



WILDLIGHT INDUSTRIAL PARK

A1A & US HWY 17

WILDLIGHT, FLORIDA 32097

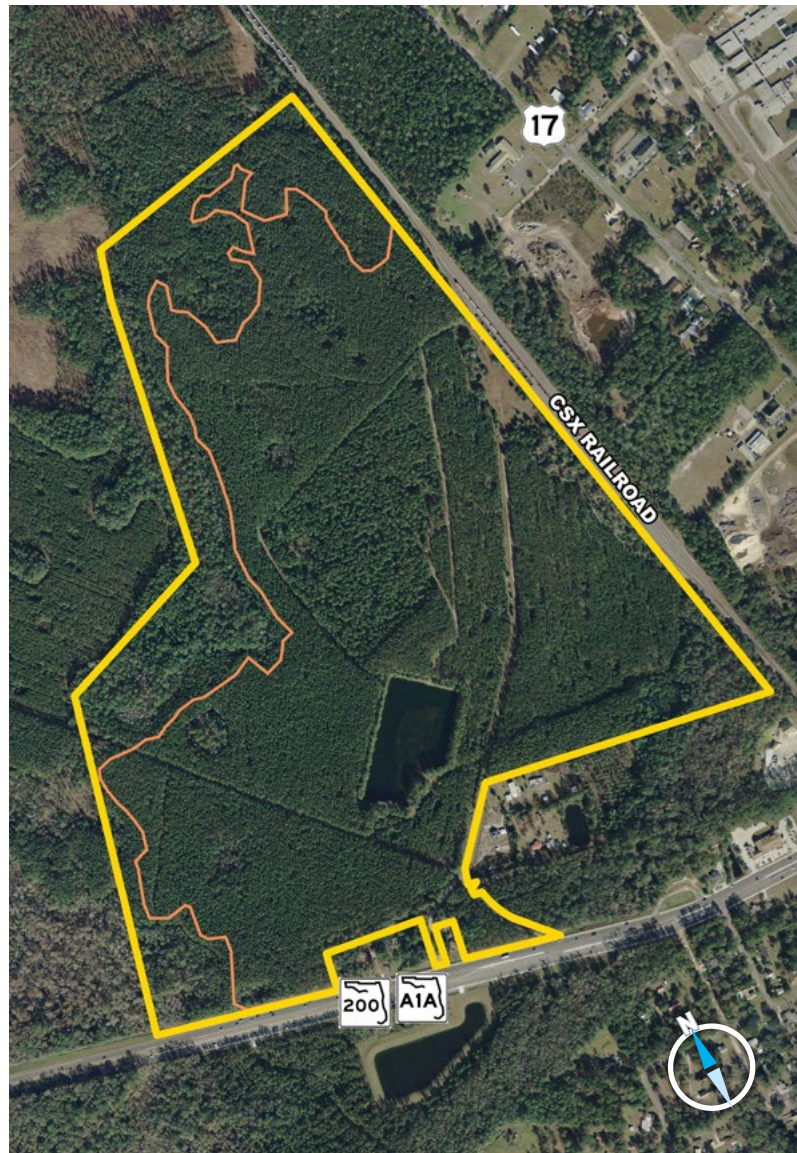
NASSAU COUNTY MASTER PLANNED
DEVELOPMENT SITE



WILDLIGHT COMMERCE PARK - INDUSTRIAL LAND

PROPERTY HIGHLIGHTS

Colliers International exclusively offers approximately 165 gross acres with 146 net upland acres for industrial development in Wildlight Commerce Park.



Wildlight Commerce Park is part of the Employment Center Detail Special Area Plan (DSAP) that allows up to 6.8 million SF of office, retail, industrial uses and 3,200 residential units.

- 165 gross acres for industrial development with 146 net upland acres for sale
- CSX and First Coast Rail serviced
- Approved and entitled for 1.5 million square feet of Industrial Warehouse and Light Manufacturing
- Saint Johns River Water Management District Conceptual and ACOE permits in place
- Quick and easy access to interstate 95 (2.7 mi. west) and U.S. Hwy 17 (0.8 mi. east) with new diamond interchange at I-95 and A1A
- Asking Sales price: \$25,000/ net upland acre

EXECUTIVE SUMMARY

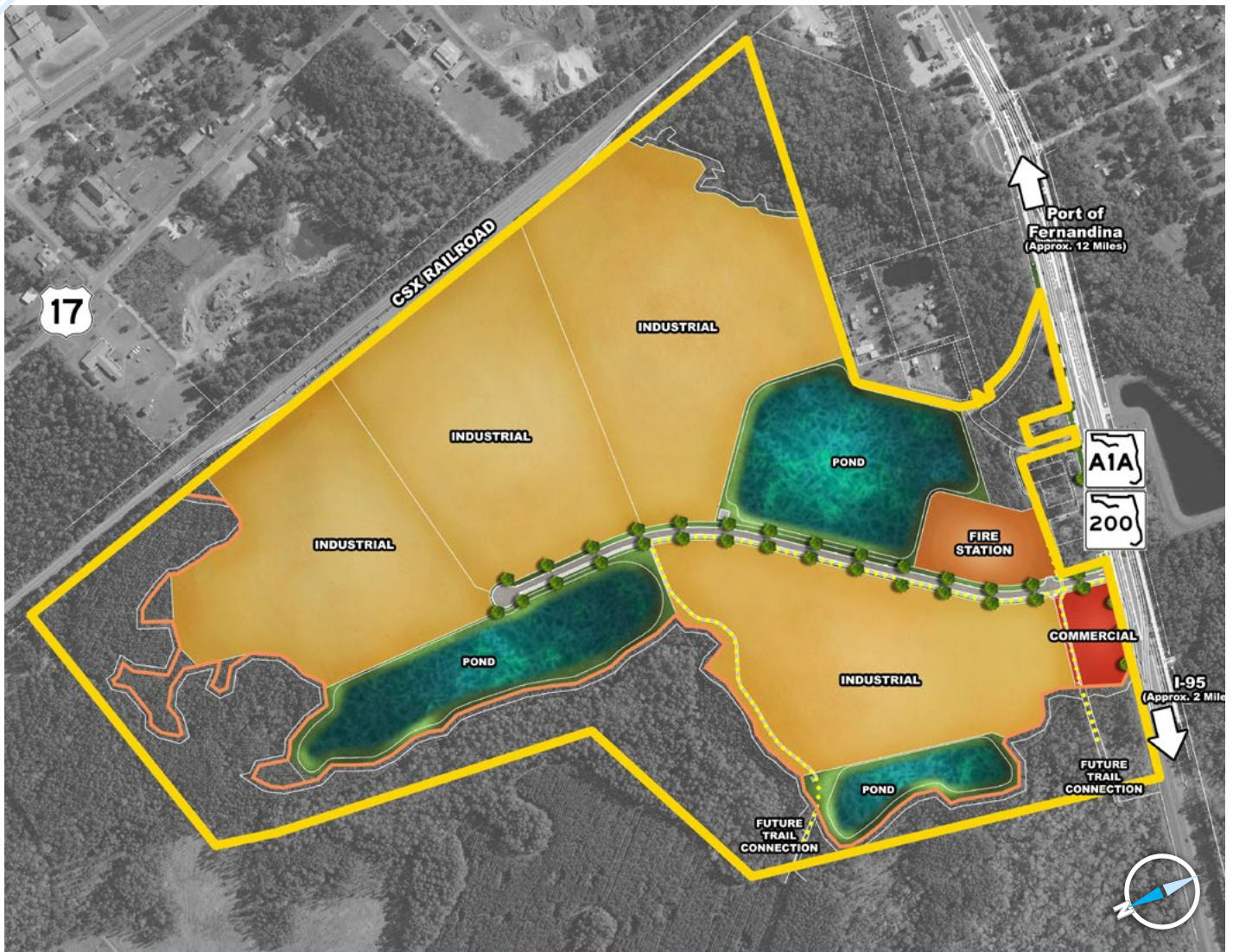
The 165 gross acre site offers up to 1.5 million sf of buildable space suited for industrial use.

ADDRESS	NWQ A1A & US Highway 17 Wildlight, FL 32097
SIZE	165 gross acres 146 net upland acres
ZONING	Industrial Light
RAIL	CSX First Coast Rail
ENTITLEMENT	1.5± million SF of Industrial Warehouse and Light Manufacturing
WATER & SEWER	JEA
NATURAL GAS	FPU
PRICE	\$25,000 per net upland acre

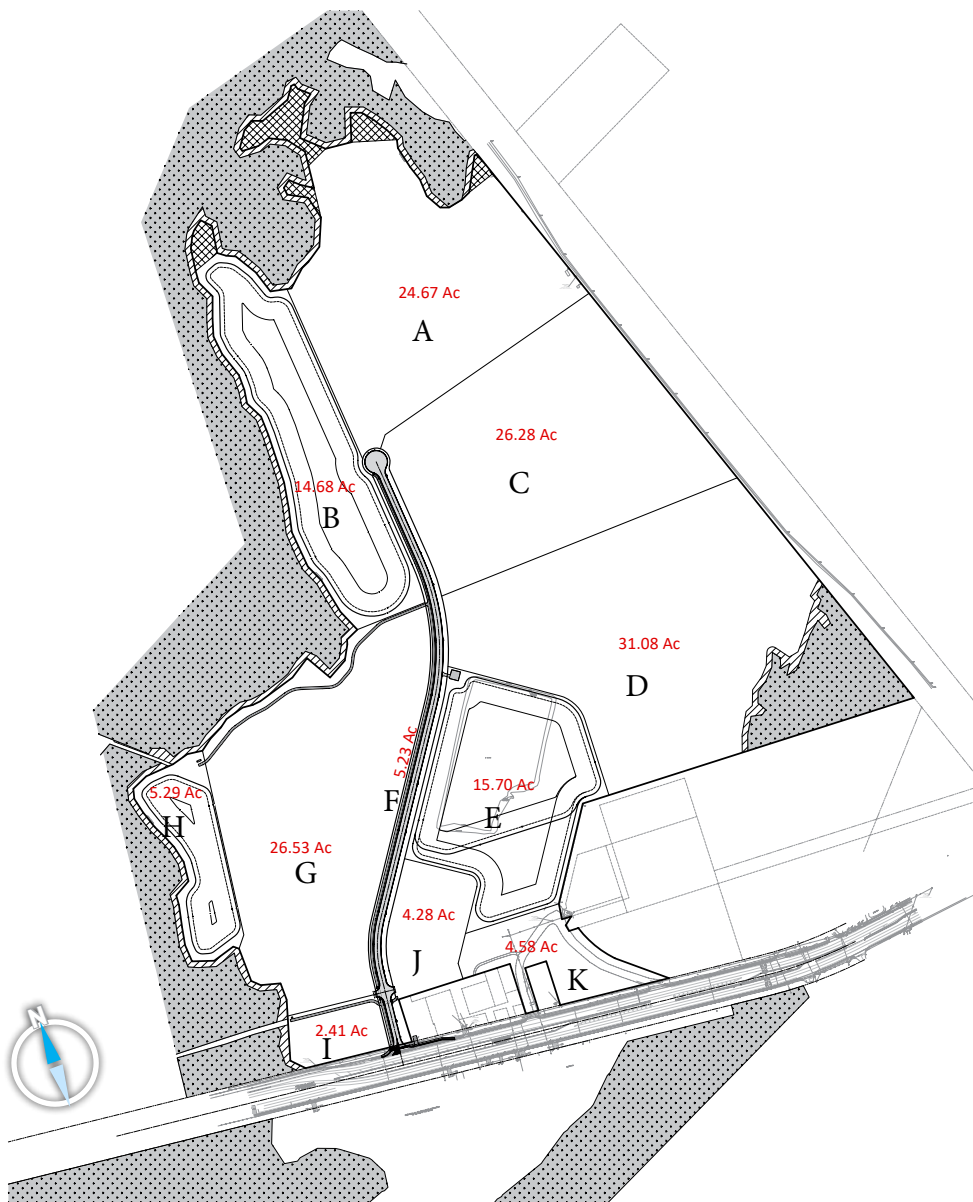
Located in Nassau County, FL, Wildlight is 20 miles north of Jacksonville, just east of Interstate 95 on A1A. The community is situated within 20 minutes to Amelia Island and 15 minutes to the Jacksonville International Airport.



CONCEPTUAL SITE PLAN



Disclaimer: This site plan is conceptual for illustrative purposes, and it should be for general use only. The layout may not be up to scale, and is not intended to form any part of a contract or warranty unless expressly incorporated into a written agreement. No representation express or implied is made. This site plan is subject to change, modification, or revisions without notice.



PARCEL	SIZE
A	24.67 AC
B	14.68 AC
C	26.28 AC
D	31.08 AC
E*	15.70 AC
F	5.23 AC
G	26.53 AC
H	5.29 AC
I	2.41 AC

*parcel contains +/-5 acres of an existing stormwater pond

Disclaimer: This site plan is conceptual for illustrative purposes, and it should be for general use only. The layout may not be up to scale, and is not intended to form any part of a contract or warranty unless expressly incorporated into a written agreement. No representation express or implied is made. This site plan is subject to change, modification, or revisions without notice.

AREA OVERVIEW



WILDLIGHT



Disclaimer: This site plan is conceptual for illustrative purposes, and it should be for general use only. The layout may not be up to scale, and is not intended to form any part of a contract or warranty unless expressly incorporated into a written agreement. No representation express or implied is made. This site plan is subject to change, modification, or revisions without notice.

Welcome to WILDLIGHT, a mixed-use, master-planned community in Nassau County. Inspired by a character, culture and pattern of living called “Florida Lowcountry,” it’s a place that celebrates the land and is designed to encourage fun, recreation, healthy living, discovery and connecting with nature and one another. Wildlight’s architecture combines regional character, the natural environment and creates a distinct community feel, defined by:

- Diverse, family-friendly floor plans
- Outdoor living spaces such as sweeping porches and verandas
- Natural, high-quality building materials
- Sustainable and easily-maintained landscapes

Raydient Places + Properties is the Master Developer for Wildlight Commerce Park



		PROGRAM UNITS/SF
RESIDENTIAL	SINGLE FAMILY	1,803
	MULTIFAMILY FOR SALE	299
	MULTIFAMILY RENTAL	1,114
	SUBTOTAL	3,216 UNITS
COMMERCIAL	OFFICE	3.9
	RETAIL	1.5
	INDUSTRIAL	1.4
	SUBTOTAL	6.9 MILLION SF

Wildlight is an entirely new community including homes, shopping, restaurants and an elementary school. It's planned like a small town with plenty of parks, trails and open spaces – all in the middle of a natural playground.

Community Highlights

- Extensive trail network for walking, hiking and biking along parks and fitness and wellness facilities
- Robust technological infrastructure gigabyte plus speed with fiber optics to the homes and businesses
- Wildlight Elementary School, a new, onsite elementary school for K-5th graders, part of the top-rated Nassau County School District
- Designed for a variety of styles and types of homes, townhomes and rental apartments together with offices, retail shops and restaurants – all connected by a system of pathways to promote walkability, healthy lifestyles and greater sense of community

What's Here

- UF Health
- Tasty's Fresh Burgers
- Cold Stone Creamery
- Rocky Mountain Chocolate Factory
- Royal Amelia Dance
- Wildlight Elementary
- First Federal Bank
- AT&T
- Family Dental at Wildlight
- The Lofts at Wildlight Apartment Homes

Coming soon to Wildlight

- YMCA
- UF Health Rehabilitation
- KinderCare®
- Great Clips
- St. Clare Early Learning Center
- Fairfield Inn and Suites

[illegible]

2024 Summary			
Population	3,090	13,173	27,407
Households	1,219	4,688	9,886
Families	879	3,400	7,334
Average Household Size	2.47	2.77	2.75
Owner Occupied Housing Units	1,147	4,125	8,420
Renter Occupied Housing Units	72	563	1,466
Median Age	41.0	40.9	40.6
Median Household Income	\$72,465	\$73,899	\$81,670
Average Household Income	\$85,926	\$89,259	\$101,108

2024 Households by Income	Number	Percent	Number	Percent	Number	Percent
Median Household Income	\$72,465		\$73,899		\$81,670	
Average Household Income	\$85,926		\$89,259		\$101,108	
Per Capita Income	\$31,387		\$32,557		\$36,787	



Nassau County, Florida is ripe with history and it is our history that serves as the impetus for our current success and future growth. Since David Yulee constructed the rail linking Fernandina Beach to Cedar Key, logistics has played a large part in our county's economic success. Today that is evident in our tremendous rail network with access to two Class I rail lines, CSX and Norfolk Southern, and a Class III line, First Coast Railroad. Businesses located in Nassau County, Florida can reach more than 50 million consumers within an eight-hour drive with convenient access to Interstates 95, 10 and 75. The Port of Fernandina serves as our shipping connection to the world and we are in close proximity to JAXPORT and the Port of Brunswick (GA). We are a short drive from Jacksonville International Airport (JAX) and are home to the Fernandina Beach Municipal Airport (FHB).

The residents of Nassau County enjoy an idyllic way of life, with small-town charm and big city amenities, top-ranked schools and a low cost of living.

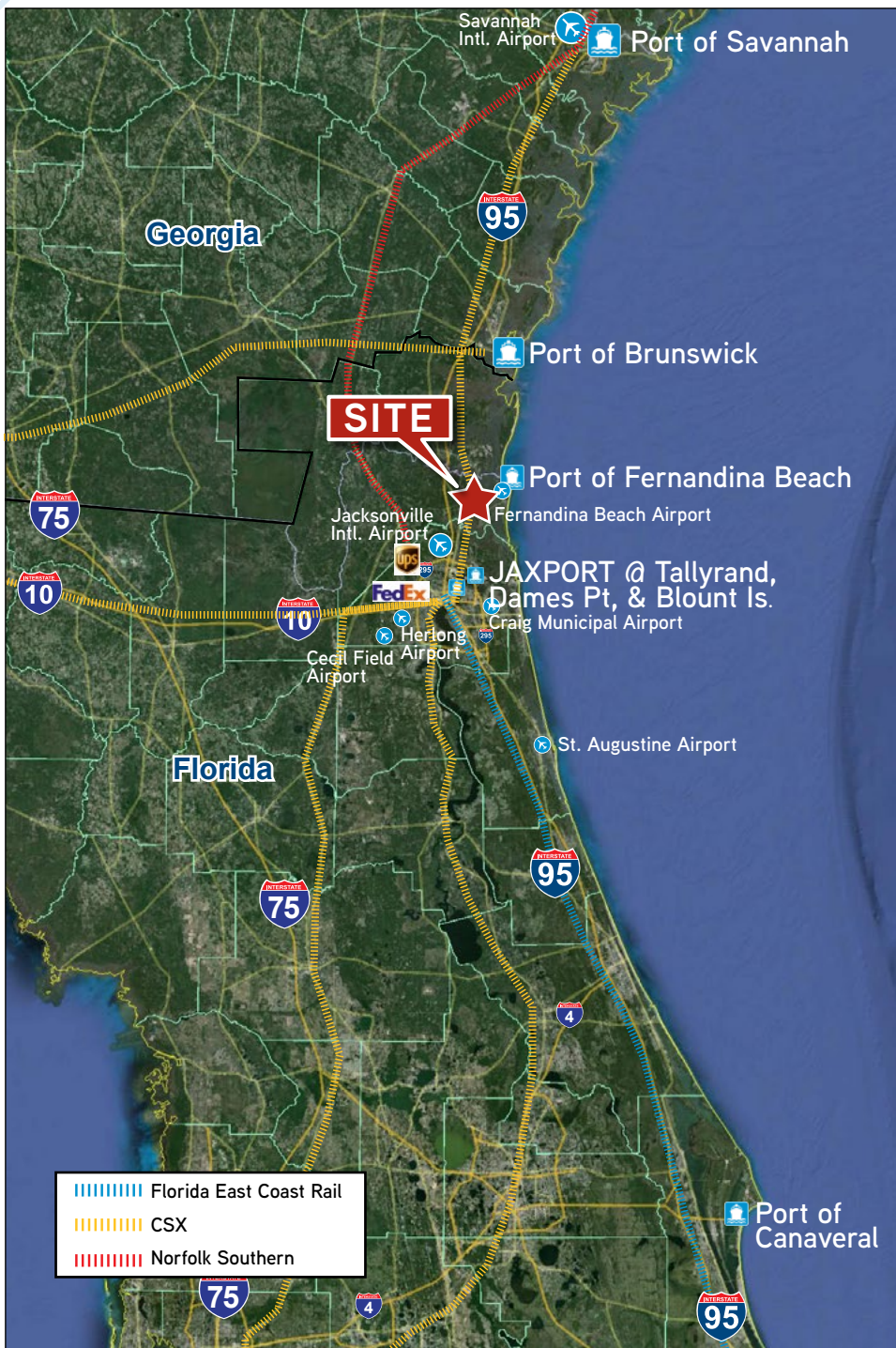
The Nassau County Economic Development Board serves as the unified voice and single point-of-contact representing Nassau County as a desirable place to relocate a business or to grow and expand an existing business. Committed to the economic vitality of Nassau County, they strive to simplify the site selection process, serving as a one-stop-shop, offering tailored, confidential services to businesses wishing to relocate, expand or launch a new venture in Nassau County.

STATISTICS AND DEMOGRAPHICS	NASSAU COUNTY	JACKSONVILLE MSA
Population	77,711	1,599,840
Population Growth for the last five years	5.3%	5.3%
*Florida has experienced a 5.9% growth rate over the last five years and is now the 3 rd most populous state		
Labor Force Size	35,241	776,869
Average Earnings (2015)	\$48,815	\$54,505

NASSAU COUNTY BENEFITS

- Business friendly
- Quick permitting process
- Low taxes
- Top-ranked schools
- Highly-trained military workforce
- Extensive logistics network

INDUSTRIAL MARKET OVERVIEW



- Jacksonville is ranked Top 10 logistics-friendly metro
- I-95 2.7 miles west
- 2 Interstates nearby: I-95 and I-10 via I-295
- CSX & First Coast rail adjacent
- 4 deep water ports: Jacksonville, Savannah, Brunswick, Canaveral
- 5 marine terminals nearby: Brunswick, Fernandina, Talleyrand, Blount Island, Dames Point
- Growing International airport
- Low backhaul rates
- Truck shipments reach over 50% of U.S. population on 2nd day delivery
- \$30M - Intermodal Container Transfer Facility (ICTF) at nearby Dames Point

JAXPORT: The Jacksonville Port Authority (JAXPORT) is an international trade seaport in Northeast Florida. The Port of Jacksonville currently has three operational marine terminals-Talleyrand (Downtown) and Blount Island and Dames Point (Northside), capable of handling container, automobile, bulk, break-bulk and refrigerated cargoes, as well as cruise passenger service and local ferry service, and has a growing business with Latin American markets. After New York City, Jacksonville imports the second largest amount of vehicles in the country. In 2013, JAXPORT's three public marine terminals handled a total of 8.2 million tons of cargo.

Blount Island Marine Terminal: Located just nine nautical miles from the Atlantic Ocean, the Blount Island Marine Terminal has 5,280 feet of berthing space on 41 feet of deepwater. Blount Island has an additional 1,350 feet of berthing space on 38 feet of water. This 754-acre terminal is JAXPORT's largest container facility – handling 80 percent of the nearly 800,000 TEUs moved annually through JAXPORT facilities. The terminal dedicates more than 150 acres to container storage, and 240,000 square feet of dockside transit shed to house commodities such as stainless steel, linerboard, wood pulp and other cargoes in need of warehousing.

Talleyrand Marine Terminal: The Talleyrand Marine Terminal is located 21 miles from the Atlantic Ocean on the St. Johns River. This 173-acre terminal has 38 feet of water along its docks. Talleyrand handles South American and Caribbean containerized cargoes, break-bulk commodities such as steel and paper, imported automobiles, frozen and chilled goods and liquid bulk commodities.

Dames Point Marine Terminal: The Dames Point Marine Terminal is JAXPORT's newest marine facility. The terminal fronts on the harbor's 41-foot deep channel. Located on more than 585 acres of land owned by JAXPORT, this terminal is only 12 miles from the open sea. Besides servicing bulk cargoes on 22 acres, JAXPORT and Mitsui O.S.K.

Lines, Ltd., (MOL), a Tokyo based logistics and ocean transportation company, are funding construction of the 158-acre container-handling facility, which will include two 1,200-foot berths, six Post-Panamax container cranes, and other infrastructure necessary to accommodate MOL's operations. Additional phases of the project could expand MOL's container facility to more than 200 acres, all on JAXPORT owned property.

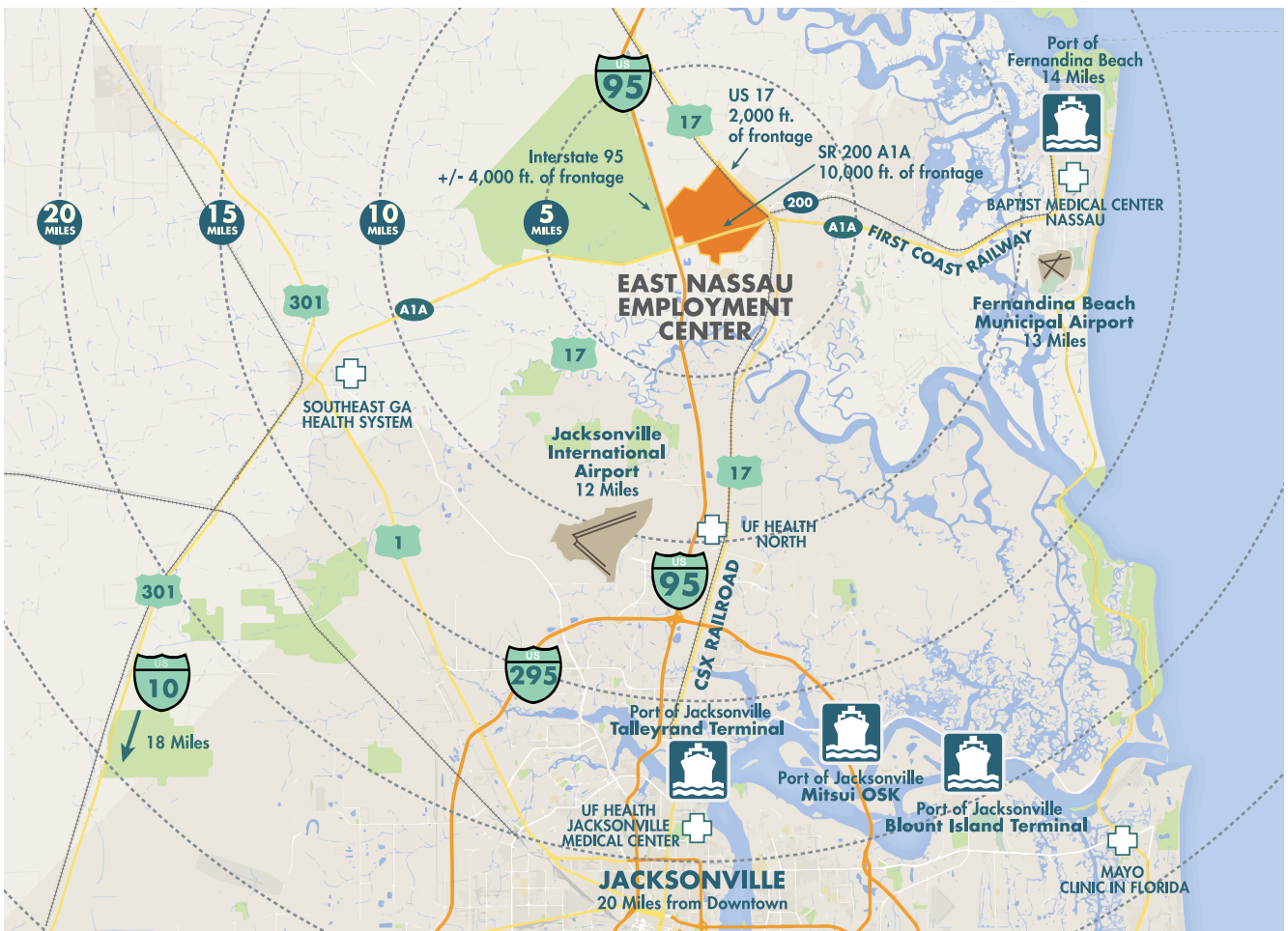
Port of Fernandina: The Port of Fernandina is located on Florida's Atlantic coast. It is used for terminal service for pulp and paper as well as steel exports, machinery, auto parts, beverages, chemicals, building materials and food products. Container lines from the port serve routes to Colombia, Venezuela, the Dominican Republic, Haiti, Jamaica, Aruba, Curaçao and Bermuda. A deepwater port on Amelia Island has been used by traders and as a base for combatants going back several hundred years.

Port of Savannah: The Port of Savannah is less than a 2 hour drive north on I-95 from Wildlight Commerce Park. This is the largest single container terminal in North America.

Port of Brunswick: The Port of Brunswick's diverse carrier fleet, convenient location and ample space provide automotive and agricultural clients a vital link to global markets. It is the East Coast port of choice for Ro/Ro (roll-on/roll-off) and agri-products. At the Port of Brunswick, offers dedicated Ro/Ro, superior service (ranks No. 1 for new import vehicles in the U.S. and is the nation's second busiest port for import and export vehicles.), more capability, more choices, interstate connections, speed to market and room to expand.

TRAVEL TIMES

LOCATION	DISTANCE	LOCATION	DISTANCE
Interstate 95	2.7 MILES	U.S. Highway 17	0.8 MILES
Interstate 10	24.3 MILES	Fernandina Beach Airport	13.0 MILES
Port of Fernandina	13.2 MILES	Jacksonville Int'l Airport	12.0 MILES
JAXPort - Talleyrand Terminal	24.7 MILES	Port Brunswick	42.9 MILES
JAXPort - Dames Point Terminal	20.8 MILES	Port Savannah	101.0 MILES
JAXPort - Blount Island Terminal	21.6 MILES	Port of Canaveral	184.0 MILES



Roads: Local access to four interstates (I-95, I-10, I-295, and I-75) provides distribution along the entire U.S. East Coast, the southern tier of the nation to the Pacific Coast, and major sections of the South and Midwest. U.S. Highways 1, 17, 90, and 301 also provide a link to the nation's markets.

Rail: CSX, Florida East Coast railroad, and First Coast rail (to Fernandina) service the area, offering connections to the eastern United States and Canada. In addition, Norfolk Southern services Jacksonville, just south of the subject property.

Air: Jacksonville International Airport is home to general aviation and cargo services.

Fernandina Beach Municipal Airport is a city-owned public-use airport near the business district of Fernandina.





Robert W. Selton, III

Senior Executive Director

robert.selton@colliers.com

+1 904 861 1111

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.