

AVAILABLE

DISCOVERY AT OAKLEAF

– CLAY COUNTY, FLORIDA –

RETAIL, OUTPARCEL & OFFICE SITES

2 Acre Outparcels » Up To 6.5 Acres



O'CONNOR DEVELOPMENT CORPORATION

Arlene Leslie Mount
Director of Sales & Leasing

(904)215-7575
arlene@odcland.com

DISCOVERY AT OAKLEAF

– CLAY COUNTY, FLORIDA –



**EAGLE LANDING
PHASE 6**

172 HOMESITES

**MULTI-FAMILY
500 UNITS**

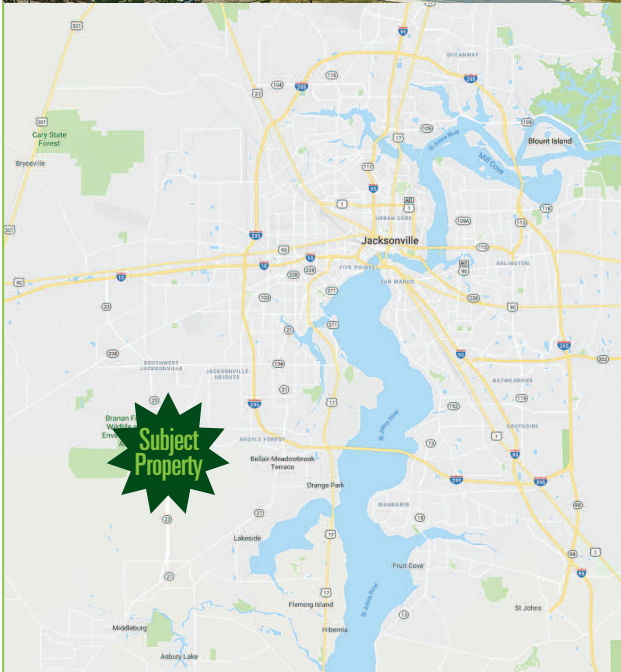
RETAIL & OUTPARCEL SITES



500 HOMESITES



**DISCOVERY OAKS
ELEMENTARY SCHOOL**



• LOCATION

- First Coast Expressway at Oakleaf Plantation Parkway South. Conveniently situated between Cecil Commerce Center and St.Vincent's Clay Hospital.

• COMMUNITY

- Oakleaf is a planned community with "A" rated public schools in one of the highest growth areas of Florida. Phase I of the First Coast Expressway is complete. The Final Phase will connect I-10 to I-95 through Clay and St. Johns Counties in Florida.

• PARCEL SIZES

- 2 Acre Outparcels – 6.5 Acres

• DEMOGRAPHICS

- 2024 Estimates Population @ 3 miles is 45,000
- 2024 Estimates Population @ 5 miles is 110,000
- Household Income @ 3 miles is \$89,000
- Household Income @ 5 miles is \$78,000



**O'CONNOR DEVELOPMENT
CORPORATION**

Notice of Disclaimer: Details contained herein are believed to be true & correct, however it is subject to error, omissions and changes without notice.

DISCOVERY AT OAKLEAF

— FIRST COAST EXPRESSWAY | EXIT 35 —



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