

# THE OFFICES AT VILLAGE CENTER

57 HOMEGROWN WAY • YULEE • FLORIDA

**FINAL OPPORTUNITY TO PURCHASE OFFICE SPACE IN THE WILDIGHT® VILLAGE CENTER!**



- Within walking distance to retail, apartments, and single-family homes
- Across A1A from UF Health Wildlight, a new 40,000/SF medical center
- Lowcountry architecture, excellent parking, and great visibility
- Strong surrounding demographics, and “A rated” schools
- 9,200 residential units are planned within a three-mile radius

***Last Available Units!***

***Unit 200B: 1,377/SF***

***Building 400: Up to 5,115/SF contiguous space available***

***Unit Shell Price: \$235/SF (custom turnkey options are available)***

**WILDIGHT**

Wildlight® is a three-thousand-acre mixed-use development located twenty miles north of Downtown Jacksonville. Wildlight is approved for twenty-four thousand residential and eleven million square feet of commercial uses.



SILVERFIELD CRANFORD COMMERCIAL REALTY

[www.silverfieldgroup.com](http://www.silverfieldgroup.com)



[www.skinnerrealty.com](http://www.skinnerrealty.com)

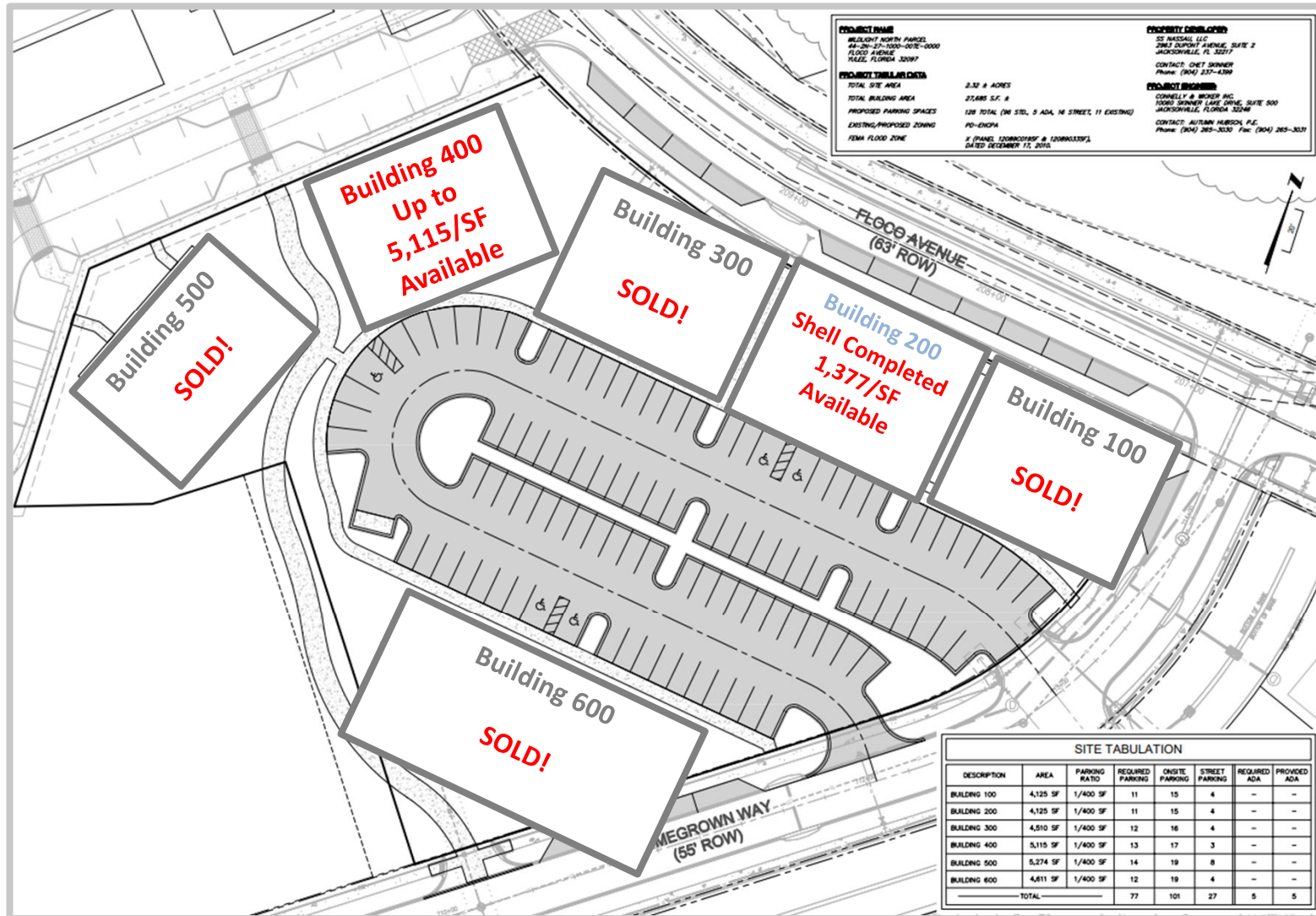
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# THE OFFICES AT VILLAGE CENTER

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## PROJECT SITE PLAN



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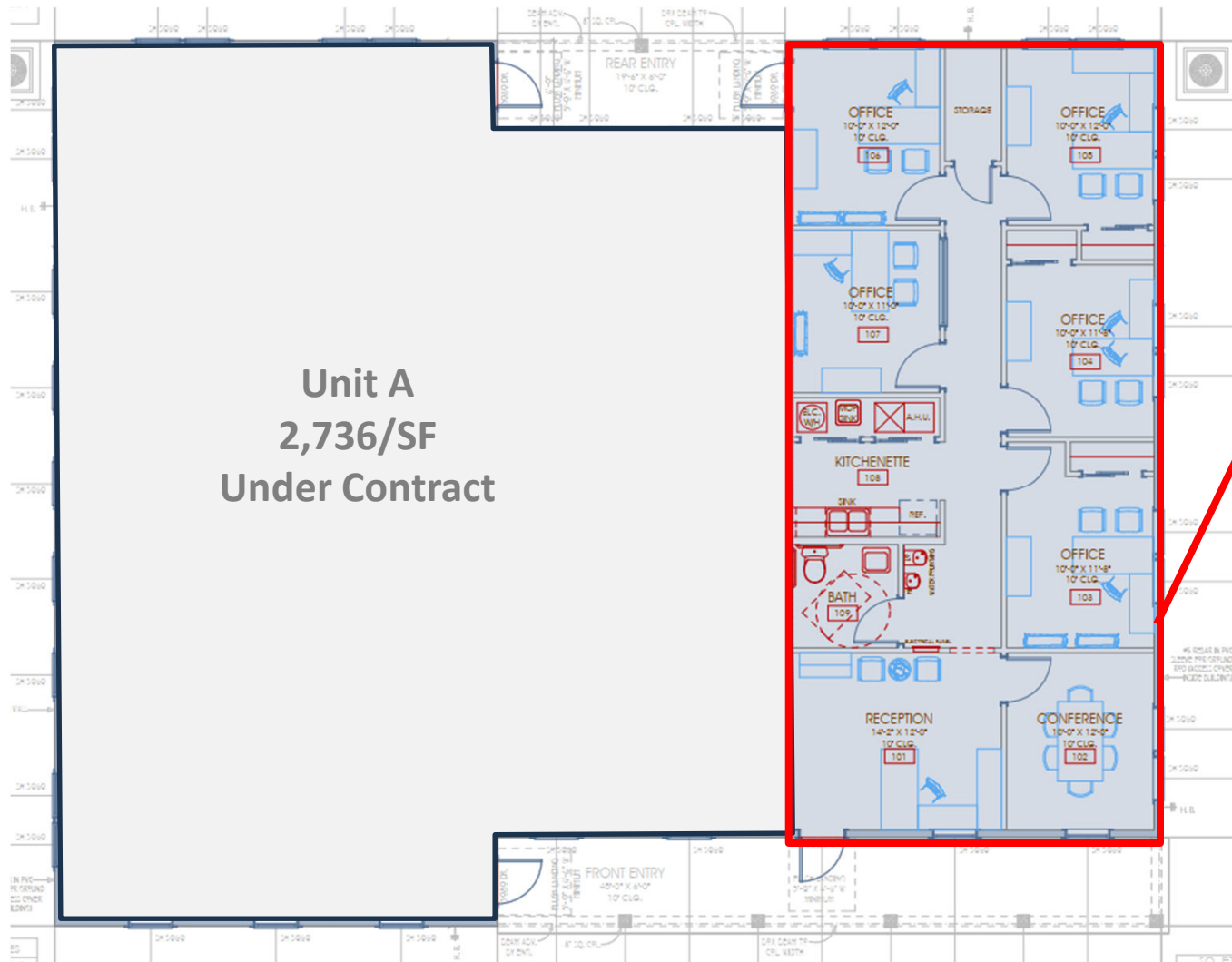
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## UNIT 200B SAMPLE FLOOR PLAN



Unit A  
2,736/SF  
Under Contract

**Unit B  
1,377/SF  
AVAILABLE NOW**



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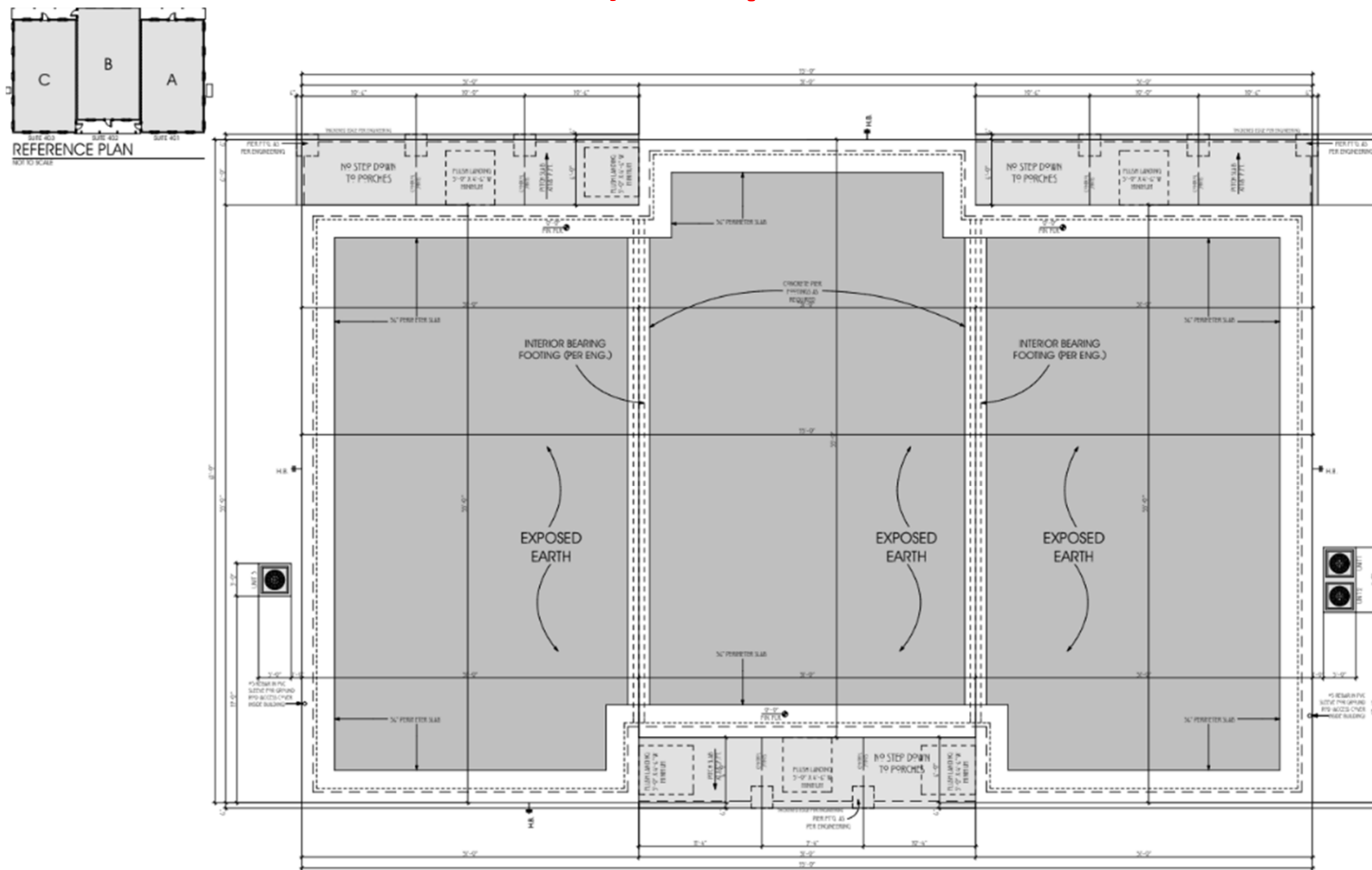
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# THE OFFICES AT VILLAGE CENTER

57 HOMEGROWN WAY • BUILDING 400 • YULEE • FLORIDA

## BUILDING 400 FLOOR PLAN UP TO 5,115/SF AVAILABLE



FOUNDATION PLAN - 400 BUILDING

SCALE: 1/4" = 1'-0"

C - 1705 Plan

B - 1705 Plan

A - 1705 Plan



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## WILDLIGHT PHASE ONE SITE PLAN



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## WILD LIGHT MASTER PLAN



### LOCATION & DEMOGRAPHIC HIGHLIGHTS

- Located at intersection of I-95 and SR-200 (A1A)
- Fifteen-minute Drive to Jacksonville International Airport (JAX)
- Signalized Access from SR-200 (A1A)
- 18,000 existing residential units in trade area
- 9,200 planned residential units within three-mile-radius
- Population projected to increase by 15% within a one-mile radius by 2025



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## WILDLIGHT OVERVIEW

### WILDLIGHT NOW

Homes under development

1.9k

Completed homes & apts.

400+

Commercial square feet

415K

Miles of trails

11

Acres regional, community & neighborhood parks

49

Acres preservation/conservation land

2.1K

Regional medical center

1

YMCA

1

### WILDLIGHT AT BUILDOUT

Commercial square feet

11MM

Miles I-95 frontage

9

Residential units

24K

Miles of trails

50+

Acres regional, community & neighborhood parks

1.1K

Acres preservation/conservation land

10.5K

Miles of St. Mary's River frontage

10



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