



4.57± Acres

For Sale

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Gene Lasserre Blvd. at SR200/A1A
Yulee, FL 32097

Key Features

- › Corner parcel at lighted intersection
- › Part of the Nassau Tradeplex
- › In the heart of the growth corridor of SR200/A1A
- › Great opportunity for an end user or developer that wants a high visibility location
- › Zoned IW, allowing for multiple type uses in Nassau County. ([Click for permitted uses and restrictions.](#))
- › Traffic Count: 37,500 cars per day on SR200/A1A

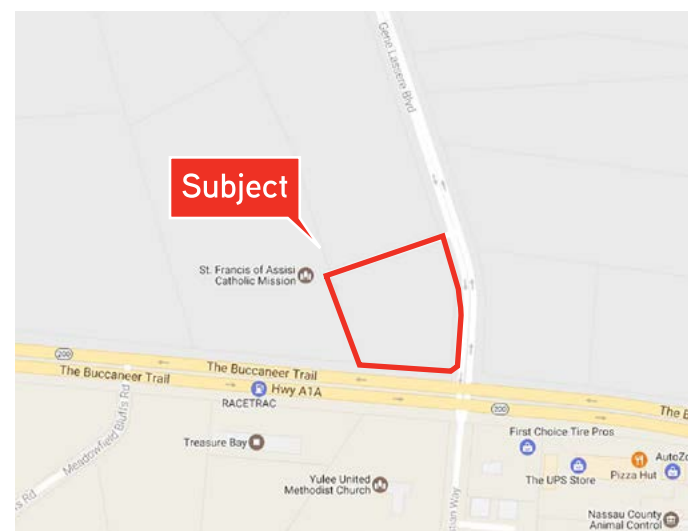
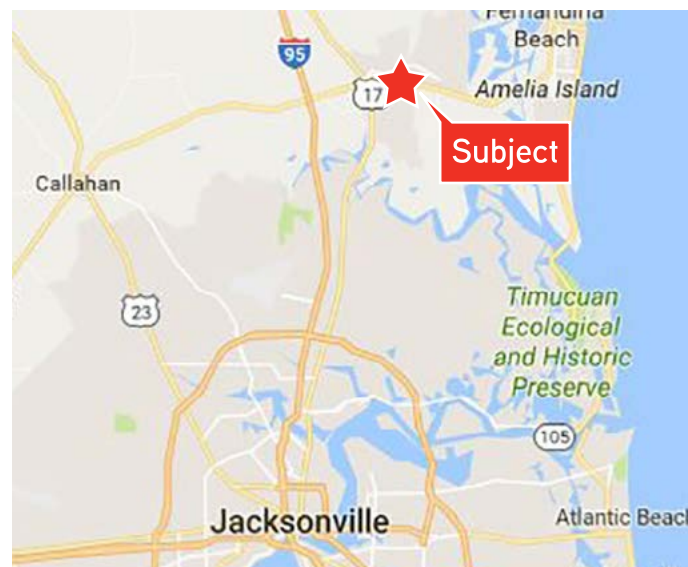
Asking Price: \$1,975,000

Address:	SR200/A1A at Gene Lasserre Blvd.
City, State, Zip:	Yulee, FL 32097
County:	Nassau
Site Area:	4.57± AC
Zoning:	Industrial
Asking Price:	\$1,975,000

Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	5,014	14,233	20,886
2016 Est. Households	2,117	6,254	9,058
2021 Proj. Avg. HH Income	\$72,218	\$81,790	\$92,080

Source: Esri Business Analyst Online

PROPERTY PHOTOS



CONTACT US

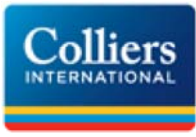
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Summary (7087)



Chism/Tradeplex SR 200 & Gene Lasserre Blvd Yulee, FL 32097

County:	Nassau
Market:	Jacksonville
Sub Market:	Nassau County
Lot Dimensions (LxW):	333 x 363 x 475 x 489
Land Size (SF):	199,069 SF
Land Size (Acres):	4.57 Acres

General Listing/Transaction Information

Asking Price:	\$1,975,000.00 \$9.92 Per SF
Price/Acre:	\$432,166.30
Transaction Type:	Sale

Contacts

Listing Broker(s)	Robert Selton, III Colliers International Northeast Florida 904.861.1111 robert.selton@colliers.com
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Site

Parcel Number:	37-2N-27-0000-0001-0310 & 37-2N-27-0000-0001-0280
Zoning:	IL
Topography:	Generally Level
Land Condition:	Cleared

Utilities

Water:	City Water
Sewer:	City Sewer
Utilities Comments:	Water and sewer are at site

Comments

Listing Comments:

- > Corner parcel at lighted intersection
- > Part of the Nassau Tradeplex
- > In the heart of the growth corridor
- > Great opportunity for an end user or developer that wants a high visibility location
- > IL zoning allows for multiple type uses in Nassau County
- > Traffic Count: 37,000 cars per day on SR 200