

FOR SALE > LAND, RETAIL



9.96± Acres on SR200/A1A at Yanie Road

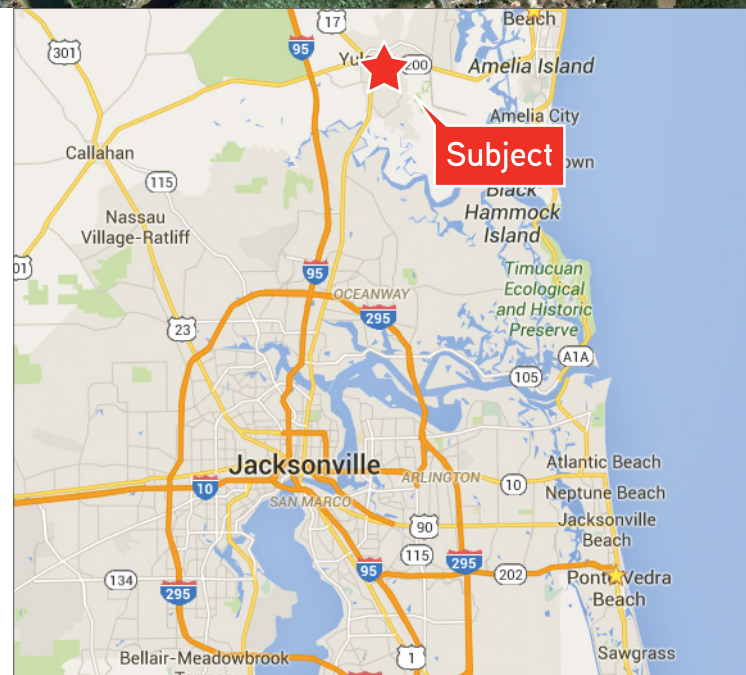
1834 EAST SR200, YULEE, FL 32097

9.96± ACRES AVAILABLE



Property Features

- > 9.96± Acres located at the Northeast corner of SR200/A1A and Yanie Road
- > 441'± frontage along SR200/A1A
- > Excellent large acreage tract for retail development
- > Development rights previously granted to property for up to 22,000± SF of retail
- > Zoned Commerical General (CG)
- > Asking Price: \$1,400,000.00 (\$3.23/SF)



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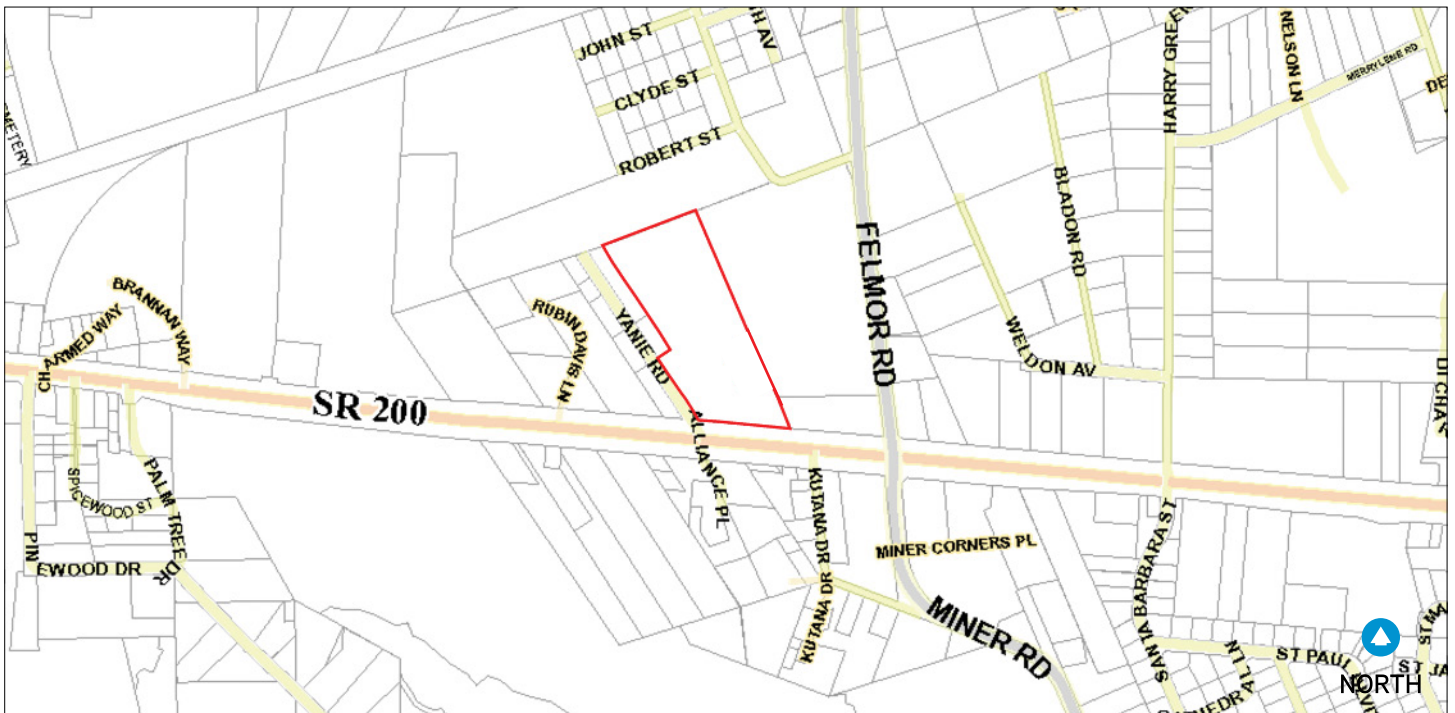
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Street & Plat Map

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Aerial

1834 EAST SR200, YULEE, FL 32097



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	1,818	12,849	24,848
2017 Est. Households	719	4,748	9,141
2022 Proj. Avg. HH Income	\$74,827	\$86,784	\$91,380

Source: Nielsen

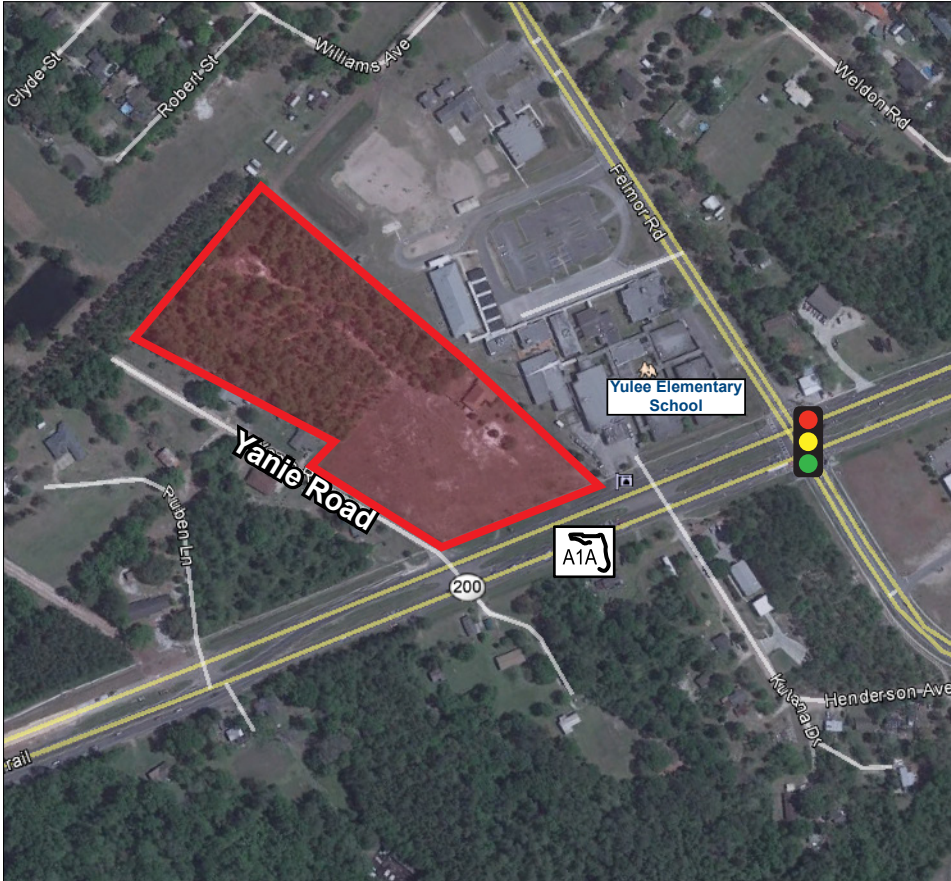
Traffic Count	Daily	Trucks
SR200/A1A	37,500	2,304

Source: Florida Department of Transportation (FDOT)

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9.96± Acres Available

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Contact Us

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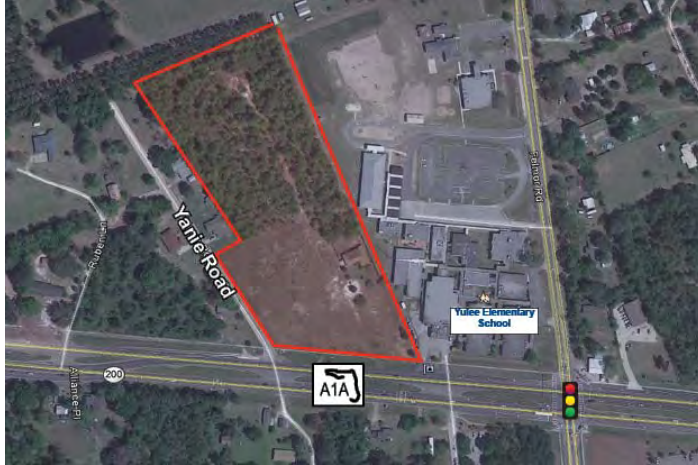
Please contact us to see this property

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Summary (6170)



**9.96± Acres on
SR200/A1A at Yanie
Road
1834 East SR 200
Yulee, FL 32097**

County: Nassau
Market: Jacksonville
Sub Market: Nassau County
Property Near: Adjacent to Yulee Elementary School
Lot Dimensions (LxW): 983x441
Land Size (SF): 433,858 SF
Land Size (Acres): 9.96 Acres

Site

Parcel Number: 42-2N-0000-0008-0000, 51-3N-27-0000-0054-0010
Zoning: CG
Access: From SR200 & Yanie Rd
Visibility: Excellent
Frontage: 441'± along SR200/A1A
Topography: Flat

Utilities

Power: FPL
Utilities Comments: Currently well & septic, water & sewer available

General Listing/Transaction Information

Asking Price: \$1,400,000.00 \$3.23 Per SF
Price/Acre: \$140,562.25
Transaction Type: Sale

Contacts

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Comments

Listing Comments:

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- 441'± front along SR200/A1A
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