



Accelerating success.

Wildwood Road



Semper Fi Drive



For Sale

Asking Price:

\$6,000,000

Contact us:

Robert W. Selton, III

Executive Vice President
+1 904 861 1111
robert.selton@colliers.com

Matt EntriKen

Vice President
+1 904 861 1148
matt.entriken@colliers.com

76 S. Laura Street Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

11.26 AC on A1A

SR 200, Yulee, FL 32097

Property Features

- 11.26 acres with approximately 7.4 acres of uplands
- Site is located just west of I-95 and SR 200 (the exit to Yulee, Fernandina Beach, Amelia Island and Callahan)
- 627 feet of frontage on SR 200
- Wildlight master planned community is within .5 miles and has mixed uses (i.e. schools, hotels, apartments, single family and retail including a Publix anchored shopping center)
- 3 major hospitals (UF Health, Baptist and HCA) have existing/planned projects within .5 mile of subject
- This site has the potential for growth and would be great for a larger user looking to be in the area

Location & Access



Real estate #01-2N-26-0000-0005-0000
 Zoning: Commercial Highway Tourist

Nassau County Stats



Click for more information on Nassau County Data

When people first think of Nassau County, Amelia Island and its beautiful beaches come to mind.

Look beyond the beaches and you will see the landscape of this county is as diverse as its residents and businesses. Nassau County is where tourism intersects with industry, railways and highways link to over 60 million consumers and the Port of Fernandina unites businesses with the world. Nassau County is ideally positioned for new industry and expansion opportunities with a skilled military workforce.

Situated on the northeast coast of Florida, Nassau County affords businesses a low-tax climate and access to over 60 million consumers within an eight-hour drive. I-95 is the main north-south artery along the Eastern seaboard, while I-10 connects Nassau County to points west.

Nassau County has been home to two pulp and paper mills for over 75 years and has a history rooted in the tourism industry. Here you'll find foresters, skilled machinists and chemical engineers along with the world-class service from the staff of the five-diamond Ritz-Carlton, Amelia Island and four-diamond Omni Amelia Island Plantation.

Employers looking to relocate to Nassau County, Florida will find it any easy sell to their employees. Residents enjoy the ultimate work-life balance, enjoying the relatively low cost of living and coastal lifestyle.

People

The total population of Nassau County is **96,971**. The median age is **44.97**

96,971
Total Population



49.39%

Male



50.61%

Female

Nearby Demand Drivers

Wildlight - Rayonier's master planned community. The 2,900-acre Phase I of Wildlight is well under construction and includes Rayonier's new corporate headquarters space, corporate offices for Florida Public Utilities, a new hotel, YMCA, a top-rated elementary school, retail and thousands of single-family homes.

Medical - UF Health recently opened a 40,000-square-foot urgent care facility and Baptist Hospital is soon breaking ground on its 50,000-square-foot emergency center complete with a helipad. HCA acquired 50 acres at the northeast quadrant of Interstate 95 and State Road 200 for a brand-new hospital campus.

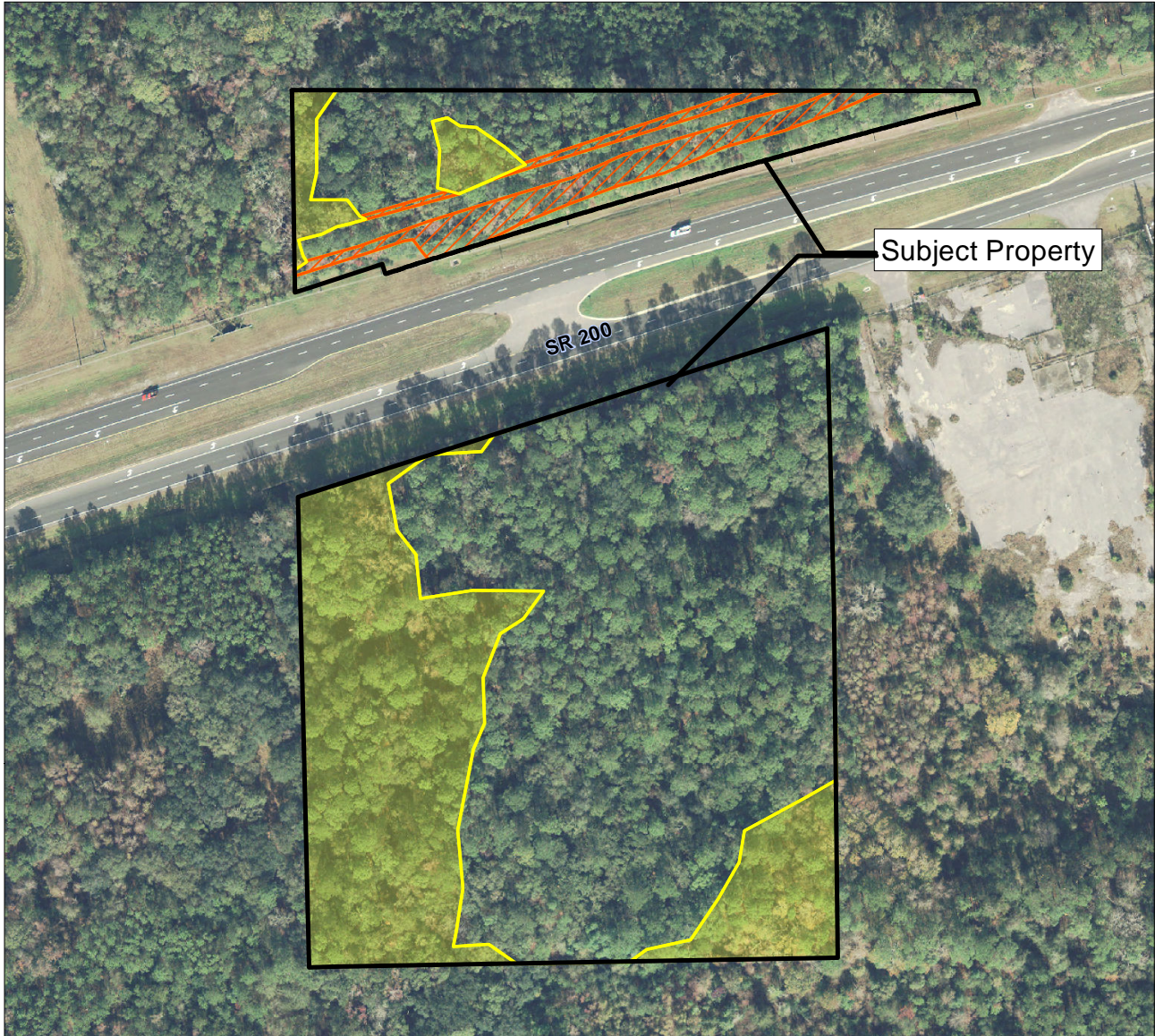
Retail - The area is experiencing an influx of fresh retail options, such as restaurants, various services and the recent addition of a Publix Supermarket, conveniently located within a two-mile radius of the site.

Major employers and demand drivers:



source: nassauflorida.com

Wetland Map



Area Demographics | 5 mile radius

Source: ESRI Business Analyst



2022 Estimated
Population

14,479



2022 Est. Avg.
Household Income

\$96,044



2027 Projected
Population

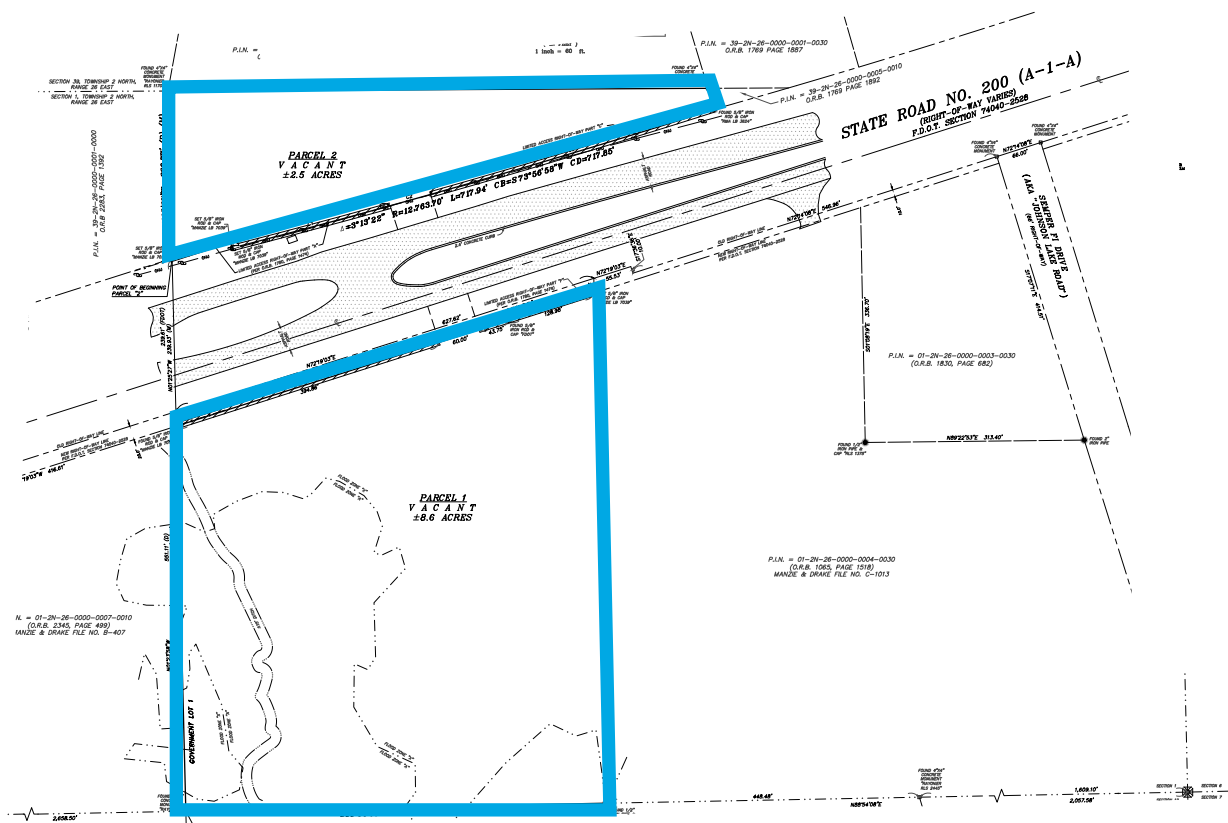
23,567



2027 Proj. Avg.
Household Income

\$114,610

Survey



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