

SALE

850343 US HIGHWAY 17

Yulee, FL 32097



PROPERTY DESCRIPTION

Introducing 850343 U.S. Highway 17, a remarkable property in Yulee offering 7.45 acres of land. This versatile parcel is uniquely zoned for multi-purpose commercial and industrial use, providing an exceptional opportunity to shape your ambitions. Discover the potential of this expansive canvas, strategically located for your visionary endeavors in Yulee's thriving landscape.

LOCATION DESCRIPTION

Situated within proximity to key transportation routes, it offers convenience and accessibility that are invaluable for any venture. Its presence in Yulee, a town known for its welcoming community and burgeoning opportunities, adds another layer of appeal to this already remarkable property.

OFFERING SUMMARY

Sale Price:	\$999,999
Lot Size:	7.45 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	554	10,824	38,958
Total Population	1,448	26,218	88,270
Average HH Income	\$63,172	\$81,513	\$82,518

Eric Maimo
(904) 537-6443

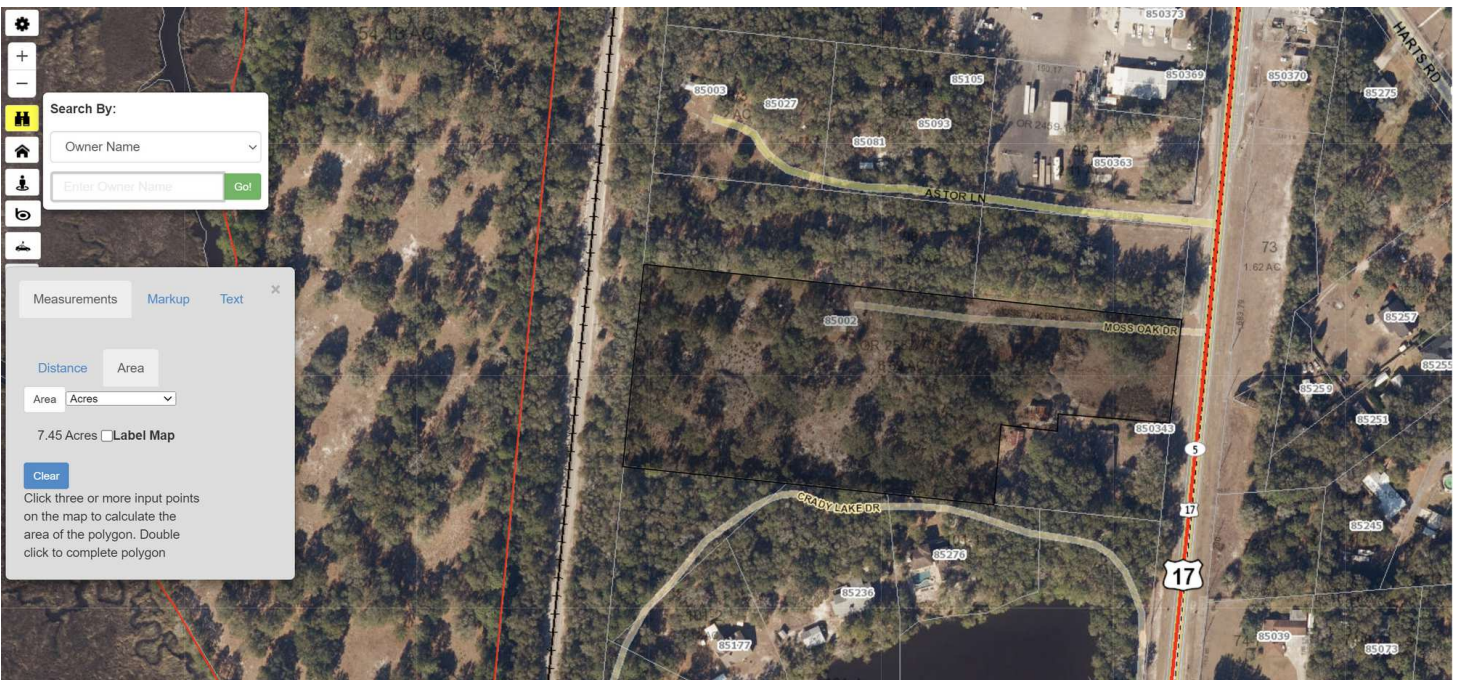


**COLDWELL BANKER
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PREMIER PROPERTIES

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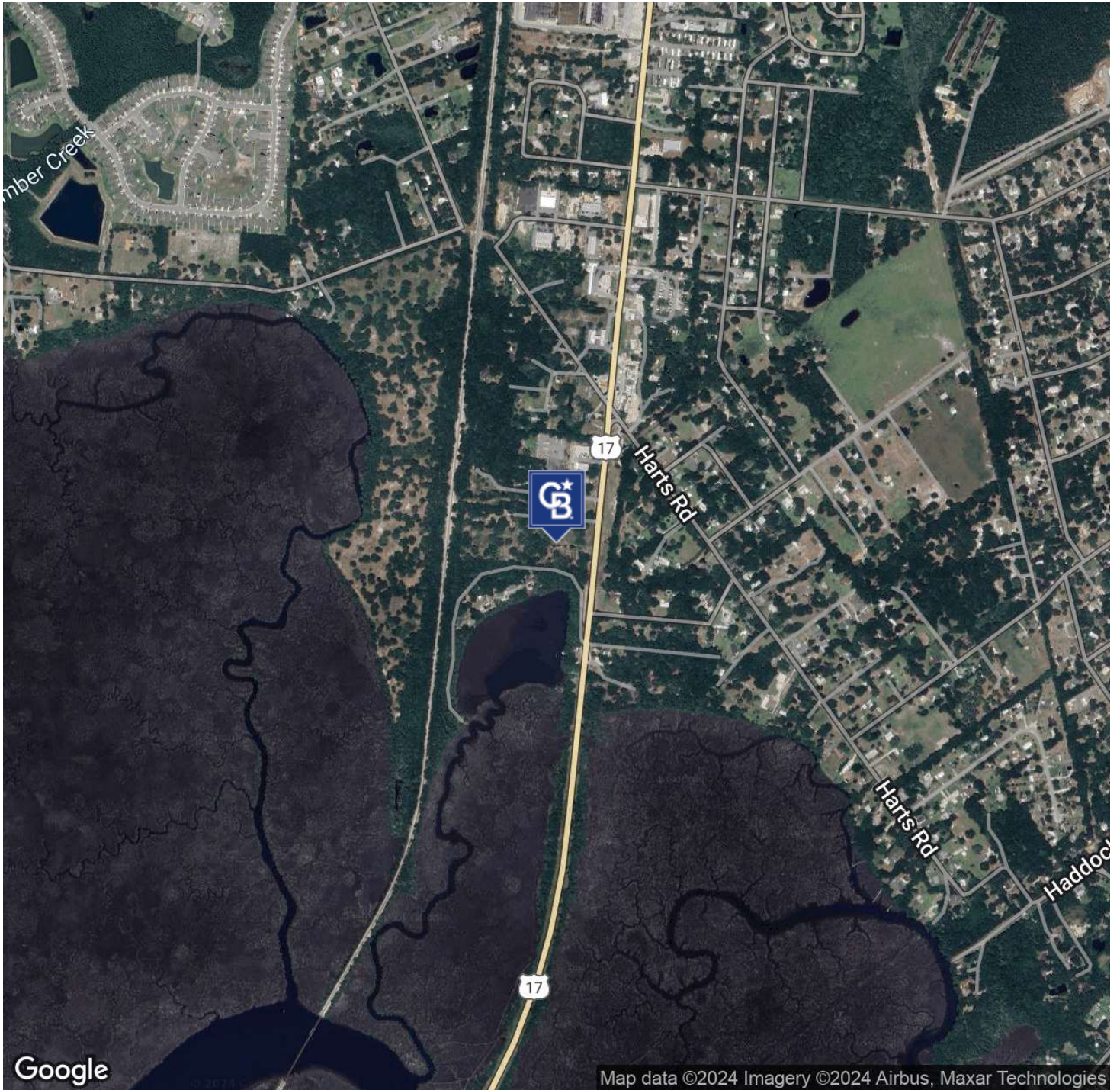


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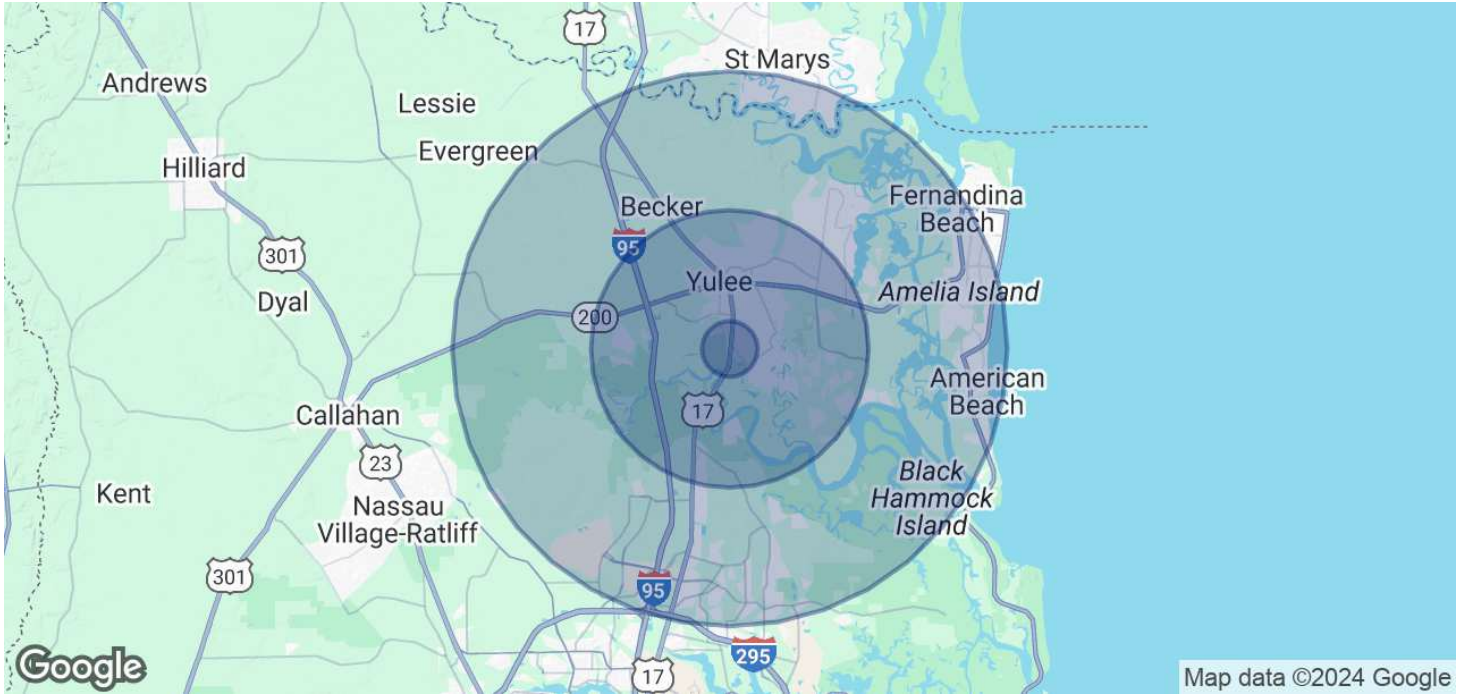


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,448	26,218	88,270
Average Age	41.4	41.9	42.4
Average Age (Male)	38.7	41.6	41.8
Average Age (Female)	42.4	42.7	43.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	554	10,824	38,958
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$63,172	\$81,513	\$82,518
Average House Value	\$169,293	\$230,417	\$275,178

2020 American Community Survey (ACS)

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