

# 0 WELLS ROAD

ORANGE PARK, FL 32073

FOR SALE  
**\$399,999**



## PROPERTY DESCRIPTION

This property offers an outstanding location in a thriving commercial corridor near Orange Park Mall. It is surrounded by prominent businesses, including General RV Sales & Service Center, Adamec Harley-Davidson, the new Woodbridge Suites Hotel, Miller's Ale House, and Outback Steakhouse, making it an ideal spot for commercial development.

Zoned BB (Business Boulevard), the site is perfectly suited for a wide range of business uses. With over 300 feet of highly visible frontage on Wells Road, the property provides excellent exposure to passing traffic, which had a 2021 count of 24,000 vehicles per day.

The parcel has been fully mitigated, cleared, and filled, and a retention pond is already in place, saving significant time and costs for stormwater management. Convenient access to major roads and highways further enhances its connectivity, making this site a prime choice for developers or businesses looking to establish a strong presence in this vibrant area.

Don't miss this rare, turn-key opportunity to build in one of the most high-demand locations in the region!



**COURTNEY SMITH**  
REAL ESTATE AGENT

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## OFFERING SUMMARY

Price	\$399,999
Total Lot Size	1.72 AC
Property Type	Land
Proposed Use	Retail Shopping Center/Neighborhood
Zoning	BB - INTM BUSI



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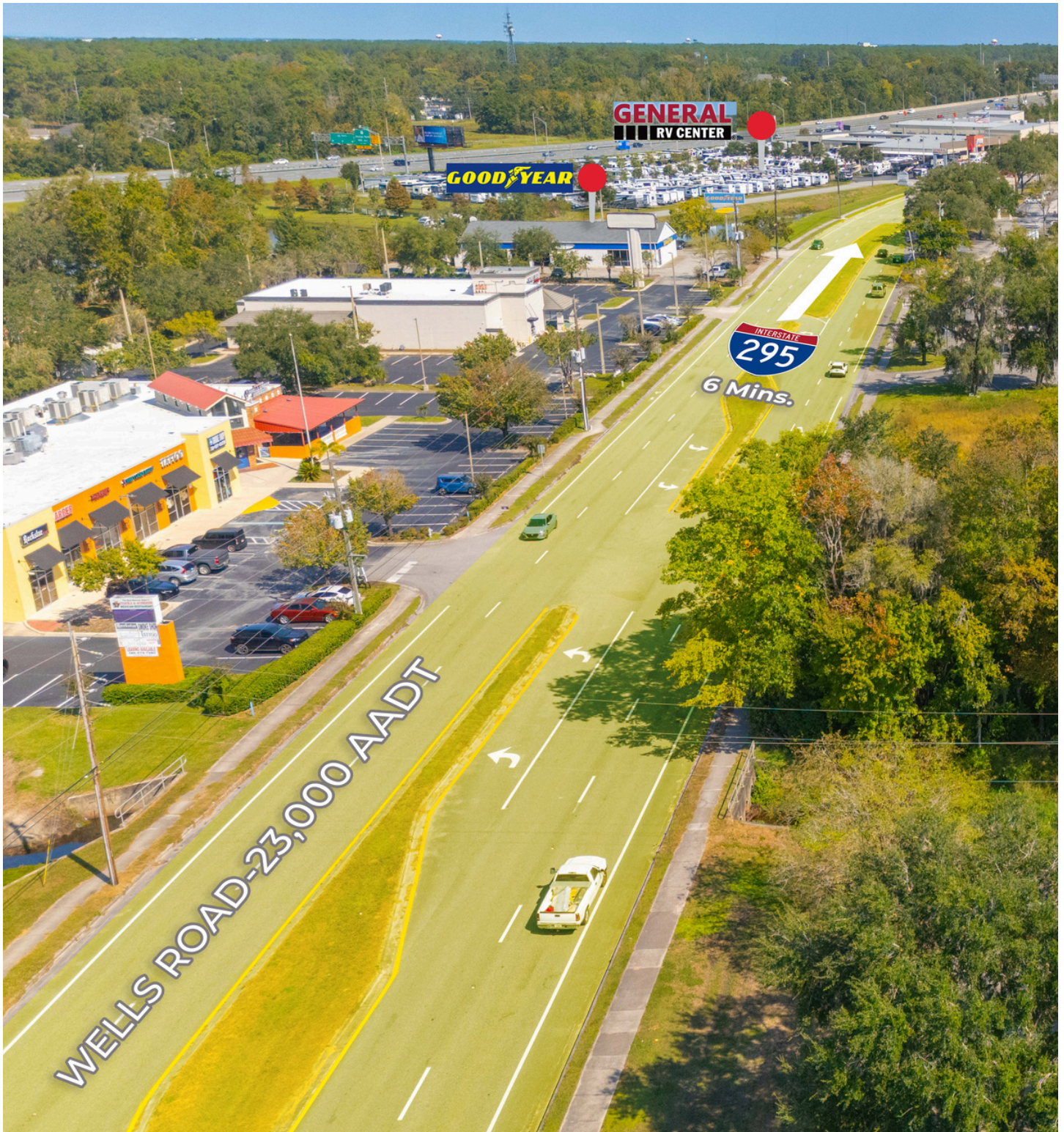


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