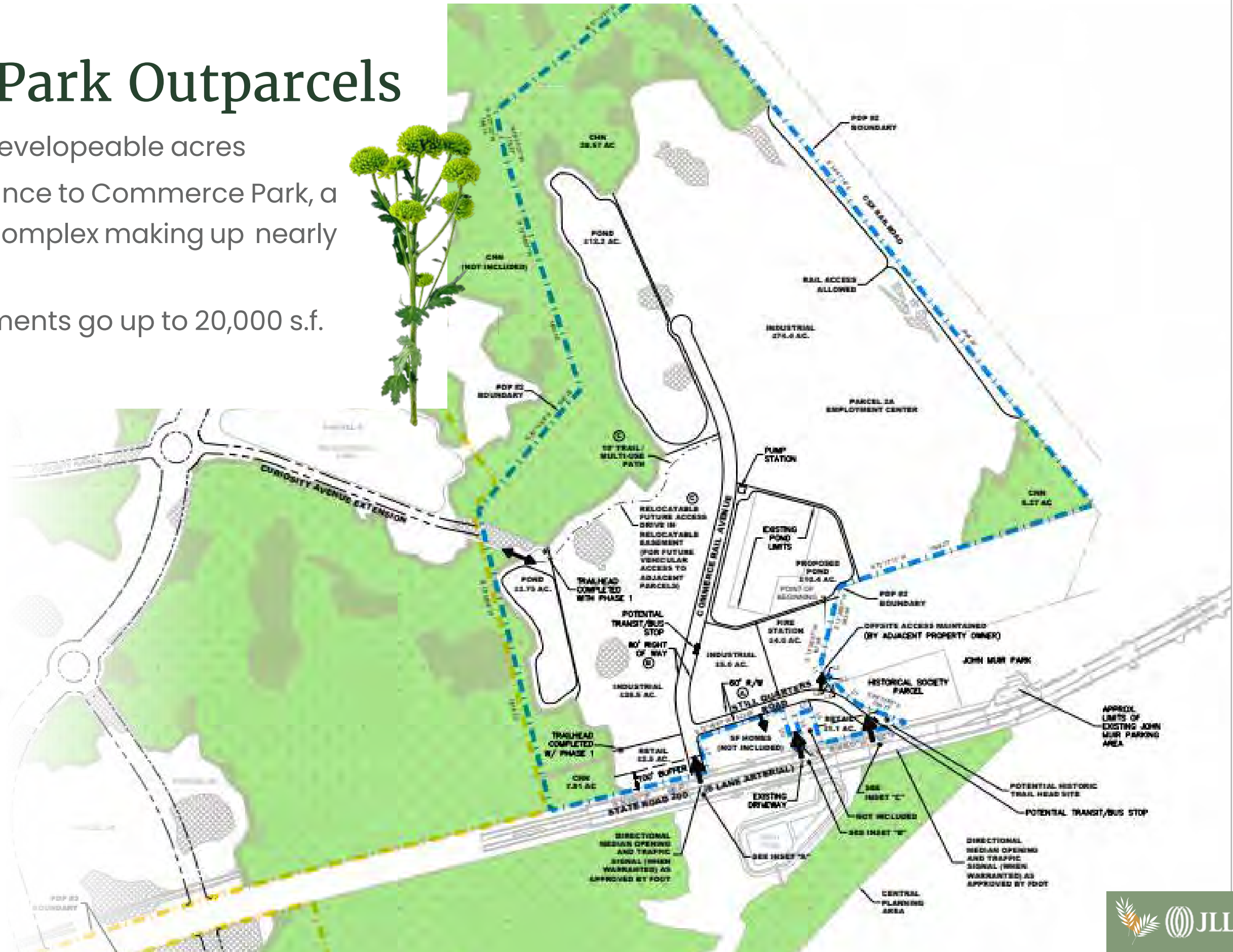
## Site Directory

Lot ID	Acreeage (±)
A - Industrial - Sold	31.82
B - Industrial - Sold	5.08
C - Industrial - Sold	86.35
D - Fire Station	3.86
E - Under Contract	2.41
<b>F</b>	<b>1.12</b>

Available
  Sold

# Commerce Park Outparcels

- » Approximately 194 developable acres
- » Situated at the entrance to Commerce Park, a fully-Sold industrial complex making up nearly 191 acres of the park
- » Commercial entitlements go up to 20,000 s.f.



COMMERCE PARK OUTPARCELS



wildlight  
Commercial

RAYDIENT  
PLACES + PROPERTIES



To learn more about all retail opportunities, please contact:



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