

# 850857 US Highway 17

Yulee, FL 32097

- Prime Redevelopment Opportunity
- 2.34 AC
- Signalized Intersection in the Wildlight Growth Corridor



# PROPERTY OVERVIEW



**I-95 TRAFFIC COUNT**  
±131,000 AADT



**PROXIMITY TO I-95**  
±0.7 miles



**PROXIMITY TO JAX AIRPORT**  
±14 miles

**wildlight**

**WILDLIGHT GROWTH**  
3,200+ planned residential units



**ZONING**  
CI – Commercial Intensive (Redevelopment Corridor)



**UTILITIES**  
Public water and sewer



## PROPERTY OVERVIEW

**\$1,300,000**  
Price

**2.34 ± AC**  
Site Size

**CI – Commercial Intensive**  
Zoning

## DEMOGRAPHICS

### Population



1 Mile	3,159
3 Miles	19,801
5 Miles	46,130

### Households



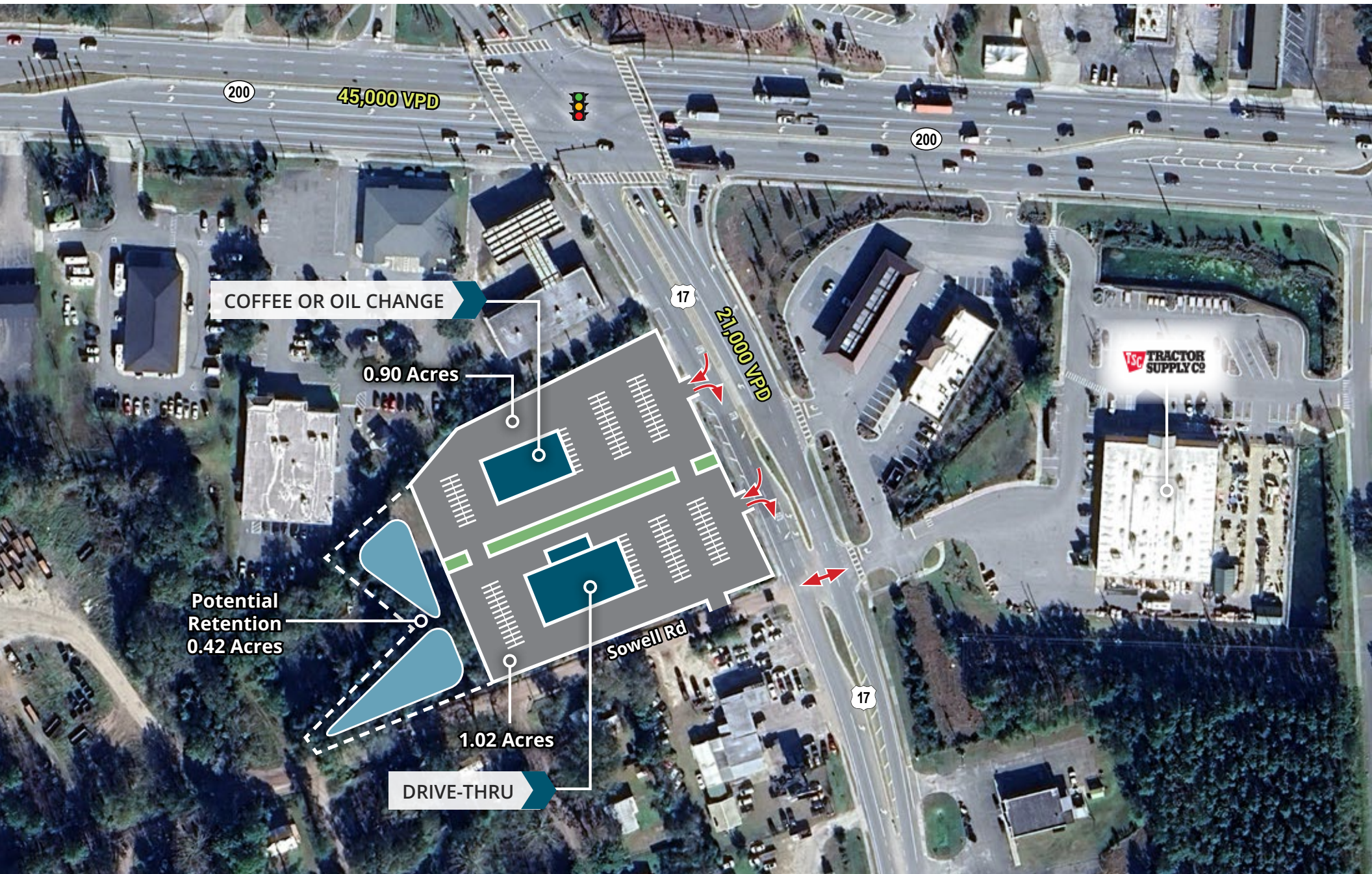
1 Mile	1,276
3 Miles	7,707
5 Miles	17,982

### Average HH Income



1 Mile	\$104,115
3 Miles	\$111,877
5 Miles	\$121,063

# SITE PLAN CONCEPT



# REGIONAL ACCESS & RETAIL CORRIDOR



# WILDLIGHT DEVELOPMENT



Sowell Rd

17

21,000 VPD

200



200

45,000 VPD

17

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