

FOR SALE > LAND, RETAIL

# 9.96± Acres on SR200/A1A at Yanie Road

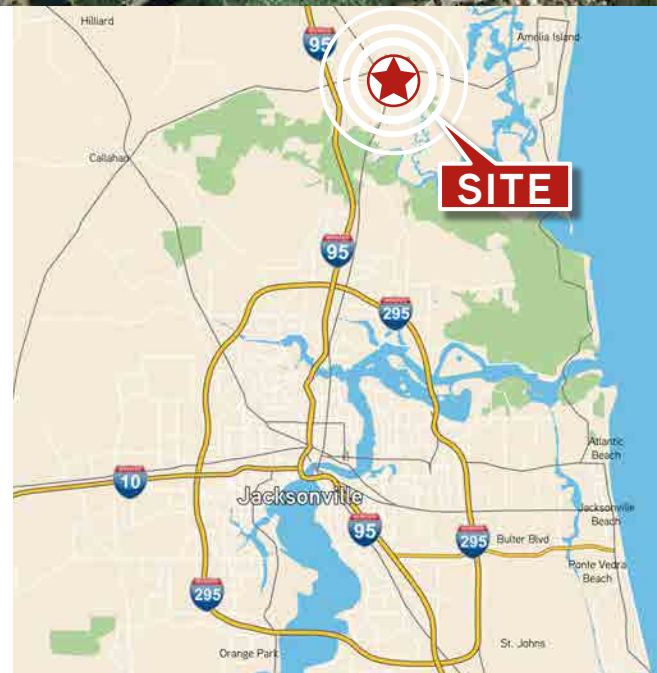
1834 EAST STATE ROAD 200, YULEE, FL 32097

9.96± ACRES AVAILABLE



## Property Features

- > 9.96± AC located at the northeast corner of SR200/A1A and Yanie Road
- > 441'± of 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 Commercial General (CG)
- > Located in an approved opportunity zone which could provide tax incentives for investors
- > Asking Price: \$1,400,000 (\$3.23/SF)



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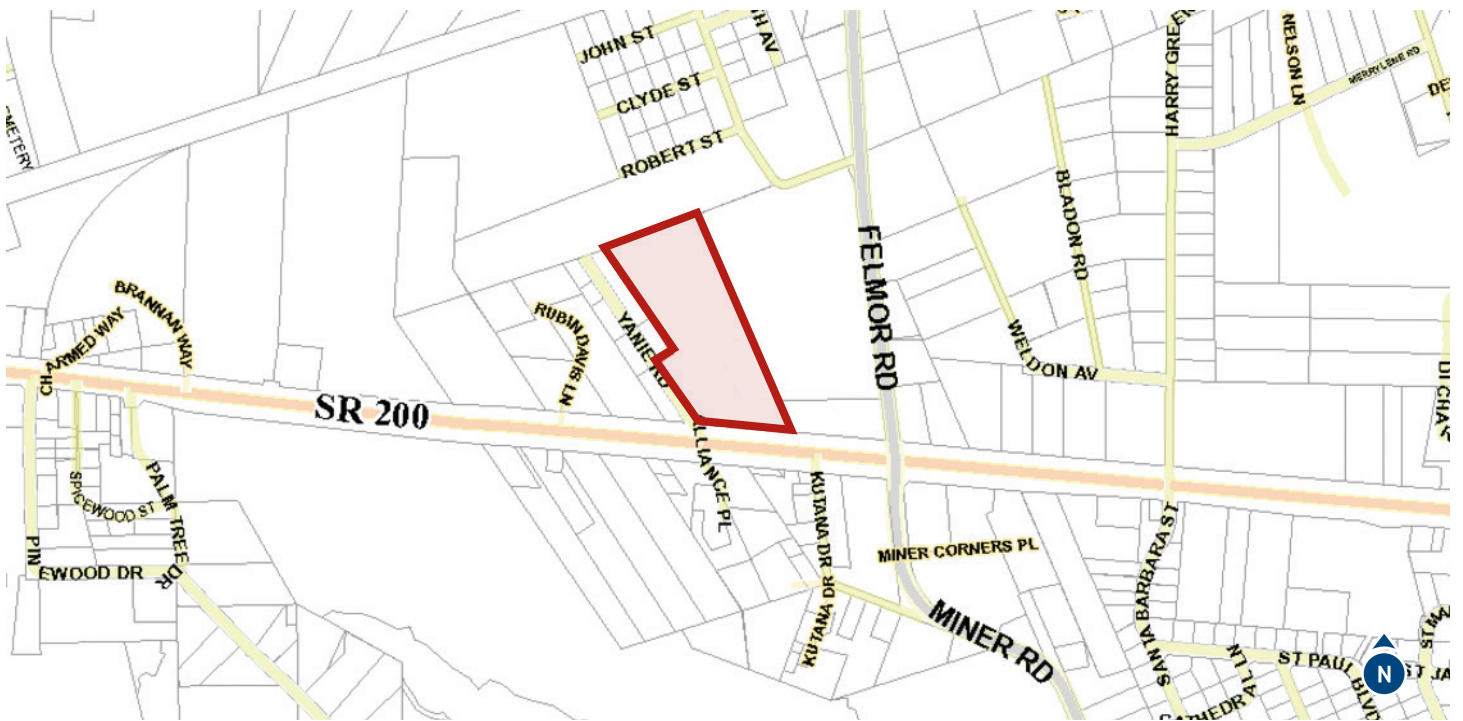
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# Street & Plat Map

1834 EAST STATE ROAD 200, YULEE, FL 32097

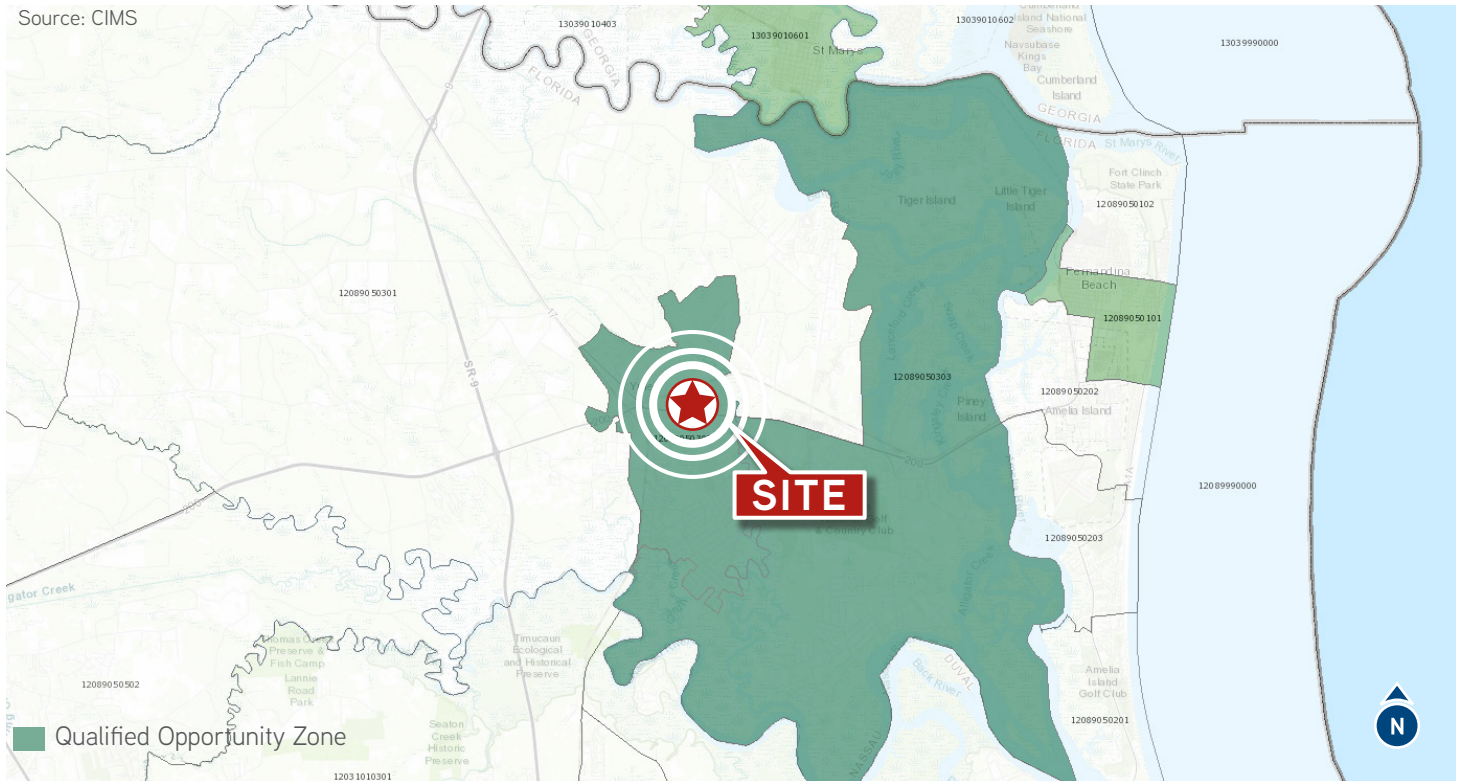


# Qualified Opportunity Zone

1834 EAST STATE ROAD 200, YULEE, FL 32097

*Opportunity Zones are designed to spur economic growth in distressed communities where new investments may be eligible for preferential tax treatment.*

Source: CIMS



## How?

- > Investors are presented with the opportunity to defer tax on any prior gains invested in a Qualified Opportunity Fund (an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a Qualified Opportunity Zone) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.
- > Secondly, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.
- > To learn more about the benefits of Opportunity Zones, use the link below



Temporary Deferral



Step Up In Basis



Permanent Exclusion

[VIEW ONLINE](#)

# Aerial



1834 EAST STATE ROAD 200, YULEE, FL 32097



## DEMOGRAPHIC SUMMARY



Population  
(2018)



Population  
Projection (2023)



Average Household  
Income (2018)



Projected Average Household  
Income (2023)

|        |        |        |          |          |
|--------|--------|--------|----------|----------|
| 1 Mile | 1,847  | 2,024  | \$56,122 | \$63,212 |
| 3 Mile | 13,539 | 15,250 | \$61,297 | \$71,631 |
| 5 Mile | 26,268 | 29,865 | \$63,809 | \$75,415 |

Source: Esri Business Analyst Online 2018

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