



## 850395 US Hwy 17 S

Yulee, Florida 32097

### Property Highlights

- U.S. Highway 17 frontage w/over 19,000 cars daily
- Located at the signalized NWC of Harts Road just 2 miles south of SR 200
- Multiple points of ingress and egress
- Commercial Intensive and Residential Zoning
- Can be combined with the adjacent parcels for a total of 7.76 acreage assemblage
- 3 storage trailers on-site not included with the sale

### Property Overview

Prime development opportunity with this commercial and residential zoned property on U.S. Hwy 17 in Yulee, FL. With frontage on the highway, multiple points of ingress and egress, and all uplands, this property offers a versatile and strategic location for a range of developments. The availability of an additional 0.34-acre parcel at a hard corner with a traffic light further enhances the appeal of this offering.

### Offering Summary

<b>Sale Price:</b>	\$289,000
<b>Parcel ID#s:</b>	42-2N-27-0000-0087-0000
<b>Building Size:</b>	2,800 SF
<b>Lot Size:</b>	0.34 Acres
<b>Zoning:</b>	Commercial Intensive
<b>Frontage:</b>	175.8' on US Hwy 17
<b>Traffic Count:</b>	19,000 Cars Daily

### For More Information



#### Eugene Stiltner

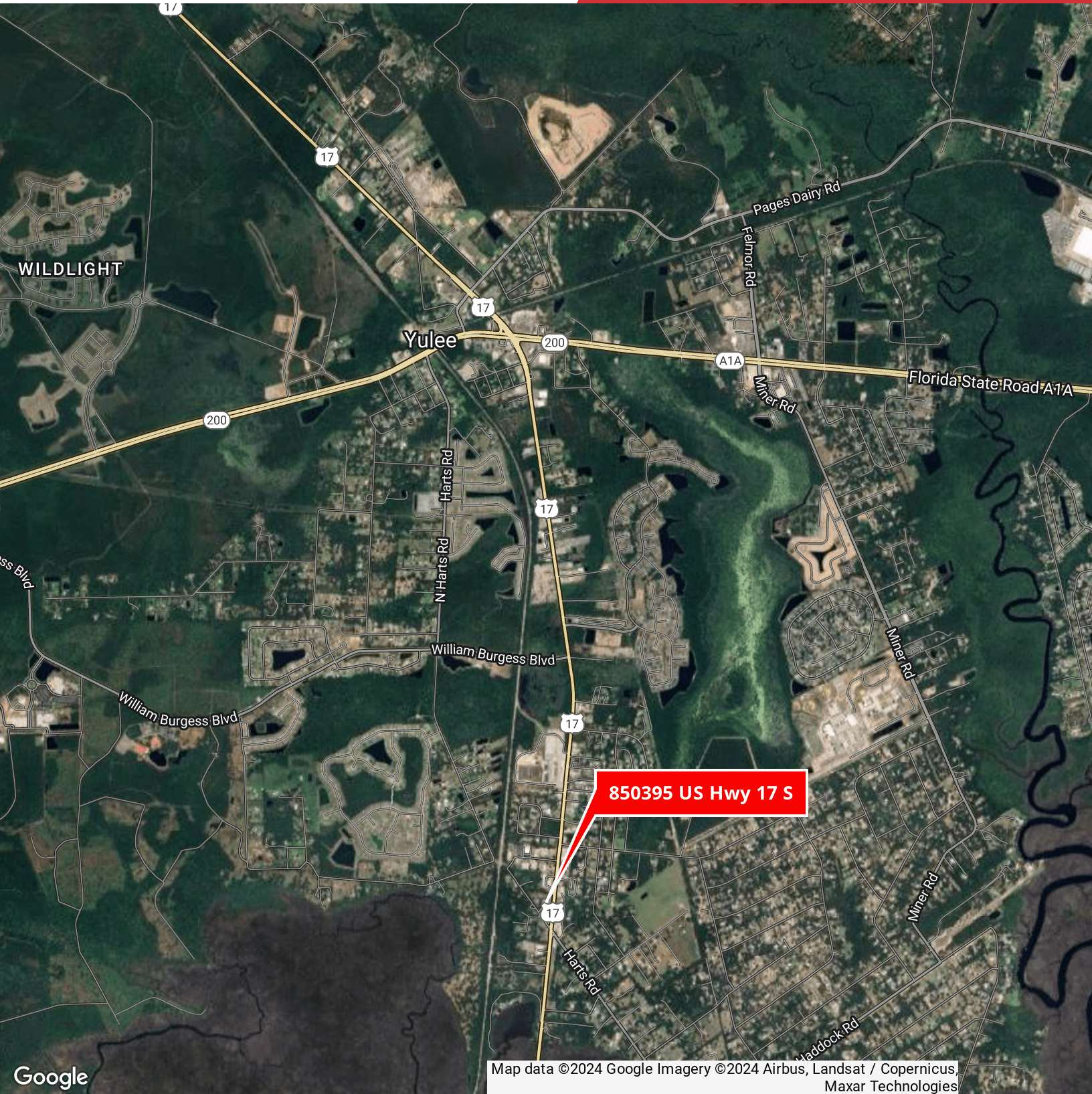
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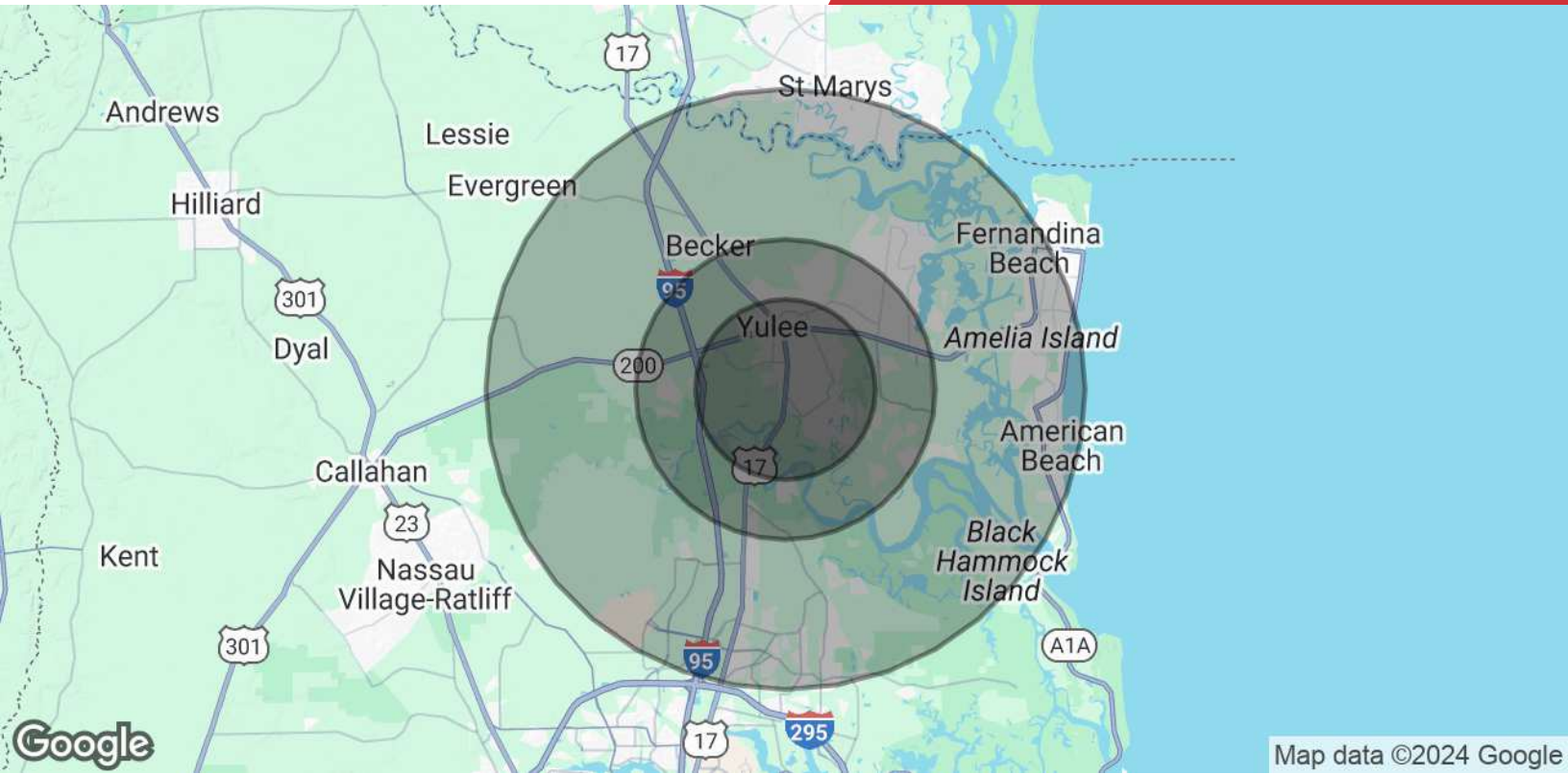


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Population	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	14,459	39,726	96,970
<b>Average Age</b>	42	41	44
<b>Average Age (Male)</b>	41	40	43
<b>Average Age (Female)</b>	42	42	45
Households & Income	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	5,476	14,704	37,729
<b># of Persons per HH</b>	2.6	2.7	2.6
<b>Average HH Income</b>	\$103,854	\$109,677	\$115,065
<b>Average House Value</b>	\$334,787	\$375,899	\$457,956

Demographics data derived from AlphaMap