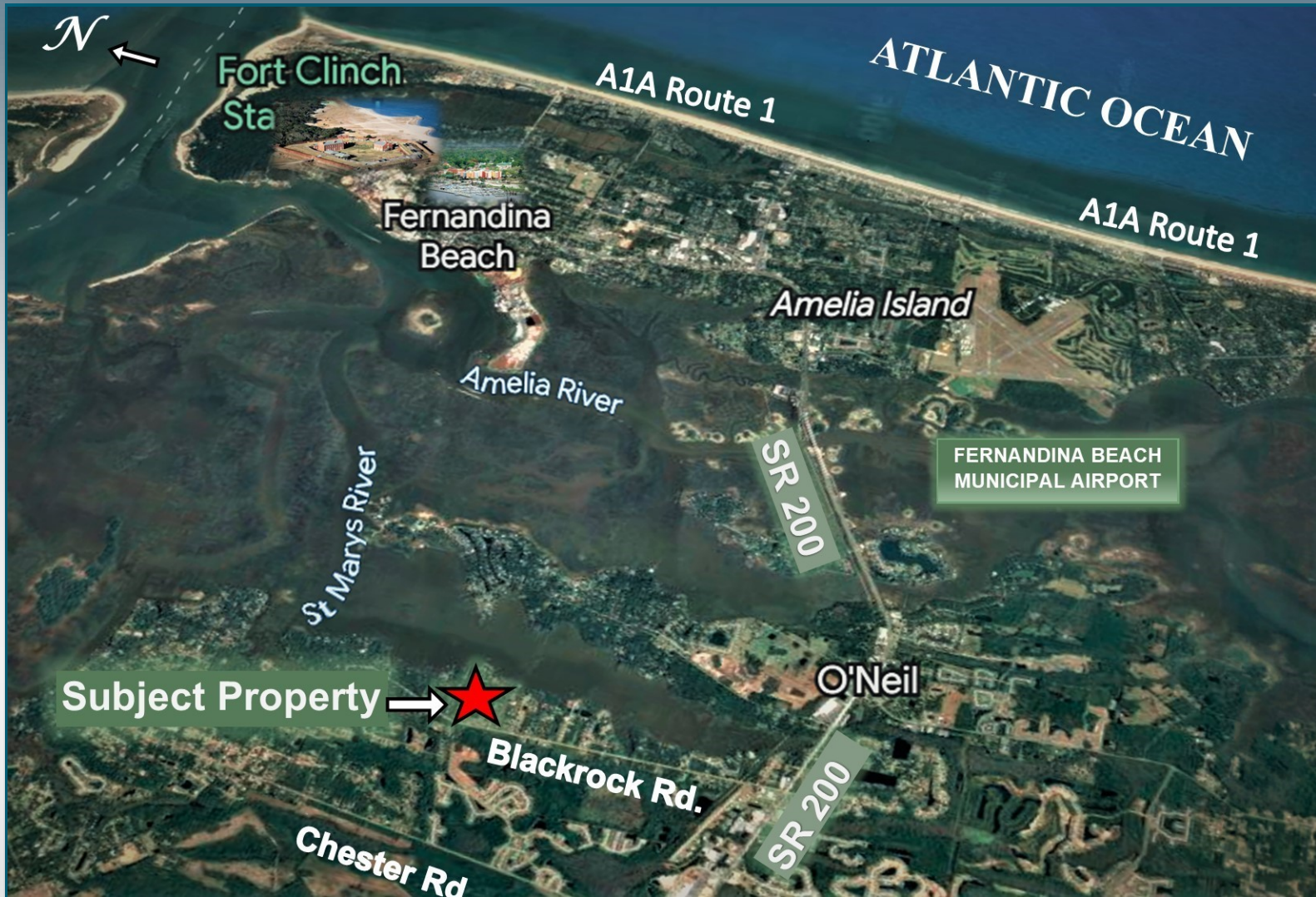


Vacant Land For Sale

96429 Lang Rd., Yulee, FL 32097



PROPERTY VALUE

- ◆ Excellent Location minutes to Fernandina Beach & Amelia Island. 252' frontage with access to St. Mary's River deep water. Approx. 15 minutes to the Beach (Atlantic Ocean).
- ◆ Proximity to SR 200 corridor in a fast growing area of Yulee near the Wildlight master planned community & several mix use developments including Retail Shopping Centers, Hospitals, Restaurants, & schools. (Target, Lowes, TJMaxx, Walmart Supercenter)
- ◆ Unique opportunity for developers with a beautiful wooded park like setting for residential development up to 3 houses/acre.

19 Acres

*Access to St. Mary's
River deep water
frontage (252')*

Price: \$4,800,000



Carmen Mantay

Commercial Real Estate Brokerage

(904) 553-5238 at cgmantay@msn.com



www.bluekeypro.com

Vacant Land For Sale

96429 Lang Rd., Yulee, FL

Panoramic View from the Property towards St. Mary's River East



River Frontage View



Property aerial View



River Frontage View



River Frontage View

Carmen Mantay

Commercial Real Estate Brokerage

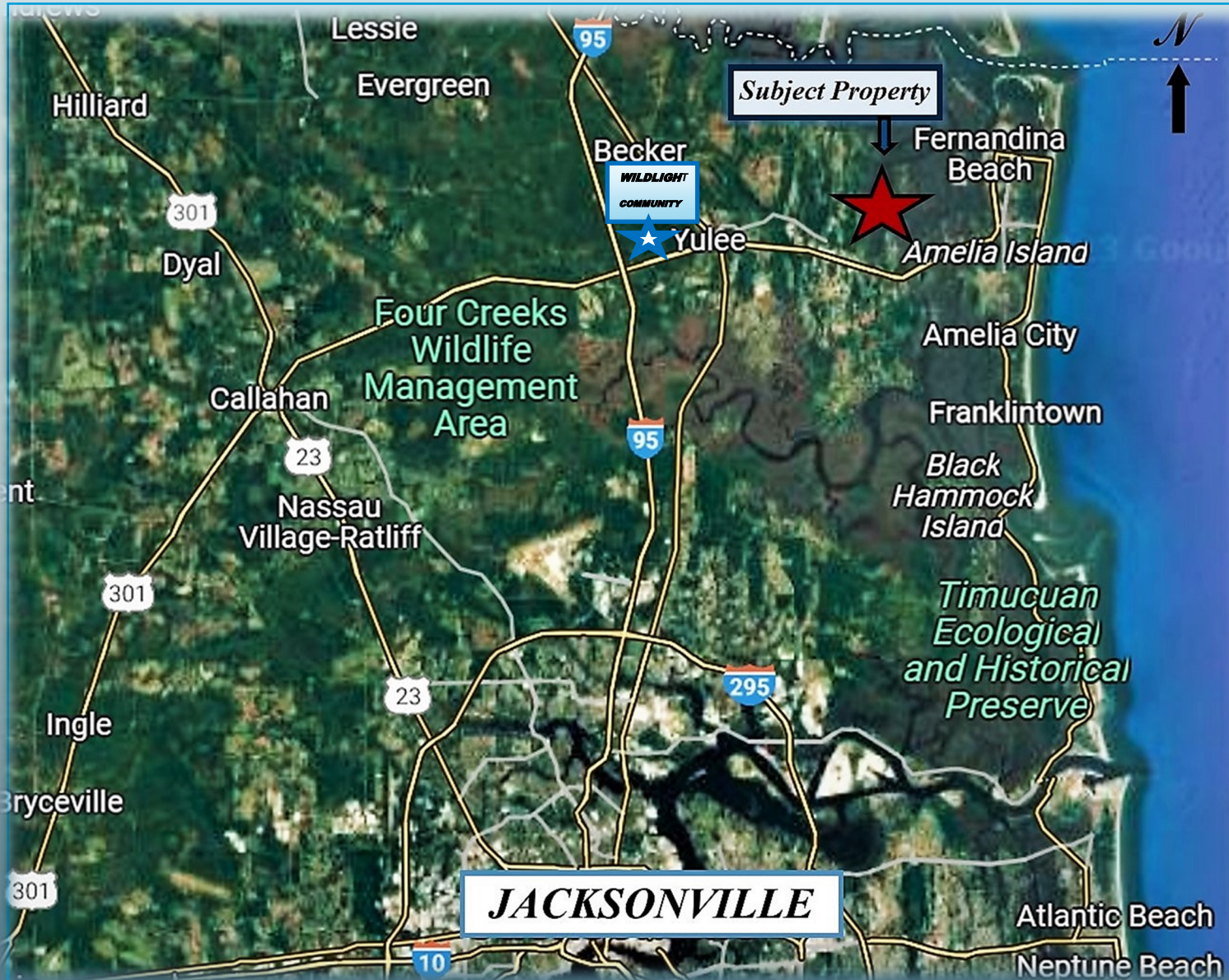


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AERIAL MAP



DEMOGRAPHICS by Esri	5 Miles	10 Miles	15 Miles	Jacksonville MSA	Florida
POPULATION 2021	2,313	14,844	37,035	231,782	21,733,419
PROJECTED POPULATIONS 5 YEARS	2,608	16,280	40,686	243,304	23,197,833
TOTAL HOUSEHOLDS 2021	829	5,844	15,137	92,813	8,514,543
AVERAGE HOUSEHOLD INCOME 2021	\$90,403	\$91,887	\$90,792	\$66,080	\$83,820

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