

NORTH ORANGE AVENUE COMMERCIAL DEVELOPMENT SITE

GREEN COVE SPRINGS, FLORIDA

THREE CONTIGUOUS PARCELS OFFERED TOGETHER

0.50 ACRE | 206 & 208 N ORANGE AVENUE + 0 NORTH STREET

\$650,000

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COMMERCIAL PROPERTY REPORT

PROPERTY OVERVIEW

Offered together as one development opportunity, these three contiguous parcels create an approximately 0.50-acre site along North Orange Avenue/U.S. 17 in downtown Green Cove Springs. The combined site offers corridor frontage, secondary access and proximity to the city's civic, retail and waterfront districts.



Top-down aerial with the estimated combined site boundary outlined in white.

OFFERING SUMMARY

- TOTAL SITE**
0.50 acre / 21,780 SF
- PARCELS**
Three contiguous lots
- ZONING**
Primary Corridor
- PRICE**
\$650,000
- TRAFFIC**
25,000 AADT (2025)
- UTILITIES**
All utilities to site

PARCEL COMPOSITION

PROPERTY	ACREAGE	PARCEL NUMBER
208 N Orange Avenue	0.23 acre	38-06-26-017376-000-00
206 N Orange Avenue	0.09 acre	38-06-26-017369-000-00
0 North Street	0.18 acre	38-06-26-017365-001-00

COMBINED-SITE ADVANTAGE

The combined configuration provides a more useful development footprint than the individual lots alone. Final boundaries, access, setbacks, parking, stormwater and development capacity remain subject to survey, engineering and governmental approval.

LOCATION & TRAFFIC

The property is positioned on U.S. 17 in downtown Green Cove Springs, near city and county government offices, established commercial uses, Spring Park and the St. Johns River. This central location provides visibility to local, commuter and destination traffic.



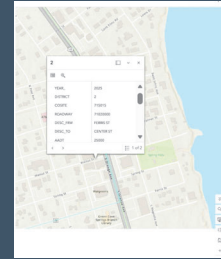
Regional aerial showing the downtown corridor, civic district and riverfront setting.

2025 TRAFFIC COUNT

25,000

annual average daily traffic

U.S. 17 / South Orange Avenue



Source: supplied 2025 traffic-count map;
segment shown from Ferris Street to Center
Street.

DOWNTOWN DEVELOPMENT POSITION

- Frontage and visibility along the city's principal north-south corridor
- Walkable proximity to downtown businesses, civic facilities and Spring Park
- Near the St. Johns River and established residential neighborhoods
- Three-lot configuration with frontage on North Orange Avenue and North Street
- 25,000 vehicles per day on the supplied 2025 traffic-count map

DEVELOPMENT CONCEPT, ZONING & UTILITIES

CONCEPTUAL ILLUSTRATION ONLY - NOT PERMITTED OR APPROVED



Generic 5,400-square-foot concept plan supplied for illustrative purposes. It is not a permitted site plan and does not establish development entitlement or capacity.

PRIMARY CORRIDOR ZONING

The combined property is marketed with Primary Corridor zoning. Prospective purchasers should verify permitted uses, dimensional standards, access, parking, signage, landscaping, stormwater and site-plan requirements with the City of Green Cove Springs.

UTILITIES AVAILABLE

- Municipal water
- Municipal sewer
- Electric service
- High-speed internet

Availability is reported to the site. Buyers should confirm capacity, connection locations, fees and service requirements with the applicable providers.

OFFERING SUMMARY

THE OPPORTUNITY

Three contiguous downtown parcels offered together as an approximately 0.50-acre commercial development site with U.S. 17 visibility and access from North Street.

KEY FACTS

Primary Corridor zoning; 25,000 AADT on the supplied 2025 count map; municipal water, sewer, electric and high-speed internet available to the site.

ASKING PRICE

\$650,000 for the three-parcel offering.



CONTACT VAN ROYAL

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IMPORTANT INFORMATION

This report is provided for general marketing purposes only. Information has been obtained from sources believed reliable, including owner-provided materials, aerial photography, public mapping and supplied traffic data, but it has not been independently verified and is subject to change. Parcel boundaries shown on aerial photography are approximate. No representation or warranty is made regarding accuracy, acreage, title, zoning interpretation, utility capacity, access, environmental conditions, traffic counts, development rights or suitability for any use. The concept plan is illustrative only and is not permitted or approved. Prospective purchasers should conduct independent due diligence and consult the City of Green Cove Springs, utility providers and qualified professional advisers.