



96282 BRADY POINT ROAD
FERNANDINA BEACH, FLORIDA



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Property Features

- > Large tract on SR-200 (A1A) at Brady Point Road, just west of Amelia Island and the Intracoastal Waterway
- > Corner location with median break allowing for easy access from east and west bound lanes
- > Frontage, visibility and signage opportunities along a high traffic corridor in an area with explosive population growth
- > 4.5± Upland Acres; 7.66± Gross Acres (per latest wetland delineation)
- > Church/School relocating to new campus in Yulee
- > Exceptional Marsh Views looking east toward the Intracoastal Waterway, Amelia River and Crane Island
- > Great location to cater to both "on-island" and "off-island" residents and tourists
- > Surrounding uses include residential, medical and service or retail
- > Zoned *Open Rural* with *Commercial* Future Land Use Designation
- > Located in IRS Qualified Opportunity Zone (pg. 4)
- > Asking Price: \$1,350,000

Aerial

96282 BRADY POINT ROAD, FERNANDINA BEACH, FL 32034



Demographics Summary

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Population
(2018)



Population
Projection (2023)



Average Household
Income (2018)



Projected Average
Household
Income (2023)

1 Mile	1,849	2,144	\$69,022	\$83,298
3 Mile	13,474	15,383	\$89,658	\$106,682
5 Mile	40,444	44,795	\$93,639	\$111,454

Source: Esri 2018

Projected Population Growth Map



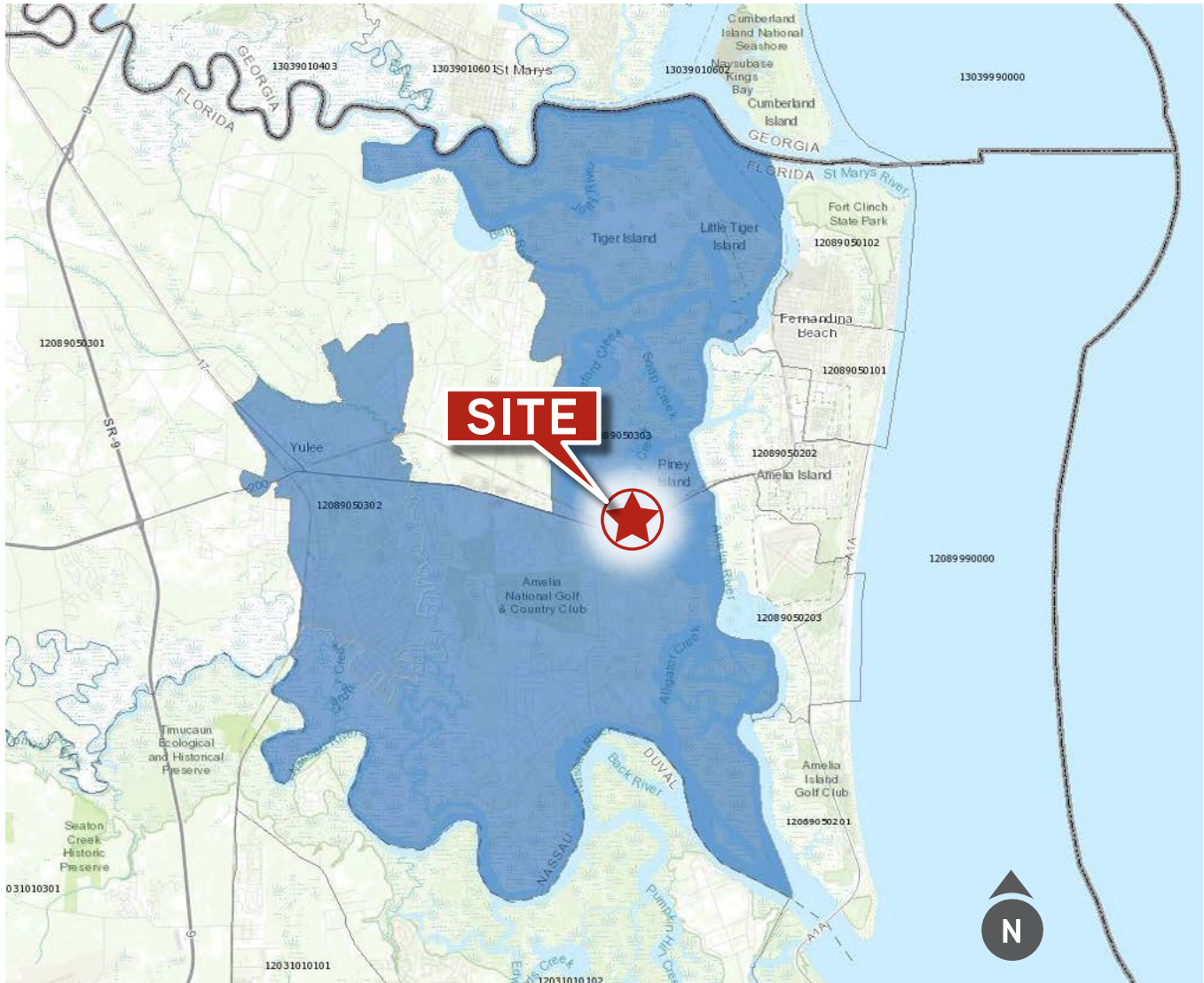
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Qualified Opportunity Zones

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Qualified Opportunity Zones were added to the federal tax code by the Tax Cuts and Jobs Act, passed on December 22nd in 2017. The Act was passed in effort to spur job creation and new development in targeted areas, offering grants or preferential tax treatment for properties within the designated areas or “zones”.

A Qualified Opportunity Fund (QOF) is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a Qualified Opportunity Zone. Investors can defer tax on any prior gains invested in a QOF until the earlier of the date on which the investment in a QOF is sold or exchanged, OR, December 31st, 2026.

If the investment is held for > 5 years, there is a 10% exclusion of the deferred gain. If held > 7 years, the 10% increases to 15%. If the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

Source: <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

Property Photos

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Chapel/Sanctuary
170 Occupancy



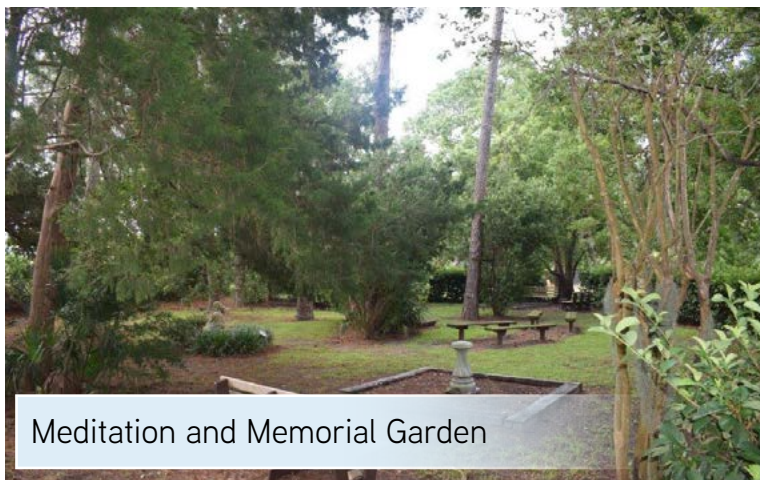
Entrance to Brady Point Preserve
Homes from \$600K - Lots from \$150K



Modular Classrooms On-Site



Views from Subject
Facing East, toward Amelia Island



Meditation and Memorial Garden



Undeveloped Frontage Along SR-200

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