

0 US HWY 17  
YULEE, FL 32097



# FOR SALE



Positioned directly across from the expansive 24,000-acre Wildlight development, this property offers a rare opportunity to capitalize on one of Northeast Florida's most dynamic growth corridors.



## PRIME VACANT LAND



19,214± AADT on US Hwy 17 and SR 200, offering high traffic.



Available 10± acres with 577± ft frontage on US Hwy 17.



Located on US17 two miles away from SR 200 in Yulee.



Strategically located directly across from Wildlight, a 24,000 residential unit master-planned development



## DEMOGRAPHICS

### HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2020 Households	2,103	7,237	29,492
2024 Households	2,507	8,026	32,846
2029 Projection	3,077	9,767	38,520

### INCOME

	3 MILE	5 MILE	10 MILE
Average Household Income	\$85,339	\$86,764	\$96,658
Median Household Income	\$72,429	\$72,768	\$76,520



## WHO WE ARE

Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

## LISTING CONTACTS



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