



FOR SALE > LAND

25.96± ACRE SITE

Retail Outparcels Available

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A1A & Harper Chapel Road Yulee, Florida 32097

Property Features

- > Approximately 25± acres across from the entrance of Wildlight ~ a Rayonier Master-Planned Community currently under construction
- > A1A (SR-200) is the main thoroughfare to Yulee, Amelia Island, and Fernandina Beach from I-95
- > Prime location for fast food, gas station, or strip retail
- > Going-home side of road
- > Zoned Commercial
- > Adjacent to planned Publix development

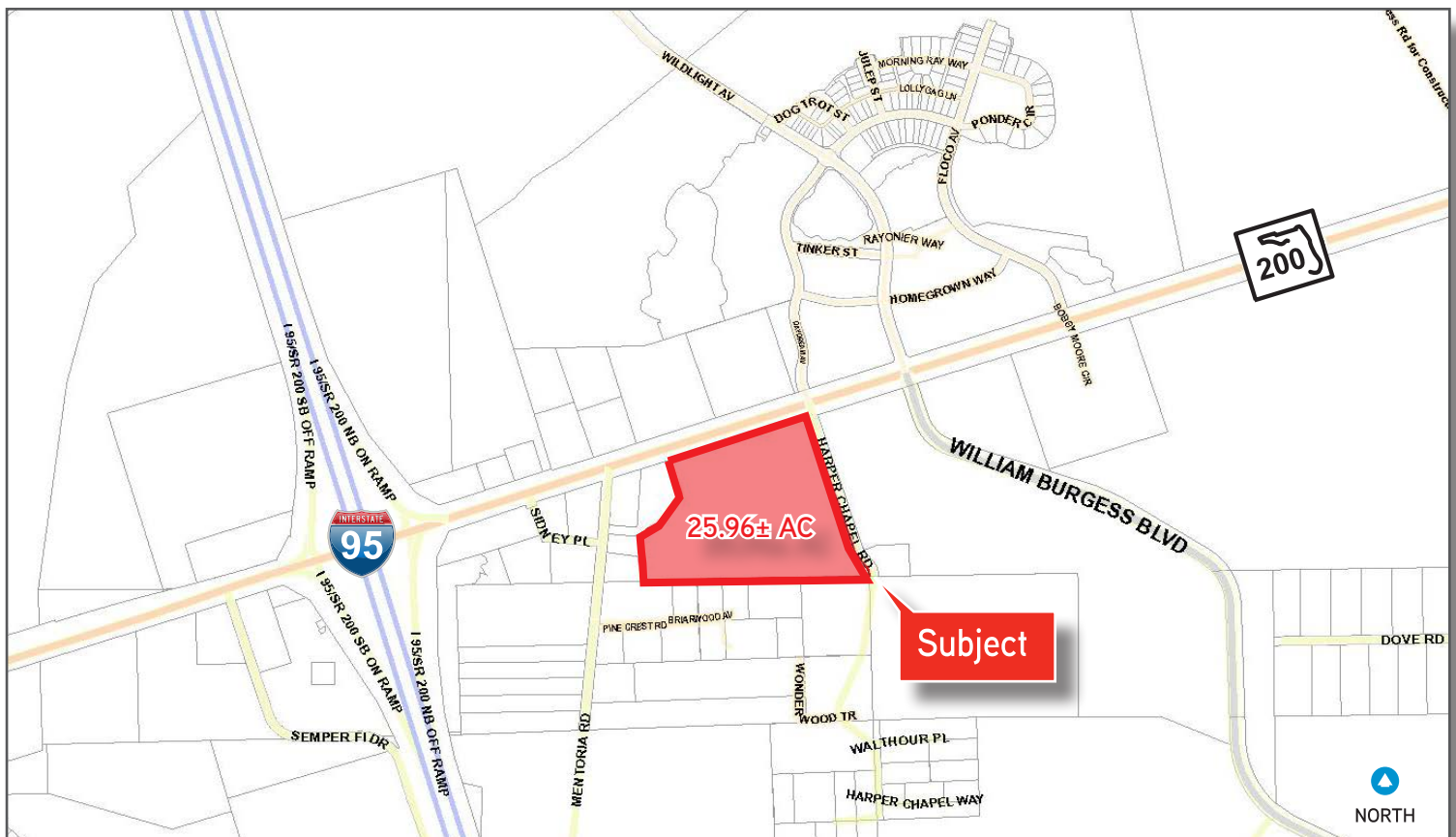
Property Details & Highlights

76375 HARPER CHAPEL RD., YULEE, FL 32097

Address	76375 Harper Chapel Road
City State ZIP	Yulee, Florida 32097
County	Nassau
Land Site	25.96± Acres
Zoning	Commercial
Parcel ID	44-2N-27-0000-0001-0090
Property Type	Vacant Land

Master Planned Community Highlights

- > New Rayonier Headquarters Opening 2017
- > New Elementary School Opening in Fall 2017 with 600+ Students
- > 18,000 Residents in Trade Area
- > Proposed Publix Next Door
- > Proposed YMCA
- > Nassau County Government Offices and FSCJ Within Minutes
- > East Nassau Employment Center - 7 Million SF of Commercial, Office, Industrial



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Trade Aerial & Demographics

76375 HARPER CHAPEL RD., YULEE, FL 32097



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population Estimate 2017	5,431	12,957	59,102
Population Projection 2022	6,390	14,448	66,104
Median Age	37.1	38.8	39.8
2017 Estimate Average Household Income	\$67,924	\$68,165	\$79,079

Source: Esri Business Analyst Online

Transportation

76375 HARPER CHAPEL RD., YULEE, FL 32097



FDOT'S Diverging Diamond Interchange

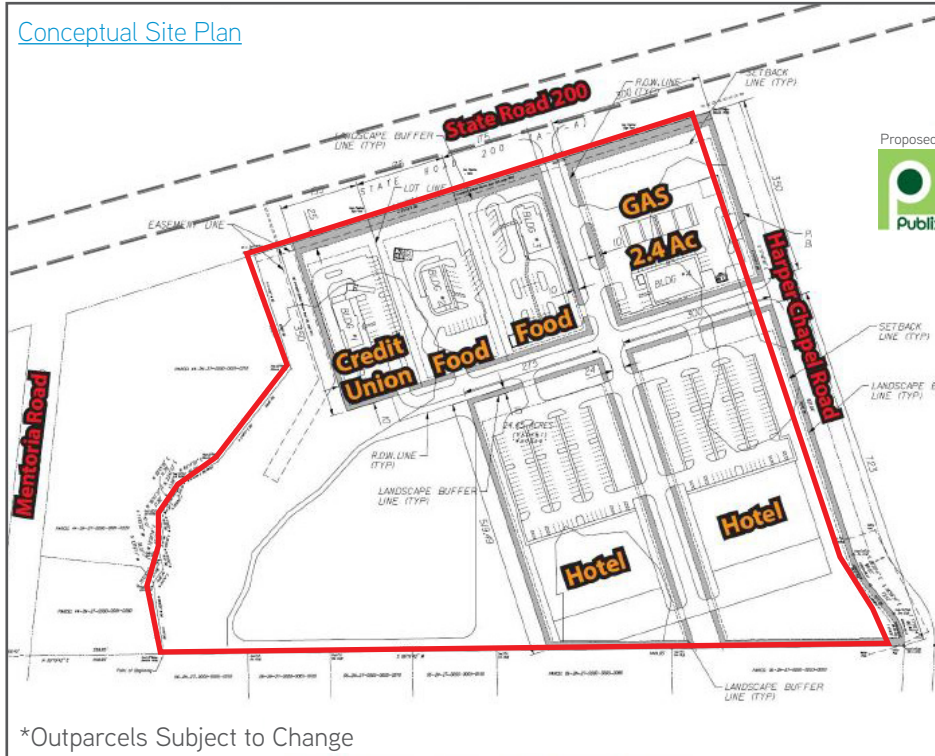
- A1A (SR 200) expands from 4 to 6 lanes
- Increases efficiency and reduces accidents
- Will allow for great increase in traffic counts
 - Efficiency will equate to a more traveled thoroughfare vs. the US-17 route

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Conceptual Site Plan



Contact Us

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Please contact us to see this property

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