

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

➔ **Estimated Land Size:** 20+- 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



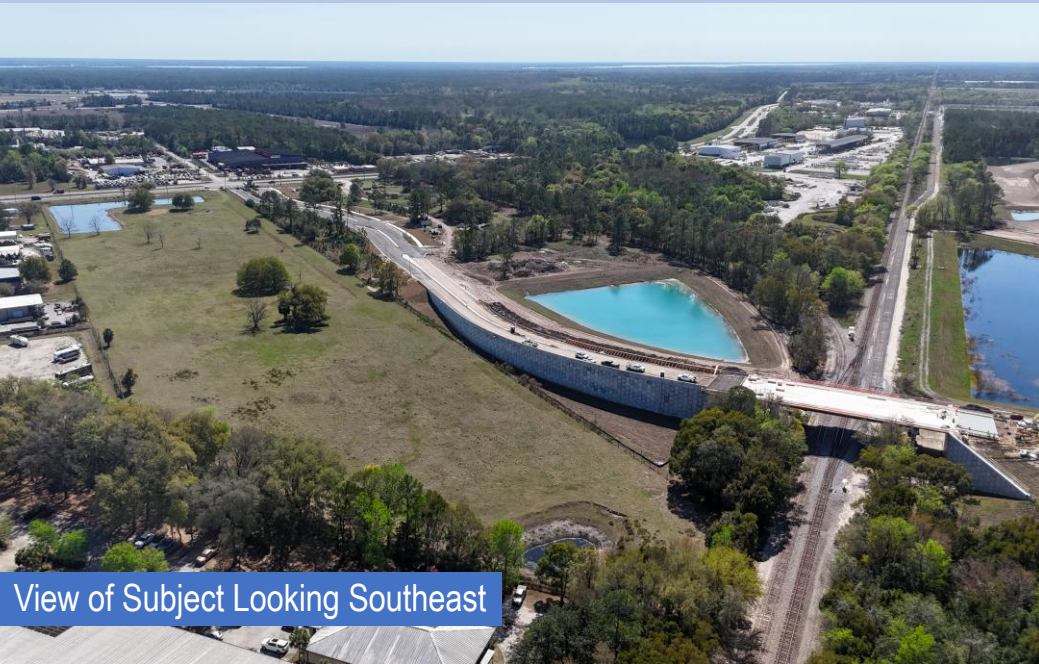
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The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently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

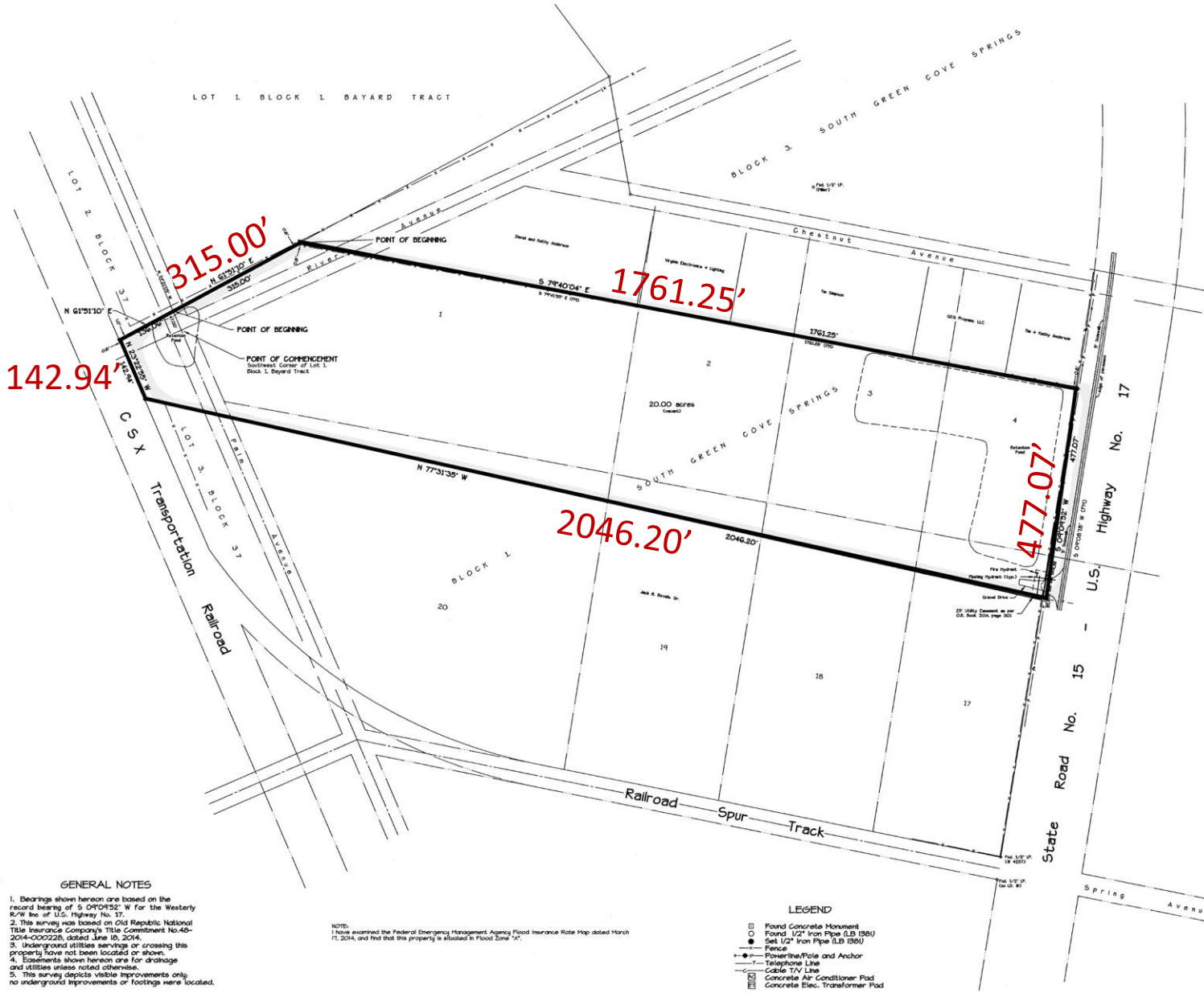
AERIAL MAP



PHOTOS



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, Grant, Section 30, 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 77 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 09 degrees 04 minutes 52 seconds West, 477.07 feet; thence North 77 degrees 31 minutes 33 seconds West, 2046.20 feet to the northeastern line of the CSX Transportation Railroad; thence on said northeastern 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 RD 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

GENERAL NOTES
 1. Bearings shown herein are based on the record bearing of S 09°02'52" 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. 48-2044-000328, dated June 10, 2014.
 3. Underground utilities serving or crossing this property have not been located or shown.
 4. Statements 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".

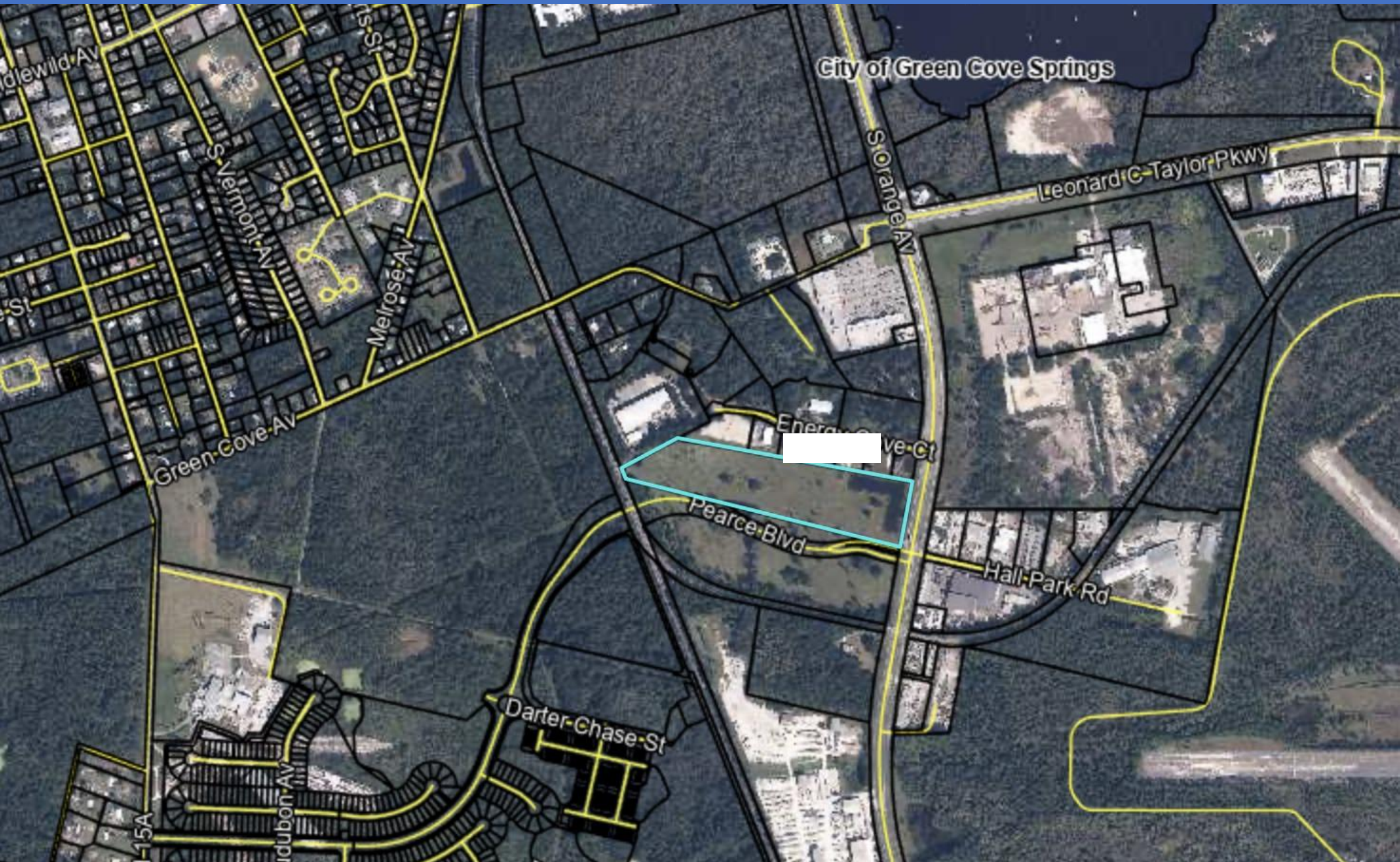
LEGEND
 Found Concrete Monument
 Found 1/2" Iron Pipe (LB 1301)
 Set 1/2" Iron Pipe (LB 1301)
 Fence
 Powerline/Pole and Anchor
 Telephone Line
 Cable TV Line
 Concrete Air Conditioner Pad
 Concrete Elec. Transformer Pad

ABBREVIATIONS
 AC Air Conditioner
 BLB Building Elevation Line
 W Telephone Transformer
 T Telephone Transformer
 V Vent Pipe

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

 Harold T. Eiland
 License No. LS 2540
 Eiland & Associates, Inc.
 Professional Surveyors & Mappers
 Certificate of Authorization No. LB 1381
 615 Blending Boulevard
 Orange Park, Florida 32065
 Telephone 404-272-1000

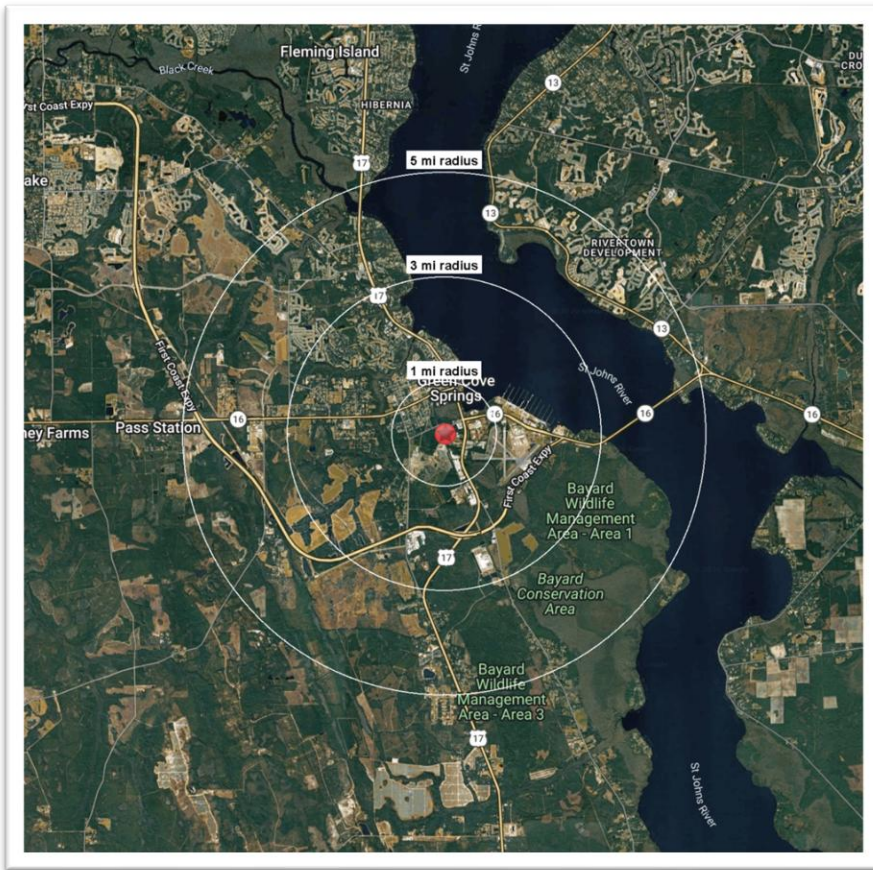
GIS MAP



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

