Land For Sale

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Amelia Medical Park {Phase Two}

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96279 Brady Point Road Fernandina Beach, FL 32034

Property Features:

- This is a 1.07± acre vacant parcel that is Phase II of a larger 2.4± acre medical park development
- Located at Brady Point Road and highly traveled State Road 200 (A1A) in Fernandina Beach
- Zoned for CG

Adjacent to the Amelia Urgent Care

96279 Brady Point Road

AIA

- Phase II was site planned in 2005 for a 12,300 \pm square feet office building
- Asking Sales Price: \$700,000

CEO | Northeast Florida +1 904 861 1111

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Matt Entriken **Executive Vice President** +1 904 861 1148

Pine Grove Road Contact us: Robert W. Selton, III

AIA

Amelia Medical Park {Phase Two}

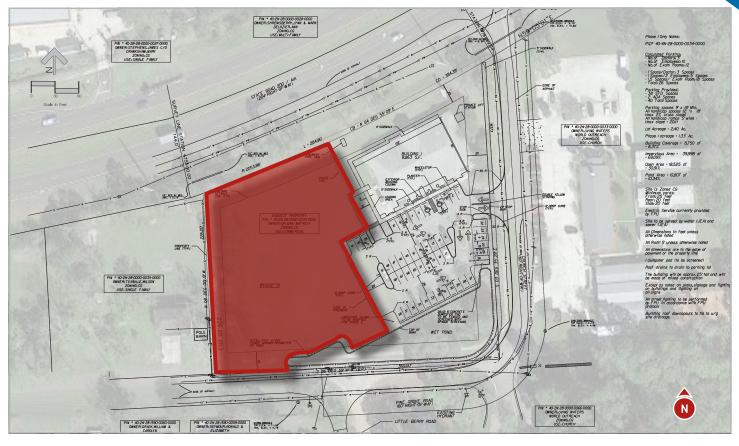
10. 51 10 mur av mus INV. = 6.78 PIN * 40-2N-28-0000-0028-0000 OWNER: SHREWSBERRY, LYNN & MARK DELOZIER, ANN ZONING: GG USE: MULTI-F AMILY N59 0501 TOP ELEV. = -3.60 Phases 1& 2 Notes PID* 40-4N-28-0000-0034-0000 PIN * 40-2N-28-0000-0027-0000 OWNER: STEPHENS, JANES C/O CRANKSHAW, MARY ZONING: CG USE: SINGLE FAMILY 15" RCP #/ MTS Calculated Parking: Building I: -No.of Doctors: 3 -No.of Emoloyees: 10 -No.of Exam Rooms: 12 PHASE S03°31'16#E -I Space/Doctor: 3 Spaces -I Space/2 Employess: 5 Spaces -I.5 Spaces/Exam Room: 18 Spaces -Total: 26 Spaces ST ALE A RIGHT OF WAY Scale In Feet -0 Bullding 2: -Isp/300 sf -I3,300 sf//300 = II spaces -6 employees/1 space/2employees = 3 spaces - Total: 14 Spaces CB-N. 64. DEG. 55:09 E EXISTING DRIVEWAY Building 3: -No.of Doctors: 3 -No.of Emoloyees: 10 -No.of Exam Rooms: 12 PIN • 40-2N-28-0000-0033-0000 OWNER:LN/ING WATERS WORLD OUTREACH ZONING:CG USE:CHURCH Z 16373 l Space/Doctor: 3 Spaces l Space/2 Employess: 5 Spaces l.5 Spaces/Exam Room: 18 Spaces Total: 26 Spaces 14 A 넊 ig 1:26 spaces 7 2:14 spaces 3:26 spaces 66 spaces PROPERTY LINE (TYP) 15" RCP W/ ME BUILDING / 8,863 S.F. MONUMENT (PHASE I) 5' SIDEWAL R-20531 Parking Provided: - 9/ STD Spaces - 5 ADA Spaces - 96 Total Spaces WHEELSTO (TYP) PLANTER 5' SIDEWAI # SIDEWAL Parking spaces 9' x 18' Min. All handicap spaces 12 ' x 18' (max 2% cross slope) All handicap ramps 5' wide -(max slope - 20:1) BUILDING SETBACK 124 - Phal 15" RCP W/ MES. INV. = 8.14" DOUBLE YELLOW BUILDING 2 3,300 S.F. ¢ 6 6 DROP CURB STOP SIGN 2 STOP Lot Acreage • 2.40 Ac. (PHASE/2) Building Coverage = 20,750 sf = 19,85% SUBJECT PROPERTY PIN # 40-2N-28-0000-0034-0000 OWNER: DR. DAN / MATRICIA 2011/NG.CG USE: COMMERCIAL 22 Impervious Area = 66,647 sf = 63,75% ß 1 22 1 AN Open Area - 21,296 sf - 20,37% 1902 NW2209 BUILDING 9,000 S.F. 18 CK - 6" DROP CURB SIDEWALK Pond Area • 10,807 sf • 10,34% (PHASE 2) 3/a CDE PAXEMENT PROPERTY LINE ITYPJ "IGO RIGHT-OF WAY Site is Zoned CG Minimum yards: Front:25 feet Rear:20 feet Side:20 feet PIN * 40-2N-28-0000-0035-0000 OWNER:TENNILLE,WILSON ZONING:CG USE:SINGLE FAMILY R Electric Service currently provided by FPU 0 6'TALLTYPE 2. FOOT FENCE 2. AROUND PERIMETER 26x12 CONCRETE DUMPSTER PAO TO BE FENCED AND SCREED WITH OPMOUNT SCREENING Site to be served by water (JEA) and sewer (JEA) d 8 All Dimensions in feet unless otherwise noted 6:080 ÷\$ 26x12 CONCRETE DUMPSTER PAD TO BE FENCED AND SCREENED WITH OPADUE SCREENING All Radii 5' unless otherwise noted TOP ELEV. = 8.19 All dimensions are to the edge of pavement or the property line TOP OF WET POND 2 dumpster pad (to be screened) POLE Roof drains to drain to parking lot The building will be approx.25' tall and will be made of mixed construction Except as noted on plans, signage and lighting on buildings and lighting on all signs £M € 310.06 PHASE 2 CONSTRUCTION 24" STOP 360.00° 360.0 (D.) mat S 86 DEG 59 41 W (B.R.) All street lighting to be performed by FPU in accordance with FPU protocol -de Building roof downspouts to tie to u/g site drainage. STOP SIGN PHASE I BOUNDS OF CONSTRUCTION -6 DROP CURB - 25 B OF ASPHALT N. 낪 Three buildings are proposed for the site. Buildings to be sighted by licensed surveyor PINE GROVE ROAD (60' RIGHT-OF-WAY) IN * 40-2N-28-0000-0066-0000 OWNER: LIVING WATERS WORLD OUTREACH ZONING: CG USE: CHURCH E XIST ING LITTLE BERRY ROAD PIN * 40-2N-28-1590-0059-0000 OWNER: SEYMOUR, RONALD & ELIZABETH ZONING: CG USE: SINGLE FAMILY PIN * 40-2N-28-1590-0060-0000 STORM MANHOLE TOP ELEV. = 11.05 INV. ELEV. = 4.73 W * 40-27-28-1990-0000-000 OWNER: GRADY, WILLIAM & CAROLYN ZONING: CG USE: SINGLE FAMILY END OF ASPHALT Sheet No. GE-2 Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 niect Mar G&A‡ AG Revised to adjust phase i turnaraund radius Issue for "Ex7DEP" Permit Revised Per Nascu Cauth Connents Revised Per SURVID Connents Revised Per Nascu Cauthy & SURVID Connents Issue For Permit Revised Revised Per Nascu Cauthon Amelia Medical Park Geometry Plan <u>5</u> of <u>20</u> Issue Date DEPENDENT 0 5 AG 3/20/06 AG Dr.Dan Matricia Phases 1& 2 5 AG 3720706 4 AG 12/20705 3 AG 11/23705 2 AG 10728705 1 AG 8718705 No. By Date MP Certificate of Authorization No. 9332 DAGO NG DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE DRAWING IS REDUCED IF LESS THAN 22* × 34* Project No. 05-10.31 Registered Profe

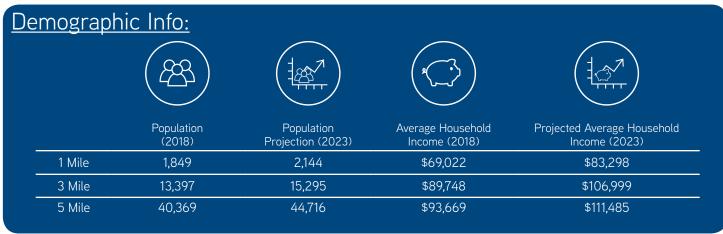
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Property Survey:





Contact Us:



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