

Colliers

Thomas Creek Rd

Crawford Ext.

Site

Woods Ln

200

N

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**Heavy Industrial Land**  
**51.8± Total AC | 32.9± Upland AC**  
0 Crawford Rd. Ext. and Woods Ln.  
Callahan, FL 32011

*For Sale | Call for Pricing*

Colliers  
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# PROPERTY Overview



51.8± AC



Heavy Industrial (IH)

<b>Address:</b>	0 Crawford Rd Ext and 0 Woods Ln Callahan, FL 32011
<b>Total acres</b>	51.8±
<b># of parcels:</b>	3
<b>RE #:</b>	15-1N-24-2180-1206-0000 14-1N-24-2180-0071-0010 14-1N-24-2180-0479-0010
<b>Total est. wetland impacts:</b>	18.9±
<b>Est. wetland acres to be mitigated:</b>	13.93±
<b>Total upland acres:</b>	32.9±
<b>Rail served:</b>	CSX Potential connection to Norfolk Southern
<b>Status:</b>	Green site
<b>Utilities:</b>	Available: Can be extended to site
<b>Zoning:</b>	Heavy Industrial



# PROPERTY Parcel Map



Click to view location



## Parcel 1

- 15-1N-24-2180-1206-0000
- $31.7 \pm$  AC

## Parcel 2

- 14-1N-24-2180-0071-0010
- $18.5 \pm$  AC

## Parcel 3

- 14-1N-24-2180-0479-0010
- $1.7 \pm$  AC

# PROPERTY

# Wetlands Map



# PROPERTY

## Submarket Details

### Nassau County

It is expected that the population of Yulee will increase significantly in the coming decade as development continues in the East Nassau Community Planning Area, a long-term master-planned development for 24,000 acres between I-95 and US 17. Yulee is an appealing choice for those wanting to be close to the beaches and major roads connecting Nassau to Jacksonville to the south and Georgia to the north.

#### Recent Developments

**Wildlight** is a 2,900 Acre mixed use development in Nassau County consisting of homes, apartments, retail, medical, office and other commercial uses. Newly constructed single family rental homes and luxury apartments totaling 550 housing units. Located along I-95 and recently expanded A1A, Wildlight is 20 minutes from Amelia Island, downtown Jacksonville and Jacksonville International Airport.

**Pattillo Industrial** RE's Wildlight Commerce Park is a 130 Acre site neighboring Wildlight. Phase 1 will comprise of one 68,000 SF spec warehouse and will offer several build to suit opportunities.

Source: <https://www.islandchamber.com/yulee/>

**Crawford Diamond Industrial Park** offers a 400 acre industrial park with dual Class I rail frontage (CSX and Norfolk Southern) and major power infrastructure from FPL. Strategically located near three ports, two interstates, and a large skilled workforce, including 3,000 annually separating military personnel. The site features 30 day local permit processing, low local tax rate and no state income tax.

Source: <https://nassauflorida.com/site-selection/crawford-diamond/>



2025 Population

102,881



2030 Population

116,406



2025 Avg. Home Value

\$452,397



2025 HH Income

\$124,536

Source: ESRI Business Analyst



# Distances To:

**US 301**

0.9 mi

**US 23**

5.7 mi

**I-295**

13.1 mi

**CSX**

17.5 mi

**I-10**

18.8 mi

**JIA**

18.9 mi

**I-95**

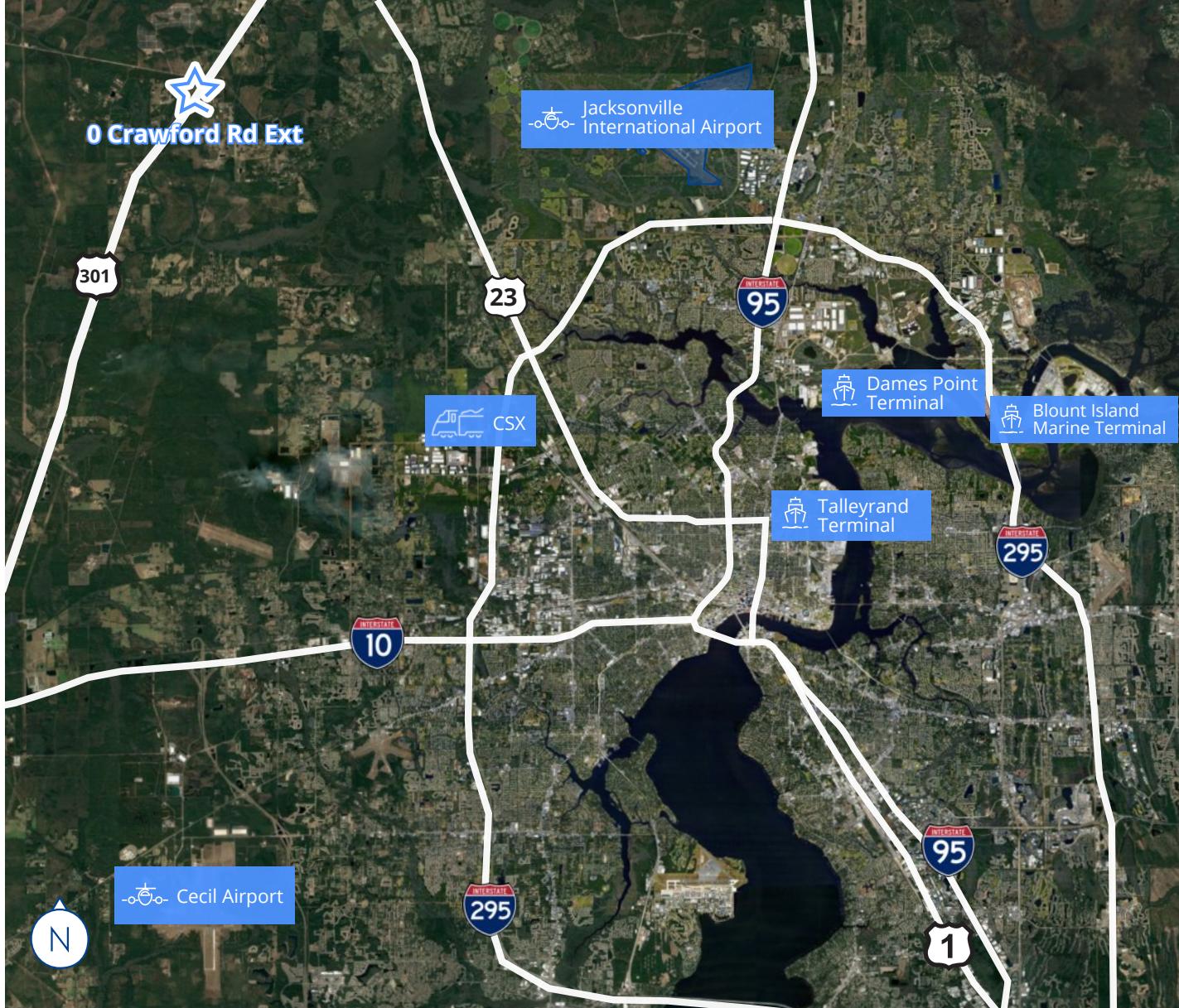
22.1 mi

**Talleyrand Terminal**

22.8 mi

**Dames Point Terminal**

27.3 mi



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