

# YULEE, FL PRIME DEVELOPMENT SITE SR 200 / A1A at I-95 (EXIT 373)



## Offering Summary:

- **Sale Price: \$5,500,000**
- **Site Size: 11.54 Acres**

## Property Overview:

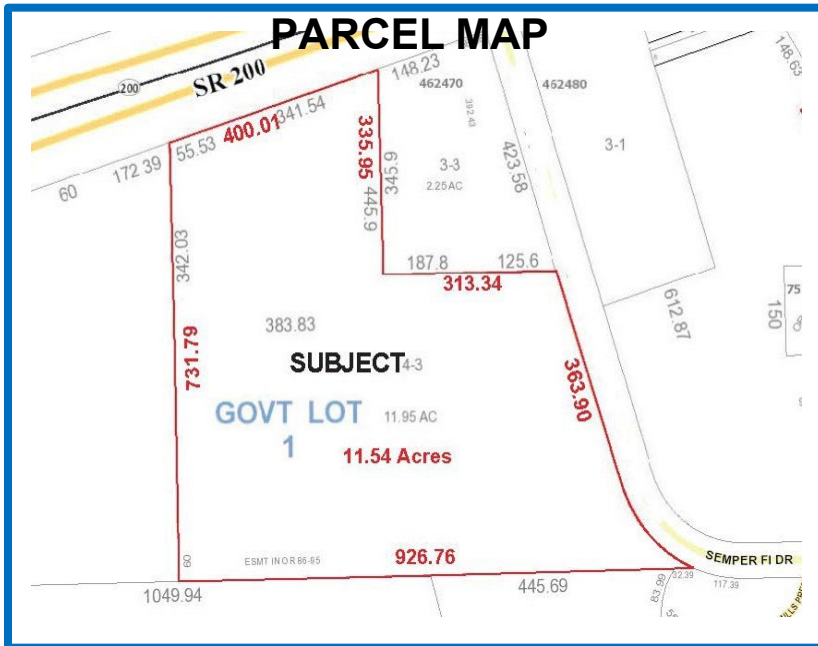
Prime opportunity for commercial development on high traffic SR 200 / A1A.

## Located near I-95 Exit 373:

Immediate area has significant commercial and residential growth.

## Excellent access :

Amelia Island and Fernandina Beach are 11 miles East  
Jacksonville Airport is 9 miles south.  
Downtown Jacksonville is only 18 miles south.



## Property Features:

- 400 feet of frontage on SR 200
- Direct access onto SR 200 and Semper Fi Drive
- 364 feet of frontage on Semper Fi Drive
- High average daily traffic counts -
  - 56,500 on I-95
  - 20,500 on SR 200 at site
  - 27,054 on SR 200 east of I-95
- All utilities available at site
- Zoned: Commercial Highway Tourist

## Virtual tour on drone video:

[Click Here to view Drone Video](#)



Commercial  
Real Estate  
Services

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# AREA DEVELOPMENTS AND AMENITIES

**1 Mile Proximity**      **Area Businesses**

20,500 daily vehicles west of I-95      27,054 daily Vehicles east of I-95      56,500 daily vehicles

**DOBBINS PROPERTIES** Commercial Real Estate Services

**1 Mile Proximity**      **Residential Developments**

**DOBBINS PROPERTIES** Commercial Real Estate Services



Commercial Real Estate Services

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