



COLLEY 33.96 ACRES

3900 CR 315, GREEN COVE SPRINGS, FL 32043



VANGUARD REALTY



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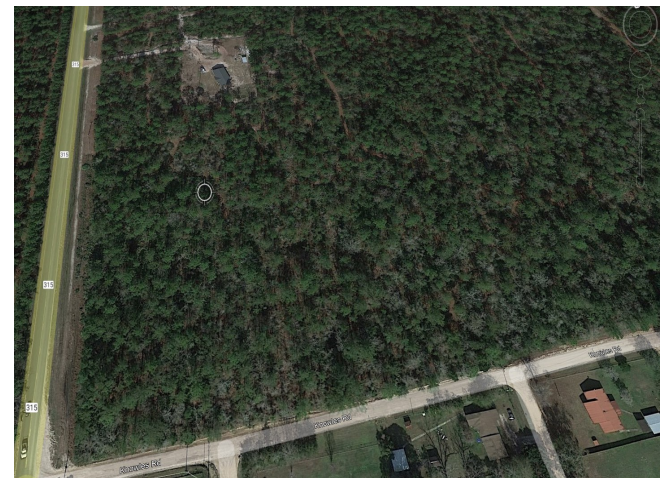
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\$1,649,300

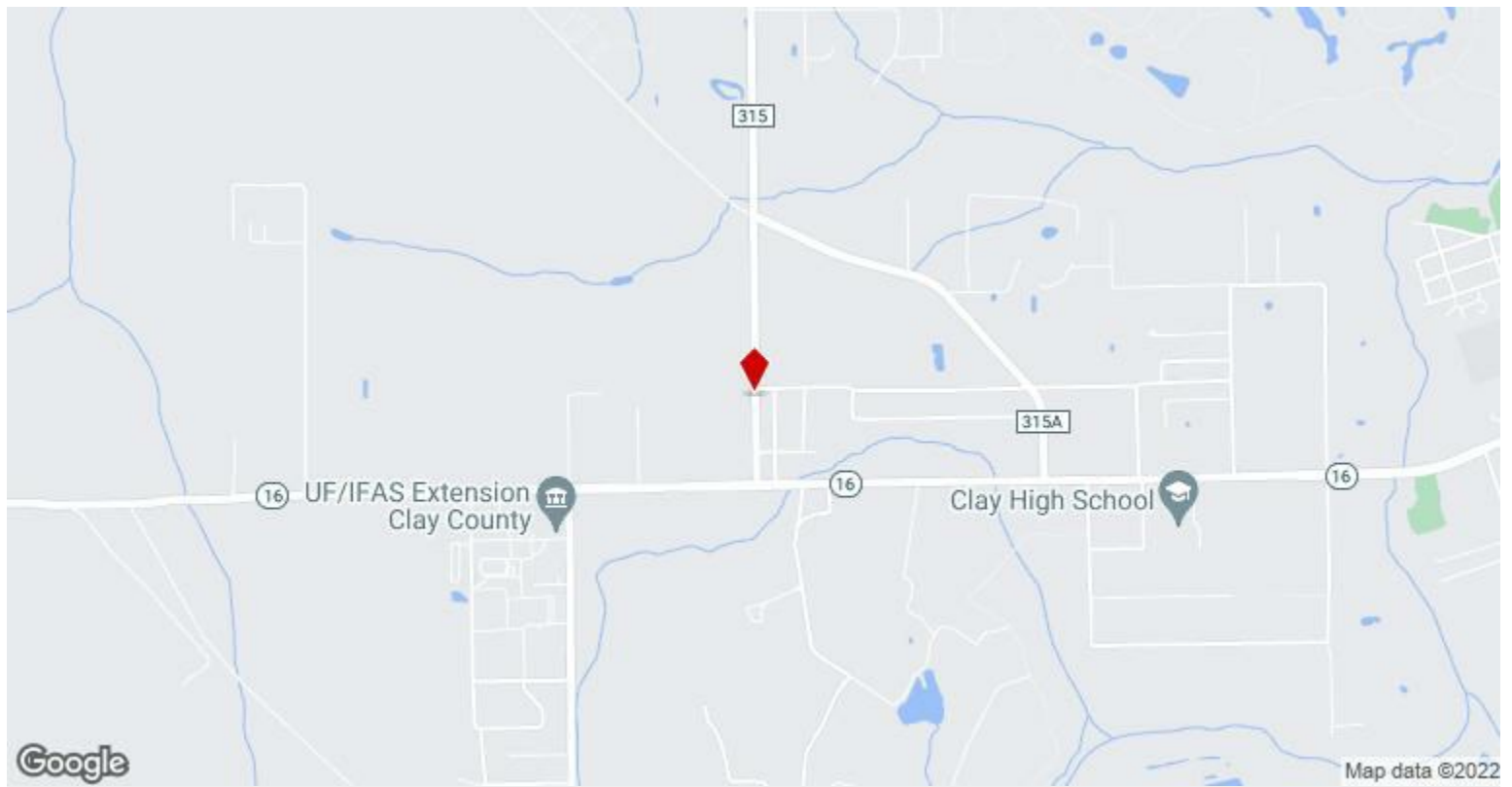
Very nice level land in high growth corridor of Green Cove Springs. Lots of residential expansion occurring and County is increasing utility capacity and upgrading roads to prepare for continued growth. Land is unspoiled with marketable timber. Adjacent properties are for sale separately but could be put together to form over 68 acres of prime development land for residential single or multi-family, mixed use, townhouses, or commercial uses as area is lacking in service business, convenience stores, restaurants and retail....

Excellent level, timbered acreage in high growth corridor. Nearby facilities being expanded for increased utility capacity. The possibilities for development of this property are endless. Could be low, medium or high density residential or mixed use. About 550' of frontage on 315 & appx. 1300' on Knowles Rd. Owner says there are very few wetlands (buyer should verify). Would make nice horse property, too. Adjacent 17.57 acres & 17.15 acres both with major frontage on CR315/315A are also available. Easy drive by tour, but please...

- Very high traffic, high growth area.
- Utilities and roads undergoing expansion and upgrades over next two years.
- Great location near CR315 & CR315A.



Price:	\$1,649,300
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	33.96 AC
No. Lots:	1
Zoning Description:	AR
APN / Parcel ID:	08-06-26-015261-004-01



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Property Photos

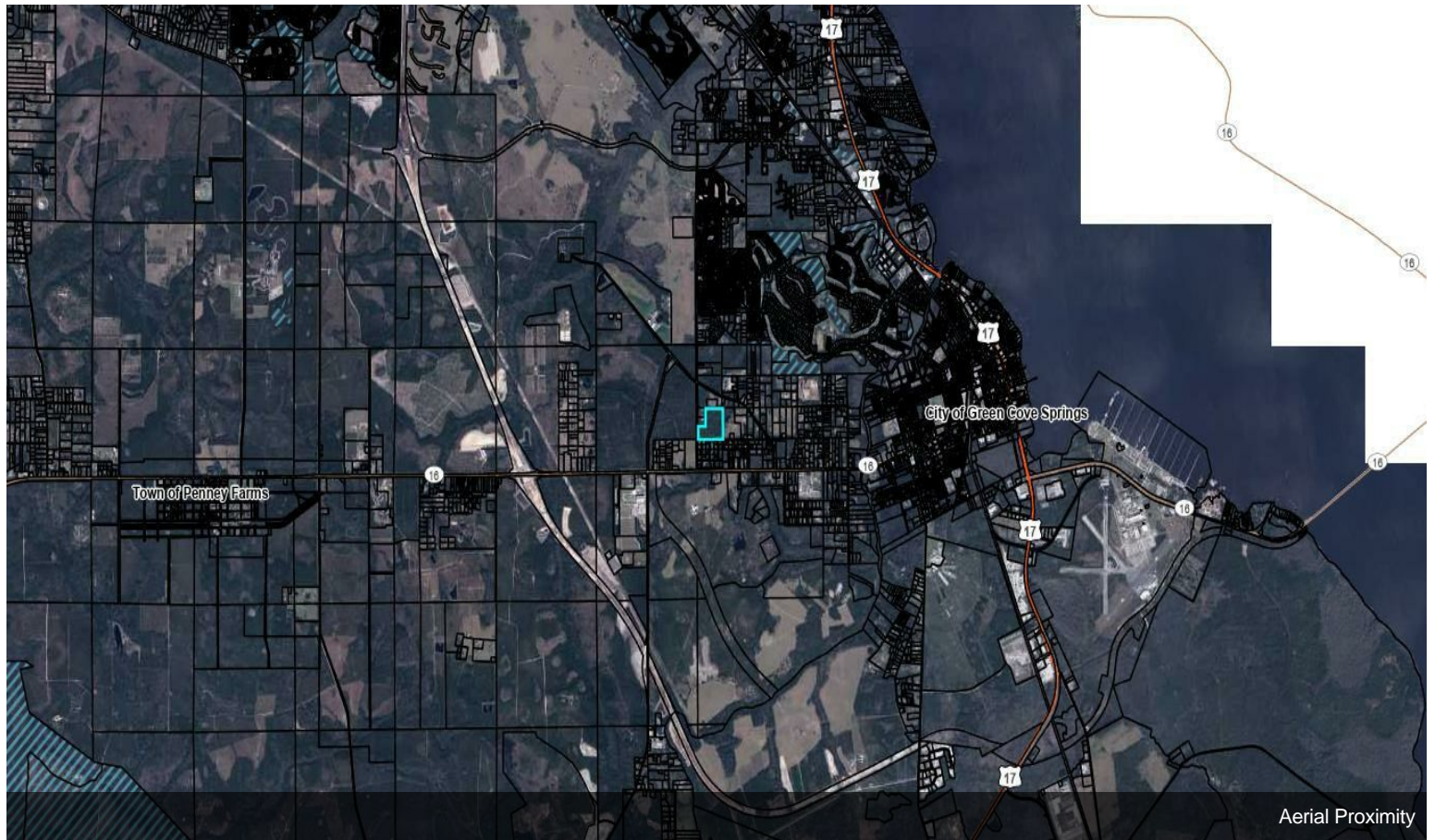
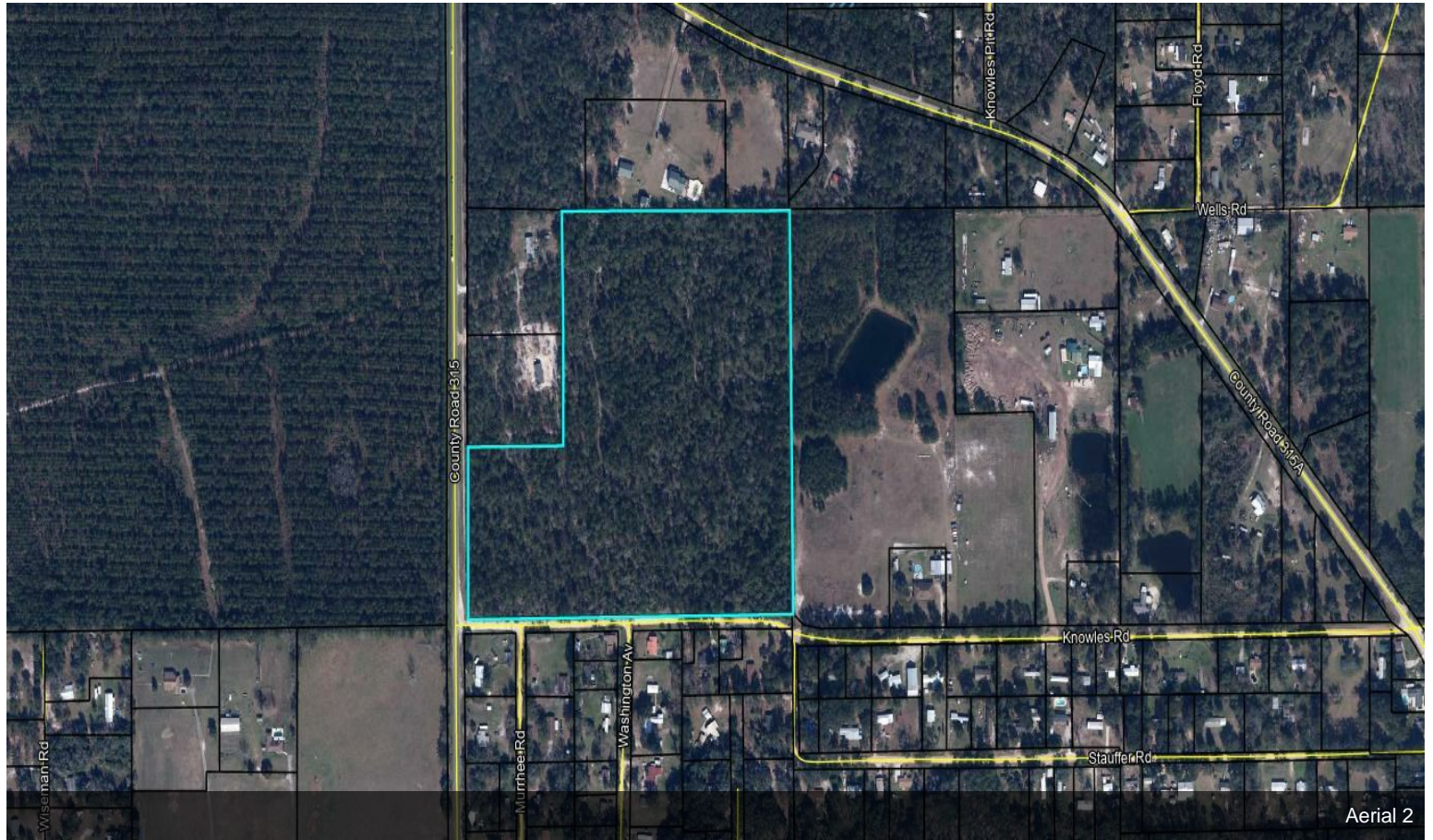


315 Frontage



315A Nearby

Property Photos



Property Photos

