

COMMERCIAL ZONED LAND FOR SALE SEC RUSSELL ROAD & HENLEY ROAD

GREEN COVE SPRINGS, FL 32043



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ASSET OVERVIEW

Location	SEC Russell Road & Henley Road Green Cove Springs, FL 32043
Municipality	Clay County
Size	+/-19.36 acres
Future Land Use	LA RF
Zoning	Northern Parcel: PS-1 (Private Services-1) Southern Parcel: LA RF (Lake Asbury Rural Fringe)
Traffic Count	Russell Road: 11,500 VPD (FDOT 2022) Henley Road: 7,500 VPD (FDOT 2022)
Frontage	1,069 feet on Russell Road 461 feet on Henley Road
Access	No curb cuts in place *Traffic signal at the northwest corner of site
Parcel ID	09-05-25-009187-001-00, 09-05-25-009187-002-01



DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3MILES	5 MILES
Total Population	1,914	28,880	66,742
Total Households	769	10,067	23,595
Average Household Income	\$116,934	\$105,694	\$103,720
Median Household Income	\$84,876	\$82,875	\$82,436
Per Capita Income	\$41,819	\$37,139	\$36,923
Median Age	42.7	36.6	37.6

BY THE NUMBERS

In the last ten years, Clay County has experienced a **18.2%** growth in Labor Force

Dept. of Transportation has committed **\$1.9B** to construct the First Coast Expressway

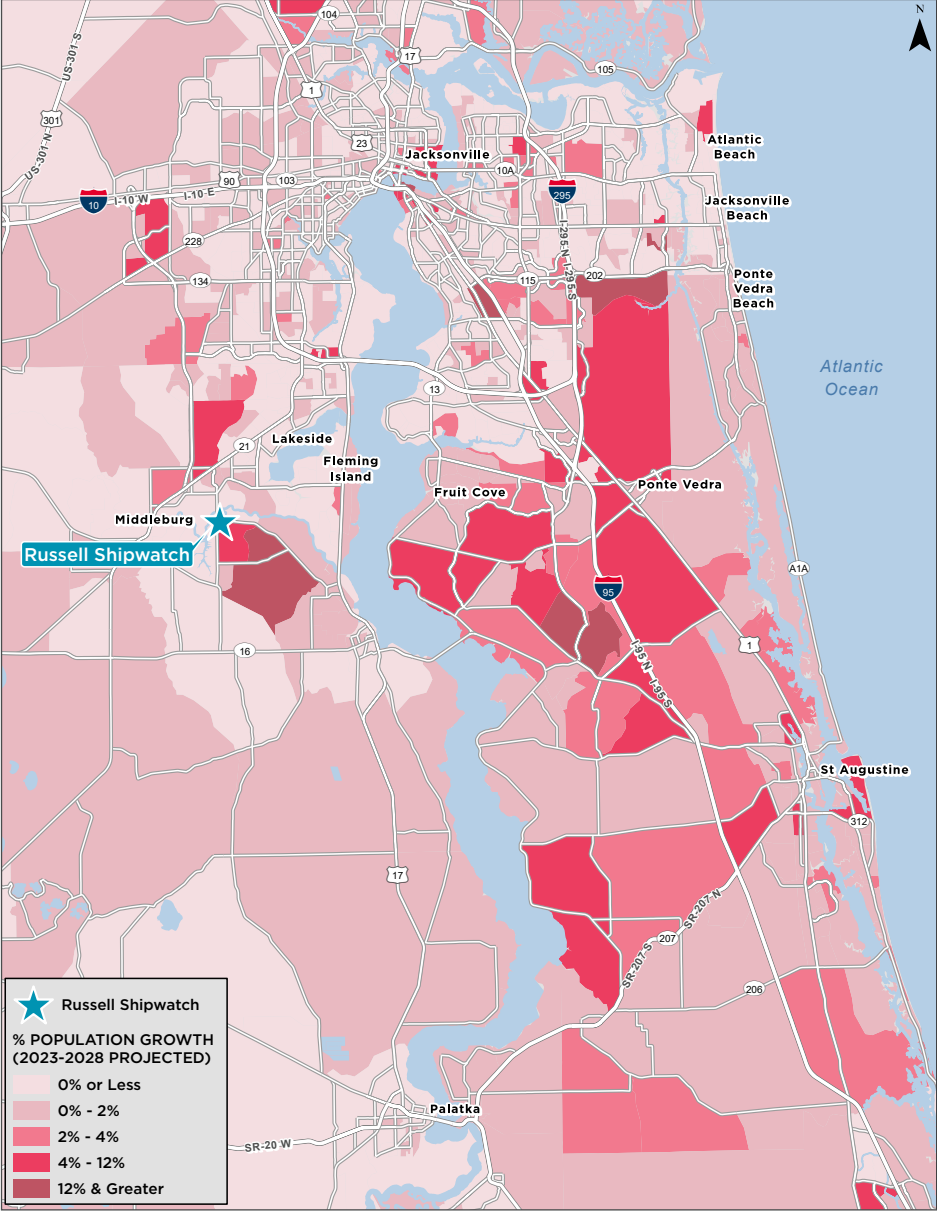
One of the fastest growing counties in Florida with **77%** residents commuting out of county for work

28% labor cost savings than other regions

227,722
Total Population in 2023

113,133
Labor Force in 2023

2ND
Highest Median Household Income



FLORIDA LAND ADVISORY TEAM



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