

# DEVELOPMENT OPPORTUNITY

SR-200, FERNANDINA BEACH, FL 32034



Prime development opportunity on these 2 linked parcels located on the mainland just off Amelia Island. This is one of the most highly visible properties along SR 200 with traffic counts close to 50,000 cars per day. The property has existing property rights for commercial uses including office, medical office, retail or a mixed use with multifamily and commercial. New T 3.5 Timber 2 Tides overlay zoning would allow for up to 80 residential and up to 500,000 SF of retail or office space. Engineered plans and CC & R's on file.

## FEATURES

**Zoning:** T3.5 Transect in  
Timber to Tides Overlay

**Size:** 8.8 Acres Total

**Flood Map:** AE

**Location:** Nassau County

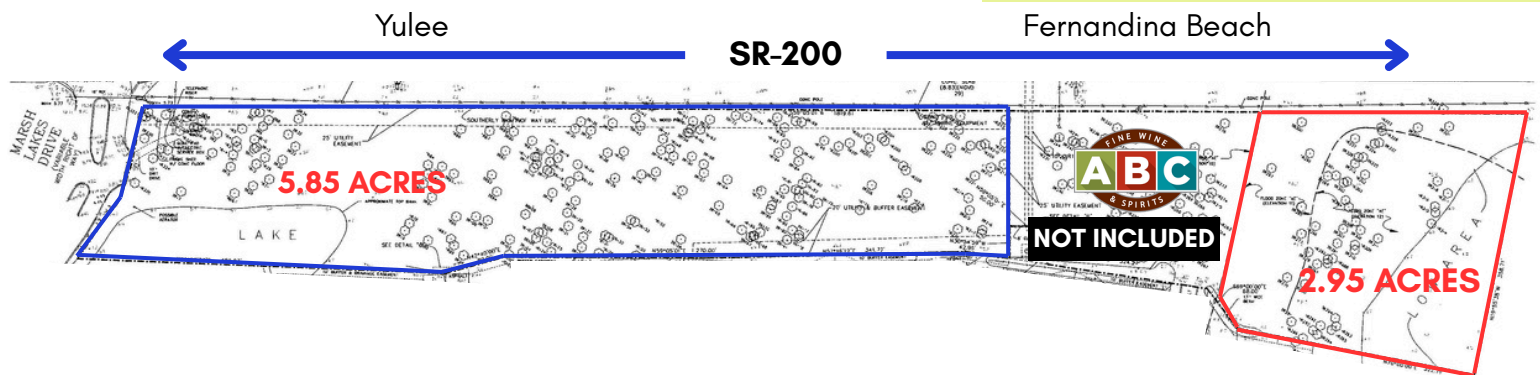
**Traffic:** 44,500 AADT

**Taxes:** \$29,660

**Offered at:** \$2.0 M



TIMBER TO TIDES



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Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate.  
Reader should independently verify the information





**ARTIST RENDERING - FRONT ELEVATION**



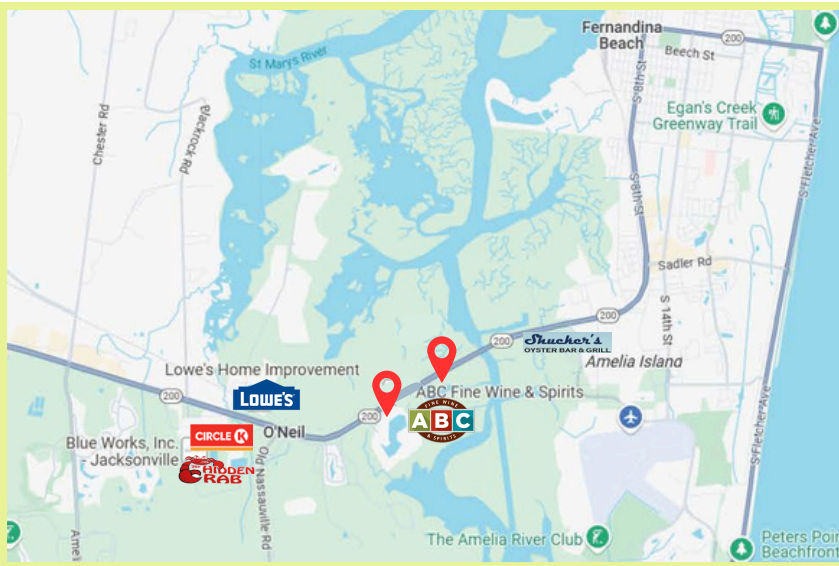
**ARTIST RENDERING - REAR ELEVATION**

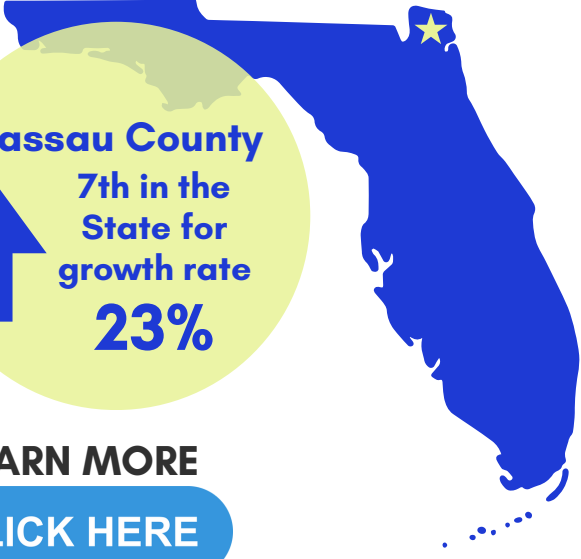
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**Nassau County**

**7th in the State for growth rate**

**23%**

**LEARN MORE**

**CLICK HERE**

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