

# For Sale | 51.8± AC

Callahan, FL

Bumgarner Industrial Team

Colliers



## Property Overview

The Bumgarner Industrial Team is pleased to present this prime opportunity to acquire 51.8± acres of heavy industrial land in Callahan, FL. Located in the growing Nassau County submarket, the site is ideal for industrial development, benefiting from nearby infrastructure and planned communities. Strategically positioned near major transportation routes—including US 301, I-95, and Jacksonville International Airport.

### Parcel IDs:

- 15-1N-24-2180-1206-0000 | 31.7± AC
- 14-1N-24-2180-0071-0010 | 18.5± AC
- 14-1N-24-2180-0479-0010 | 1.7± AC

**Total Acres** 51.8± AC

**Upland Acres** 32.9± AC

**Rail Served** CSX, Potential connection to Norfolk Southern

**Zoning** Heavy Industrial

**Utilities** Available: Can be extended to site

**Status** Green site

## Parcel Map



## Wetlands Map



## Submarket Details

# Nassau County

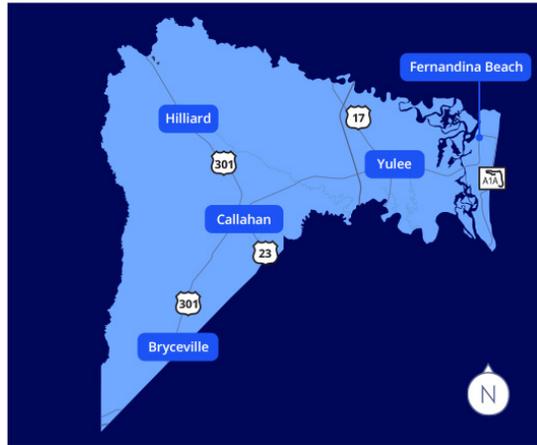
It is expected that the population of Yulee will increase significantly in the coming decade as development continues in the East Nassau Community Planning Area, a long-term master-planned development for 24,000 acres between I-95 and US 17. Yulee is an appealing choice for those wanting to be close to the beaches and major roads connecting Nassau to Jacksonville to the south and Georgia to the north.

## Recent Developments

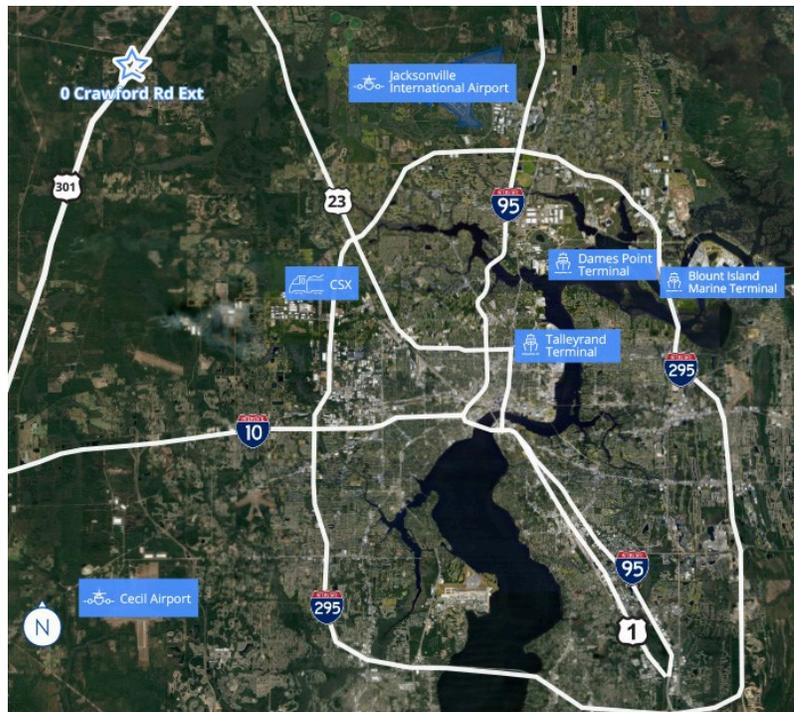
**Wildlight** is a 2,900 Acre mixed use development in Nassau County consisting of homes, apartments, retail, medical, office and other commercial uses. Newly constructed single family rental homes and luxury apartments totaling 550 housing units. Located along I-95 and recently expanded A1A, Wildlight is 20 minutes from Amelia Island, downtown Jacksonville,

**Pattillo Industrial** RE's Wildlight Commerce Park is a 130 Acre site neighboring Wildlight. Phase 1 will comprise of one 68,000 SF spec warehouse and will offer several build to suit opportunities.

**Crawford Diamond Industrial Park** offers a 400 acre industrial park with dual Class I rail frontage (CSX and Norfolk Southern) and major power infrastructure from FPL. Strategically located near three ports, two interstates, and a large skilled workforce, including 3,000 annually separating military personnel. The site features 30 day local permit processing, low local tax rate and no state income tax.



## Location Distances



|                             |         |
|-----------------------------|---------|
| <b>US 301</b>               | 0.9 mi  |
| <b>US 23</b>                | 5.7 mi  |
| <b>I-295</b>                | 13.1 mi |
| <b>CSX</b>                  | 17.5 mi |
| <b>I-10</b>                 | 18.8 mi |
| <b>JIA</b>                  | 18.9 mi |
| <b>I-95</b>                 | 22.1 mi |
| <b>Talleyrand Terminal</b>  | 22.8 mi |
| <b>Dames Point Terminal</b> | 27.3 mi |

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