

Green Cove Springs Development Site

South US Highway 17, Green Cove Springs, Florida 32043

FOR SALE

➔ **Location:** West side of S. US Highway 17,
2,000' south of SR 16

➔ **Gross Estimated Land Size:** 20+- Acres
Less Existing Retention Pond: 1.16+- Acres
Net Usable Land Area: 18.84+- Acres

➔ **Zoning:** Commercial / Industrial
(Discuss with Broker)

➔ **Frontage:** US Hwy 17 (477'+-)

➔ **AADT:** 15,400+- cars (2024)

➔ **First Coast Expressway / SR 23:**
Minutes from Pearce Blvd. & US-17

➔ **Sale Price:** \$4,950,000.00



Adjacent to The Rookery, a new 2,100 home DR Horton community.



Cord Butler

Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465-1000

Email: cord@thecordellgroup.com



View Drone Video Online



Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

AERIAL MAP



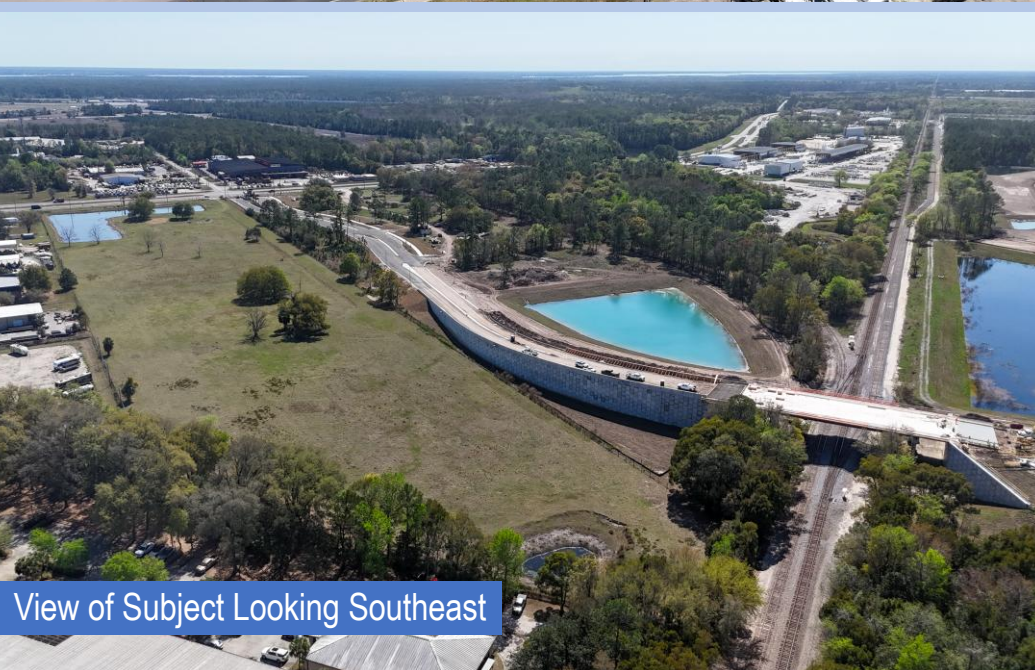
PHOTOS



View of Subject Looking West



View of Subject Looking East



View of Subject Looking Southeast

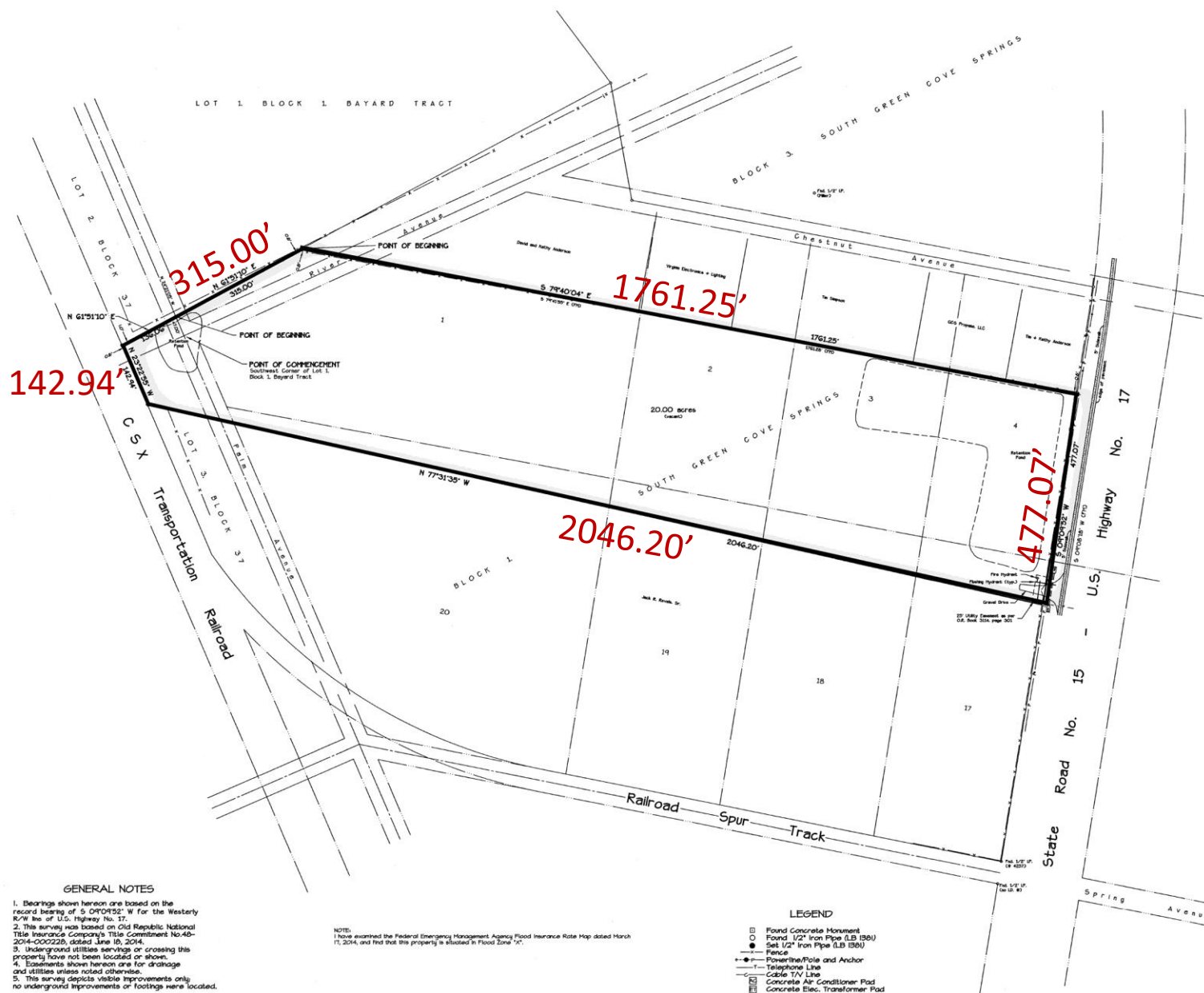


View of West End of Subject Looking Southwest



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

SURVEY



MAP SHOWING BOUNDARY SURVEY OF
A parcel of land consisting of a portion of Lot 1, Block 1, and a portion of Lots 2 and 3, Block 37, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "1", pages 273 and 274, together with a portion of Lots 1, 2, 3, 4, 17, 18, 19 and 20, Block 1, South Green Cove Springs, according to map recorded in Deed Book "2", page 746 of said public records, all in the G.L.F. Clerk's Grant, Section 36, Township 6 South, Range 56 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract, thence on the west line thereof, North 24 degrees 21 minutes 03 seconds West, 47.00 feet to the point of beginning, thence North 61 degrees 51 minutes 10 seconds East, 315.00 feet; thence South 74 degrees 40 minutes 04 seconds East, 1761.25 feet to the westerly line of State Road No. 15 (U.S. Highway No. 17); thence on said westerly line, South 04 degrees 04 minutes 52 seconds West, 477.07 feet; thence North 77 degrees 31 minutes 35 seconds West, 2046.20 feet to the northeasterly line of the CSX Transportation Railroad; thence on said northeasterly line, North 23 degrees 22 minutes 50 seconds West, 142.94 feet; thence North 61 degrees 51 minutes 10 seconds East, 136.06 feet to the point of beginning, being 20.0 acres, more or less, in area.

Scale 1" = 100'

July 3, 2014

Certified for: R3 of North Florida, LLC
Green Cove Springs Industrial Properties, LLC
Attorneys: Title Fund Services, LLC
Old Republic National Title Insurance Company
David A. King, Attorney



ABBREVIATIONS
AC Air Conditioner
BL Building Extension Line
BLR Building Line
BLR Building Line
BLR Building Line
BLR Building Line

Not valid without the signature and the original sealed seal of a Florida Licensed Surveyor and Mapper.

Harold T. Eiland
License No. LS 2510

Eiland & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32065
Telephone 404-212-1000

GENERAL NOTES

1. Bearings shown herein are based on the record bearing of S 09°04'52" W for the Westerly R/W line of U.S. Highway No. 17.
2. This survey was based on Old Republic National Title Insurance Company's Title Commitment No. 48-2014-000328, dated June 10, 2014.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown herein are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only; no underground improvements or footings were located.

NOTE:
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, and find that this property is situated in Flood Zone "X".

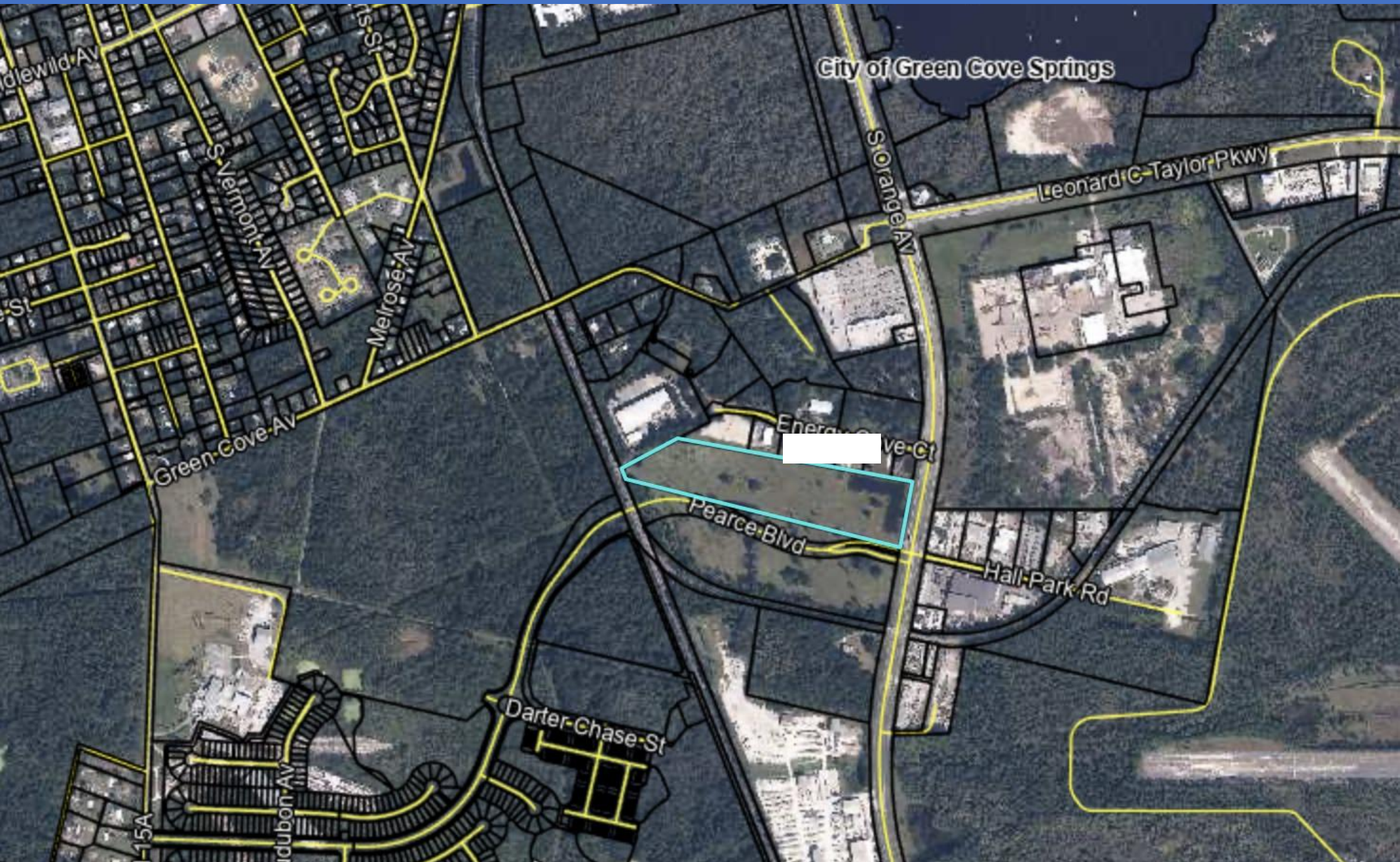
LEGEND

- Found Concrete Monument
- Found 1/2" Iron Pipe (LB 1301)
- Set 1/2" Iron Pipe (LB 1301)
- Fence
- Powerline/Pole and Anchor
- Telephone Line
- Cable T/V Line
- Concrete Air Conditioner Pad
- Concrete Elec. Transformer Pad



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

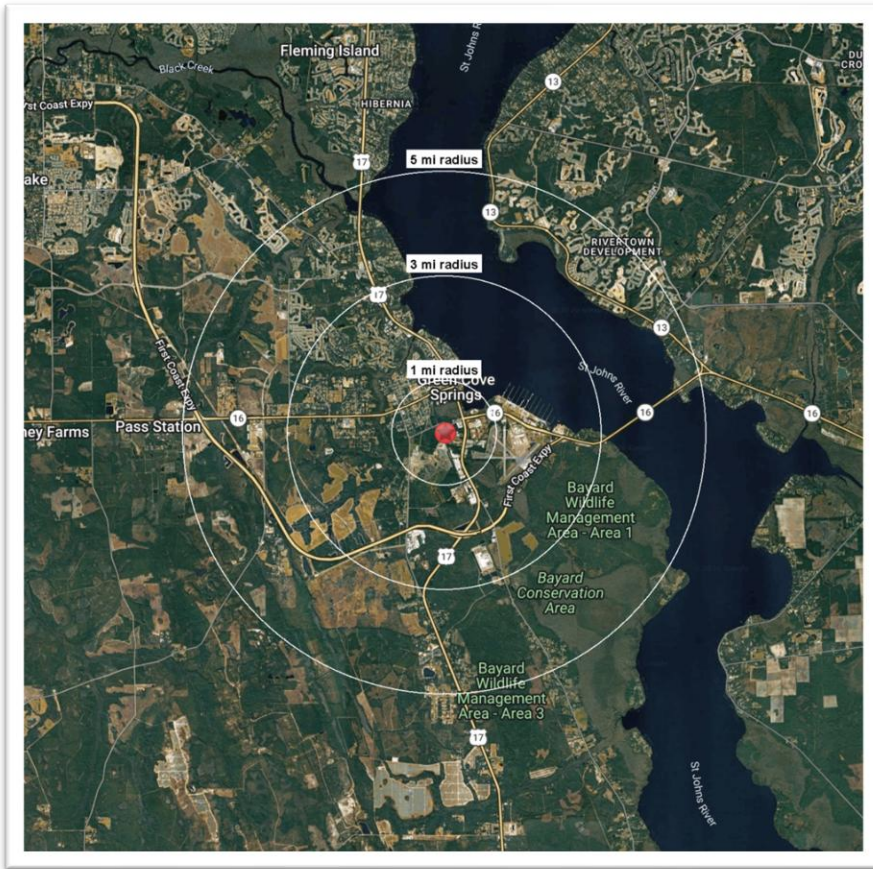
GIS MAP



AREA DEMOGRAPHICS



South US Highway 17, Green Cove Springs, Florida 32043



	1 MILE	3 MILES	5 MILES
2025 Population	3,327	12,848	26,247
2030 Projected Population	3,398	13,701	32,489
2025 Total Households	1,276	4,986	9,623
2030 Projected Households	1,361	5,431	11,961
Average Household Income	70,587	95,345	119,082
2025 Median Age	42.9	42.4	41.5
2025 Total Housing Units	1,386	5,379	10,499
2025 Total Businesses	273	878	1,082

