

# COMMERCIAL PROPERTY FOR SALE

76096 TIMBERCREEK BLVD, YULEE, FL 32097



Artist Rendering

Excellent Investor or Developer Opportunity on 13 acres located on SR-200 with 20,500 cars per day & only 1.4 miles to the I-95 interchange. Set in a path of progress between Timber Blvd & Edwards Road in the Timber Creek PUD.

Preliminary development plans & designs are on hand for a proposed mixed-use, walkable neighborhood that includes residential apartments and commercial space. The property is currently zoned PUD with a Neighborhood Commercial designation.

Located only 2 miles from the Wildlight Development, 15 minutes to the Jax International Airport, 20 minutes to Downtown Jax, & gorgeous Amelia Island. Survey, engineering drawings, & development plans are available. Utilities are in place.

New T-4 Transect allows for mixed use with most commercial uses & up to 195 residential units.

*Located in the Timbers to Tides SR-200 Overlay District*

Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information



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## MIXED USE CONCEPT RENDERINGS



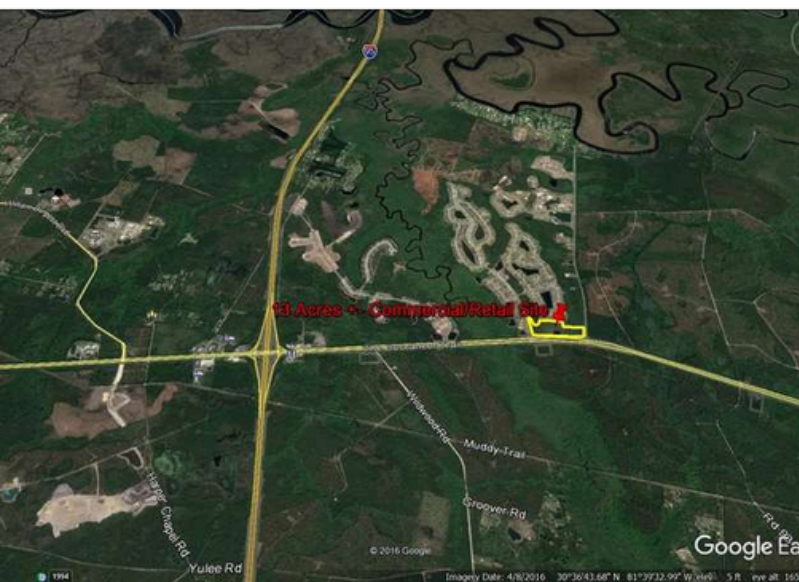
**Acreage: 13**  
**Asking Price: \$1,500,000**  
**Zoning: T4**  
**Traffic Count (AADT): 20,500**

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More*





# COMMERCIAL DEVELOPMENT OPPORTUNITY



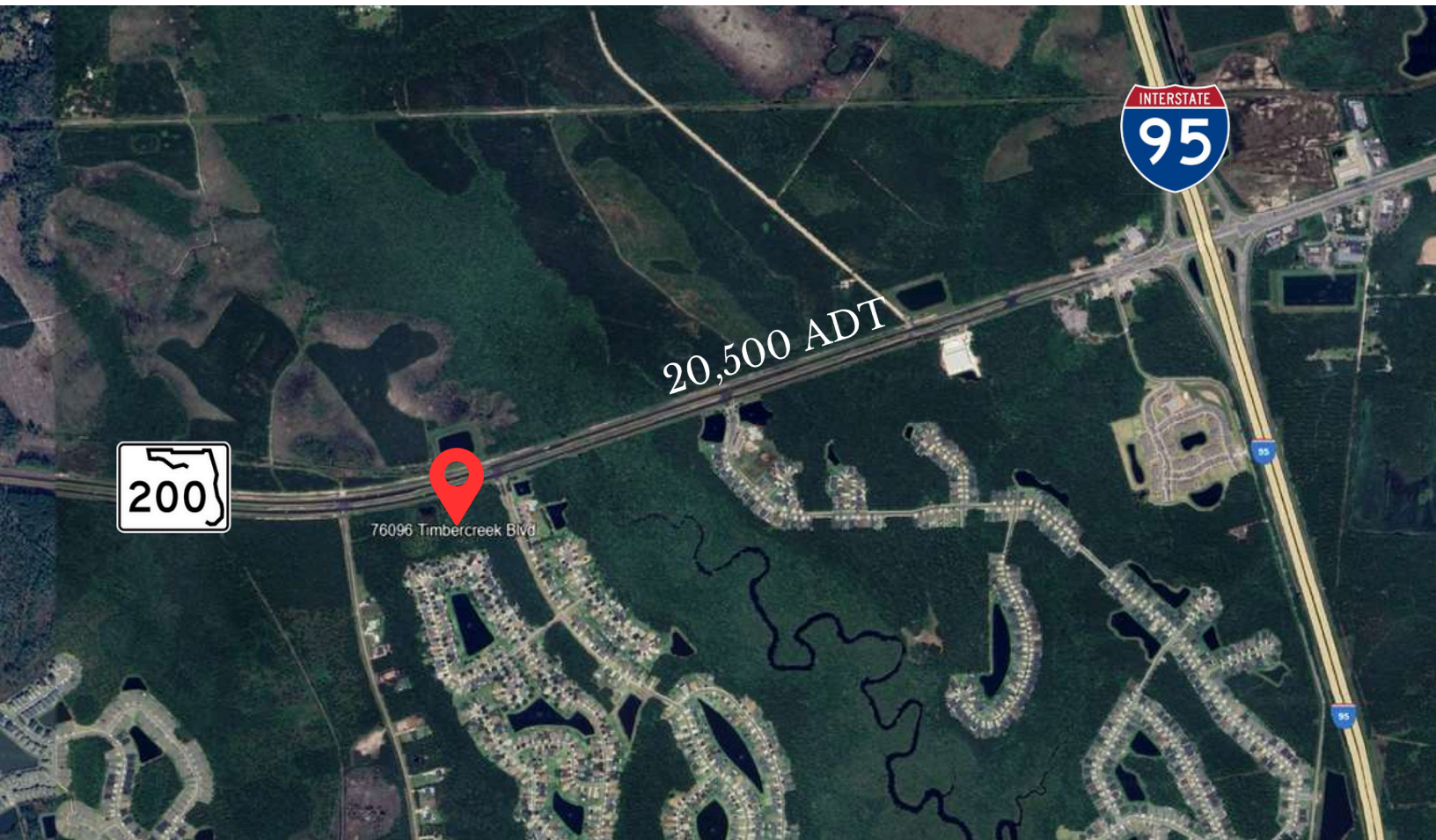
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# MAP & DEMOGRAPHICS



## Nassau County

35th in the State  
for Population  
Increase (25K)

7th in the State  
for Growth Rate  
(23%)



**Population: 104,911**



**Average Household Income:  
\$84,085**



**Households: 36,336**



**New Businesses (Dec 2023): 36**

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