

WM Burgess Activity Center Overlay

SWQ US 17 and William Burgess
Boulevard, Yulee, FL 32097

Contact us

Robert W. Selton, III
Executive Vice President
+1 904 861 1111
robert.selton@colliers.com

Matt Enriken
Vice President
+1 904 861 1148
matt.enriken@colliers.com

- > Entire property consists of 21.35± total acres in the William Burgess Activity Center Overlay - Click [link](#) for permitted and architectural concepts.
- > 8.42± upland acres located at the southwest corner of US 17 and William Burgess Blvd.
- > A traffic light is planned for the intersection of US 17 and William Burgess Blvd.
- > The county is extending William Burgess Blvd. to Miner Rd. Nassau County has completed acquiring the necessary property for the extension.
- > Zoned: Industrial Warehouse (IW). The William Burgess Activity Center overlay was designed to promote mixed-use developments to accommodate multiple community activities and services in close proximity which is desired of the county.
- > Total frontage: 1,063' along US 17
- > On a main artery leading to the growing Yulee, FL market.
- > Site is adjacent to the Nassau Crossing PUD consisting of 197± acres slated primarily for single-family, townhome development with regional park and proposed transportation hub for the county.
- > Located in Qualified Opportunity Zone with tax advantages for investors.
- > Sellers are licensed real estate brokers.
- > Ownership will consider subdividing based on need.
- > **Call for pricing**

Conceptual Map



Conceptual PUD in William Burgess Overlay

- | | | |
|---|-------------------------------|---------------|
| 1 | Multifamily Apartment Complex | 160-180 units |
| 2 | Retail Building | 4,000± SF |
| 3 | Office Building | 7,000± SF |
| 4 | Pool | |
| 5 | Retention Pond | |



22,600± SF
total building
development

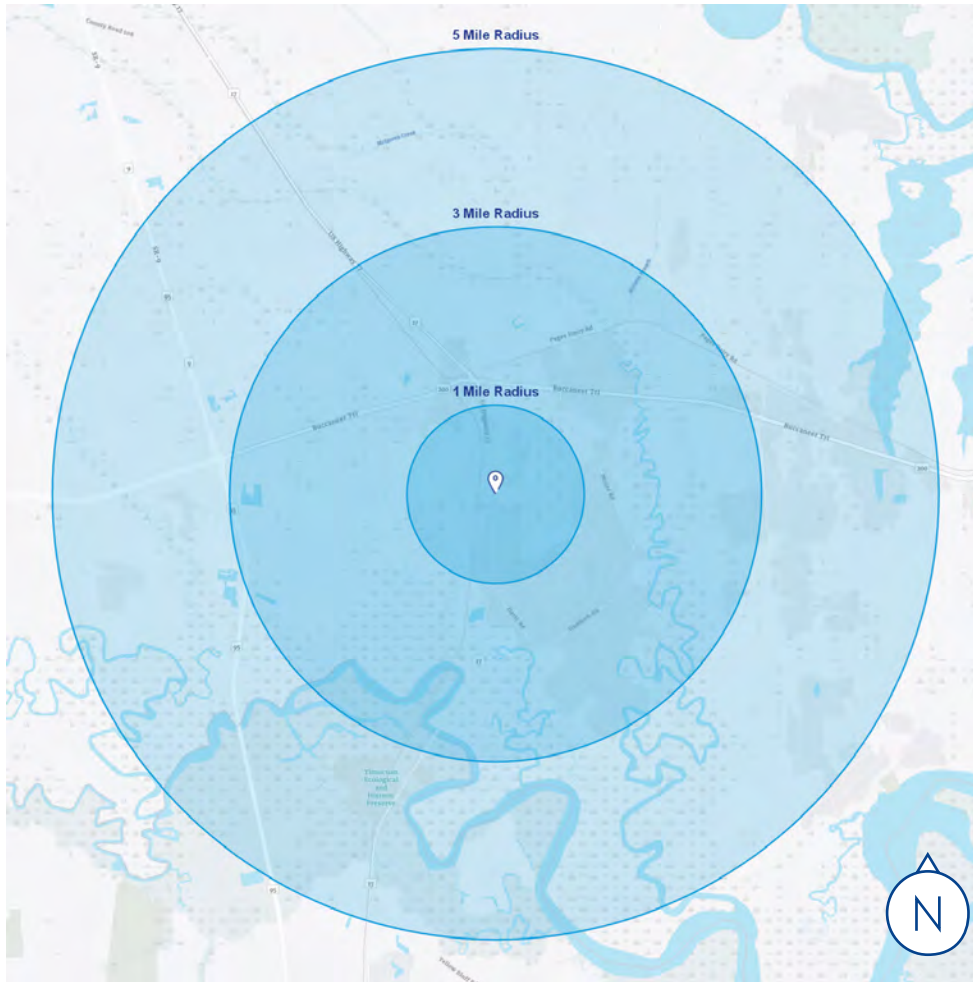


180± parking
spaces

Trade Aerial



Area Demographics



Population
(2022)

1 Mile	3,897
3 Mile	14,735
5 Mile	33,097



Population
Projection (2027)

1 Mile	4,711
3 Mile	18,018
5 Mile	41,890



Average Household
Income (2022)

1 Mile	\$91,578
3 Mile	\$96,675
5 Mile	\$104,415



Projected Average Household
Income (2027)

1 Mile	\$109,287
3 Mile	\$115,372
5 Mile	\$121,038

Traffic Count	Daily	Trucks
US 17	12,300	550
William Burgess Blvd.	2,500	153

Source: Florida Department of Transportation (FDOT)

Source: ESRI Business Analyst

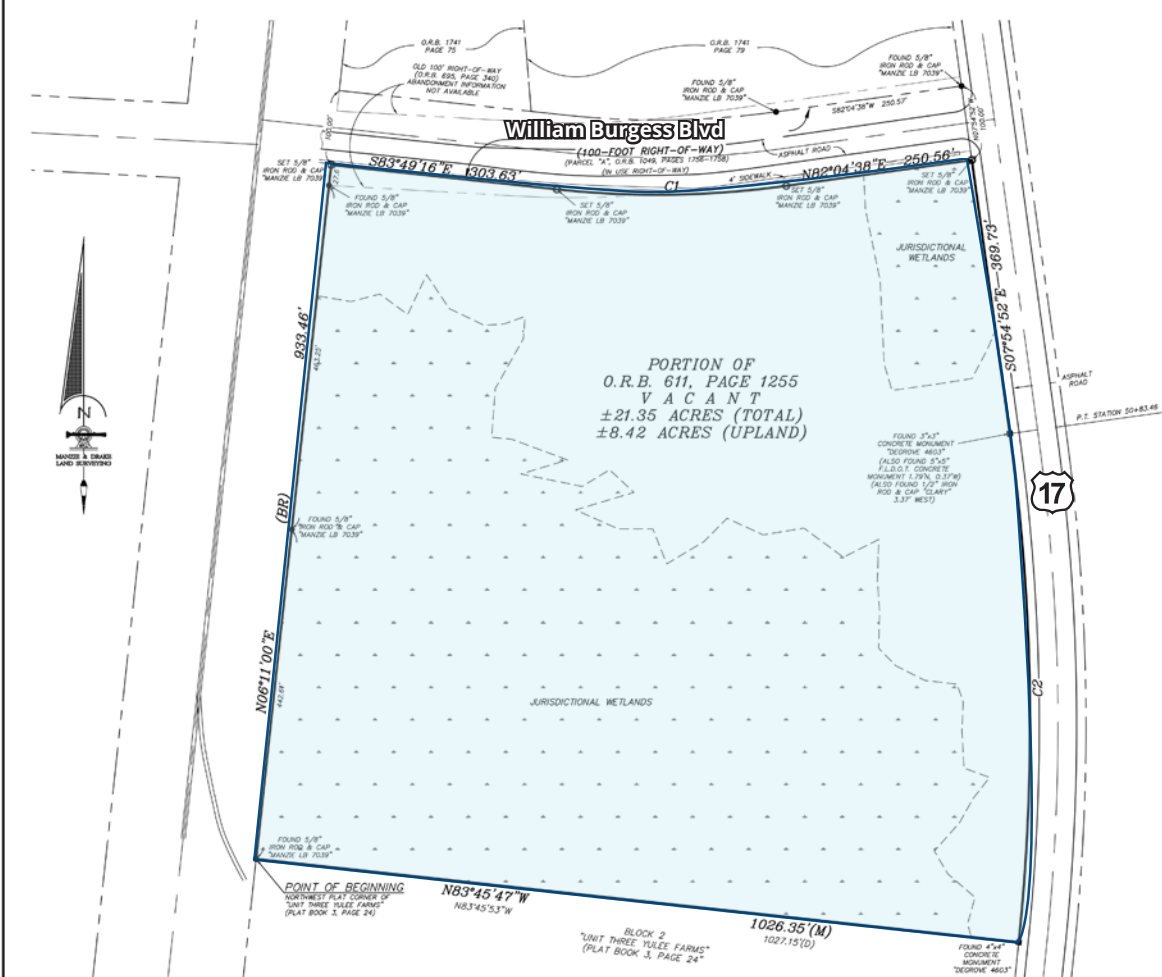
Property Survey

MAP OF BOUNDARY SURVEY

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 611, PAGE 1255, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGAIN AT THE NORTHWEST CORNER OF "UNIT THREE, YULEE FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 06°11'00" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE C.S.K. RAILROAD (A 200 FOOT RIGHT-OF-WAY); A DISTANCE OF 933.46 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 1756, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 83°49'16" EAST A DISTANCE OF 303.63 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,250.00 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'05", AN ARC DISTANCE OF 307.65 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 89°07'41" EAST A DISTANCE OF 306.87 FEET; (3) THENCE NORTH 82°04'38" EAST A DISTANCE OF 250.56 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17 (A 75 FOOT RIGHT-OF-WAY); THENCE SOUTH 07°54'52" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 369.23 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,827.29 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'46", AN ARC DISTANCE OF 661.60 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°00'27" EAST A DISTANCE OF 679.96 FEET; THENCE NORTH 83°45'47" WEST, ALONG THE NORTH LINE OF "UNIT THREE, YULEE FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,026.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.35 ACRES MORE OR LESS.

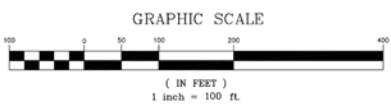


PORTION OF
O.R.B. 611, PAGE 1255
VACANT
±21.35 ACRES (TOTAL)
±8.42 ACRES (UPLAND)

BLOCK 2
"UNIT THREE YULEE FARMS"
(PLAT BOOK 3, PAGE 24)

SURVEY NOTES:

- The "Legal Description" hereon was written by the surveyor.
- Underground improvements were not located or shown.
- Reference was made to "Requirements for Title Insurance" by Commonwealth Land Title Insurance Company, Dated 07/21/2016, (Order No. 591549; Customer Reference No. 2405102) during the preparation of this survey.
- Reference shown hereon are based on N06°11'00"E for the westerly right-of-way line of the C.S.K. Railroad. The bearing reference line is indicated as (BR).
- Unless it bears the signature and the original related seal of a Florida licensed surveyor and napper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within Flood Zone "A" as per F.E.M.A. Flood Insurance Rate Map, Panel 22096C-0301-L, Dated 12/22/2020. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. No data should be relied by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 55-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- Substantial wetland lines shown hereon were delineated by L2S Environmental Solutions, Inc.



LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
F.A.N. = PARCEL IDENTIFICATION NUMBER
5/8" IRON ROD & CAP = IRON ROD & CAP
LB 7039 = LB 7039 SET
F.L.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
P.T. = POINT OF TANGENCY
(C) = CURVE
(M) = MEASURED

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	307.65'	1250.00'	14°06'05"	N89°07'41"E	306.87'
C2	661.60'	2827.29'	13°48'46"	S01°00'27"E	679.96'

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=100' JOB NO: 16636 DATE: 9/1/16 CADD: MKD
F.B. NO: X-300 PAGE NO: 5 FIELD CREW: SS FILE NO: B-1077

PUD Area Plan

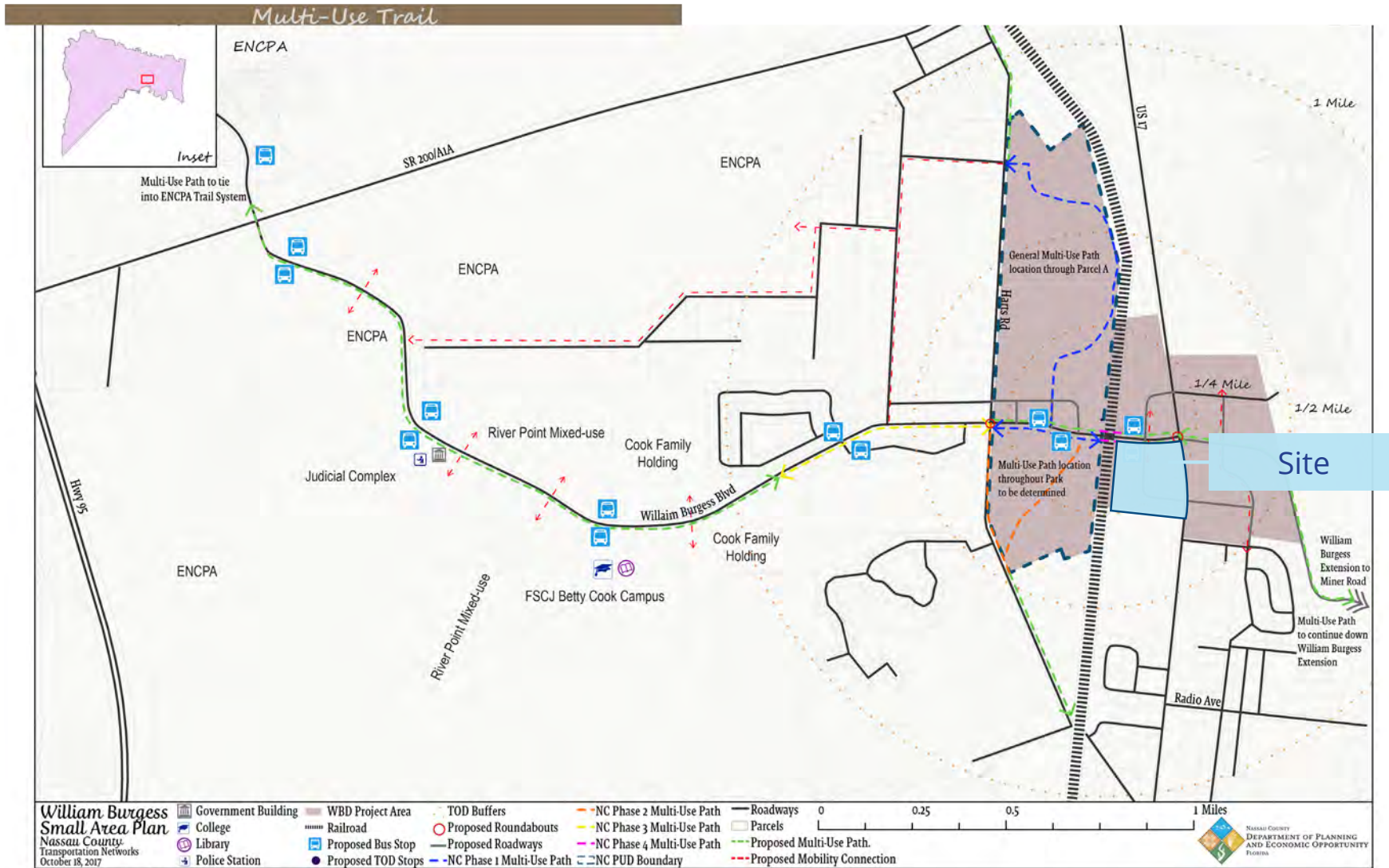


Figure 14. William Burgess Multi-Use Trail

Overlay Boundary

COMPREHENSIVE PLAN

POLICY FL.02.05

WILLIAM BURGESS MIXED USE ACTIVITY CENTER OVERLAY

One of the specific goals expressed in the County's Vision 2032 final report is to encourage mixed-use developments designed to accommodate multiple community activities and services in close proximity. By reducing infrastructure demand, mixed-use developments can generate a positive fiscal impact on County's financial resources. It is the County's objective to coordinate community efforts to develop high-value mixed-use developments that achieve this goal.

The William Burgess Mixed Use Activity Center establishes a model activity center that will be designed to create a quality of place that is integral for quality of life, while also serving to alleviate traffic from the State Road 200/A1A Corridor.

Centered within ½ mile of the intersection of William Burgess Boulevard and the CSX rail line running parallel to U.S. Hwy. 17, development within the William Burgess Mixed Use Activity Center shall promote sustainable, compact mixed use development. It will include residential, commercial, office, and employment-generating uses. It will promote multi-modal transportation including walking, biking, and future transit systems. This includes the identification and reservation of land to support a future commuter rail station.

A) Specific incentives and design guidelines will be adopted into the Land Development Code that will incorporate the following goals and principles for development of this Overlay:

1. A high level of interconnectivity of multiple modes of transportation to redirect traffic and alleviate the burden on SR 200/A1A.
2. Higher density, mixed use development that provides a strong work-life balance and opportunities for affordable housing and economic development.
3. Strong pedestrian and bicycle orientation that also welcomes potential commuter rail along the US Hwy 17 Corridor.
4. High quality public spaces that create opportunities for cultural experiences and outdoor interaction, entertainment, and play for all ages and ability levels.
5. Diversity of land uses, spaces, building types and styles designed to create a sustainable, compact development and community.
6. Serve as a template for the creation of a Mixed Use Future Land Use Category and mixed-use zoning districts that will serve to guide other compact nodes of development.

B) Within the boundaries of this overlay, the High-Density Residential (HDR) and Commercial (COM) Future Land Use Map (FLUM) designations, residential development may be permitted up to a maximum of twenty (20) units per acre, subject to conformance with goals and principles described above and with adopted design guidelines and performance standards in the Land Development Code. It is encouraged this provision issued in conjunction with the Affordable Housing Density Bonus found in Policy FL.01.03.

C) Within the boundaries of this overlay, the High-Density Residential (HDR) and Commercial (COM) Future Land Use Map (FLUM) designations shall have a maximum Floor Area Ratio (FAR) of 2.0. Where residential and non-residential uses are vertically integrated within the same structure, FAR calculation will exclude those portions devoted to residential dwelling units.

D) Impervious Surface Ratio (ISR) requirements for properties within the overlay will be determined on a case-by-case basis. Creation of a master drainage plan is encouraged.

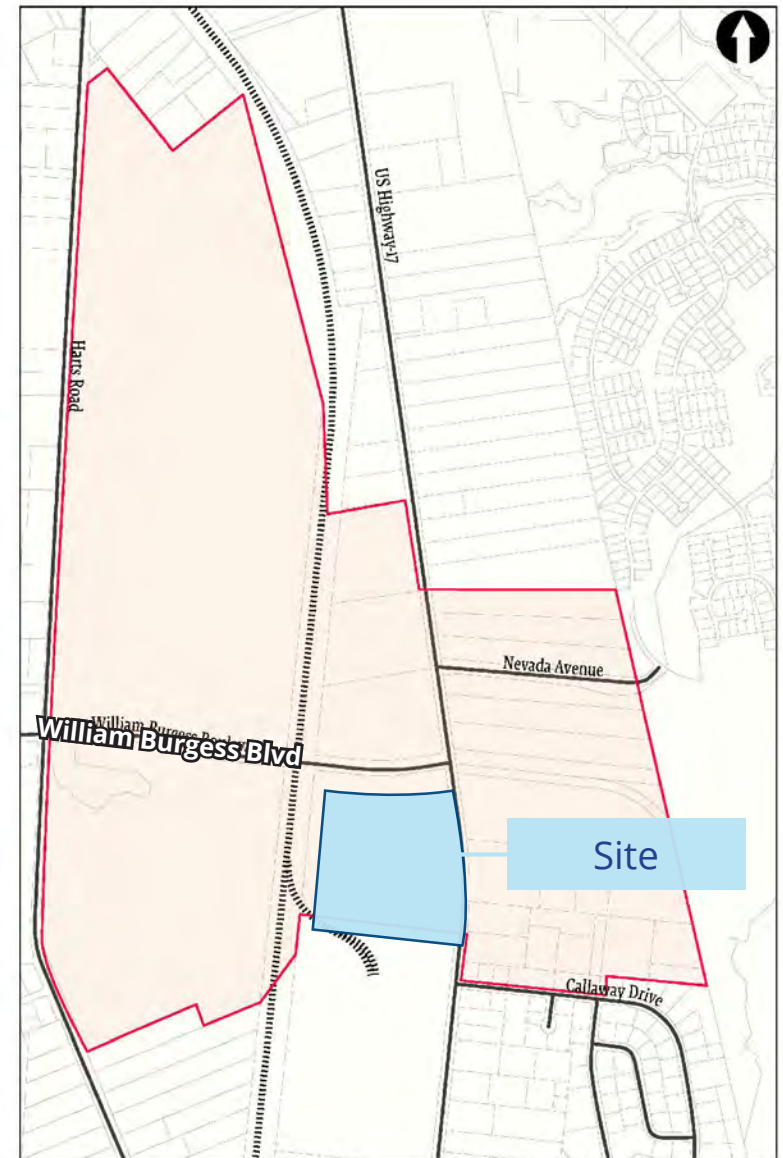
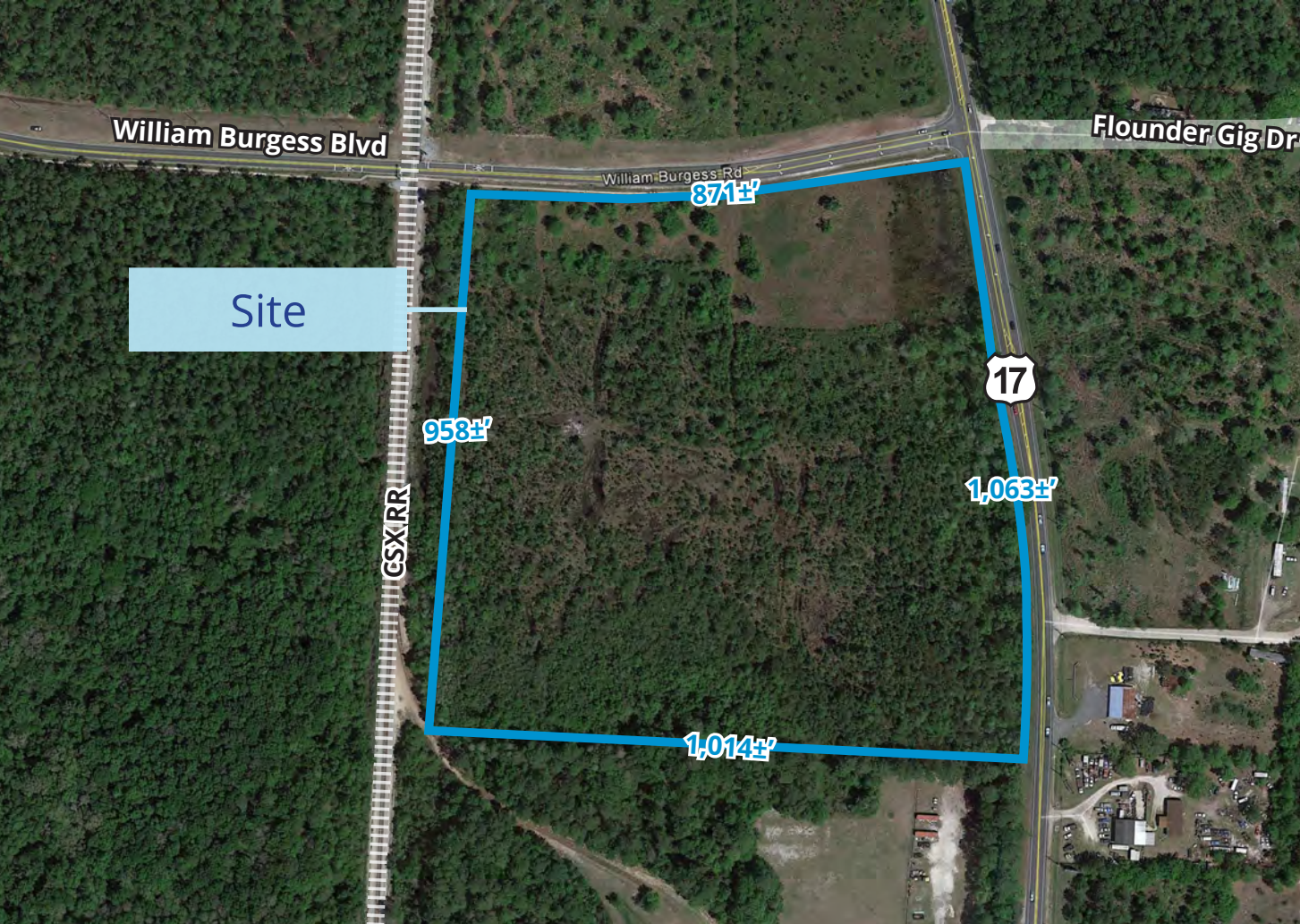


Figure 1. William Burgess Mixed Use Activity Center Overlay Boundary



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Distance To:

Amelia Island	11.4 mi
Jacksonville International Airport	13.3 mi
Downtown Jacksonville	21.7 mi

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