

Thomas Creek Fish Camp Recreation Acreage

Executive Summary

Location:	17200 Ethel Road, Jacksonville, Florida 32218
Size:	Approximately 151 acres; 2 tracts, 18.63 acres and 132.27 acres
Configuration:	Both tracts are irregularly shaped
Land Cover:	Smaller tract is mostly freshwater forested wetlands; larger tract is mixed hardwoods and pine trees
Water Frontage:	Both tracts have substantial frontage on Thomas Creek, approximately 3,500 feet in total
Adjacent Development:	COJ's <i>Thomas Creek Preserve and Fish Camp</i> : (https://www.coj.net/departments/parks-and-recreation/recreation-and-community-programming/parks/thomas-creek-preserve-fish-camp.aspx)
Restriction/s:	Approximately 149 acres are subject to a Conservation Easement granted to the St. Johns River Water Management District and Army Corps of Engineers which prevents development (details available in Dropbox file)
Unrestricted Acres:	Approximately 2 acres of developable land fronting on Thomas Creek is not subject to the Conservation Easement; this lot is ideally situated for a cabin or camper for hunting, fishing, bird watching and other great outdoors activities