



Land Opportunity

John Muir Ecological Park

Sales price
\$650,000

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86136 Britt Lynn Ln Yulee, FL 32097

Mobile Home Park Redevelopment

Highest and Best use is to repurpose the mobile home land lease or redevelop it into a residential community

Located in an Opportunity Zone with tax advantages for owners

Paiges Dairy is a 2 lane road currently but parallels SR 200 and is in the path of growth and a collector road and very good access to retail and the interstate

The value is based on the land and the infrastructure development costs that are in place. The owner is not selling based on the existing mobile homes on the property.

Well and water treatment systems are on the property

There is a possibility for a larger assemblage.

- Land use MDR
- Zoning OR
- Flood zone x

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Location & Access



3 mi. radius Area Demographics



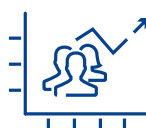
2020 Estimated Population

27,500



2020 Est. Avg. Household Income

\$89,369



2025 Projected Population

34,633



2025 Proj. Avg. Household Income

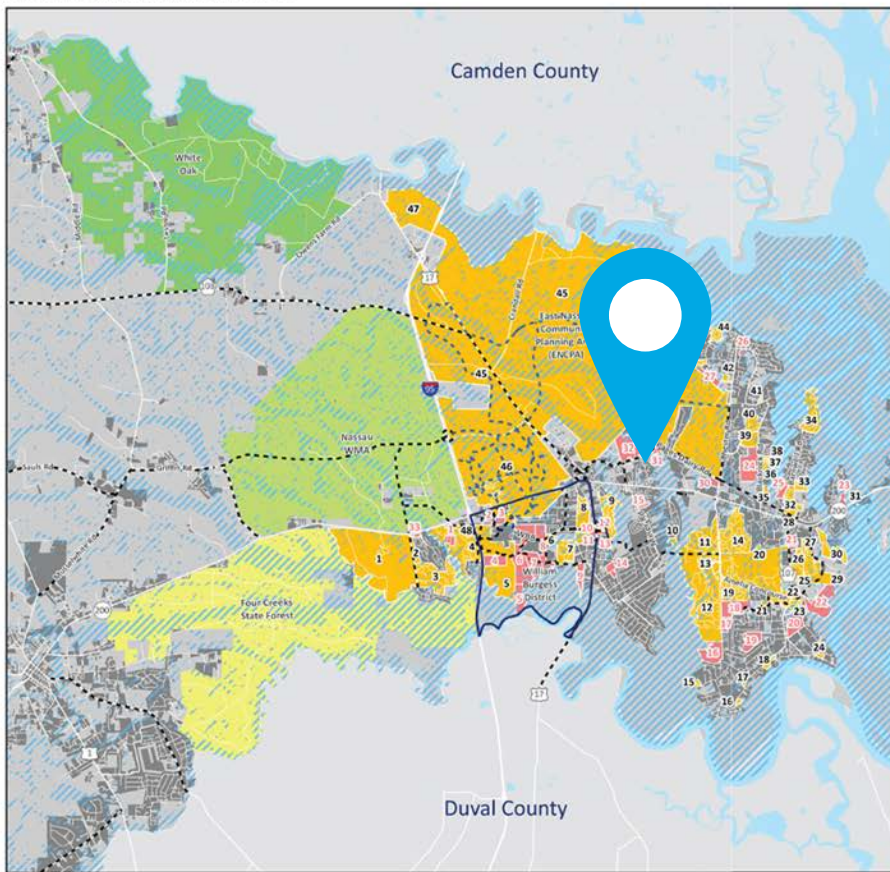
\$100,318

Residential Development

Residential Development Tracking Project

Residential Development Tracking Project

FIGURE 5: RESIDENTIAL DEVELOPMENT TRACKER 2019*



NASSAU COUNTY RESIDENTIAL DEVELOPMENT TRACKER 2019

Tracked Developments* (Entitled)

Key	Development	Entitled	Built	Track
1	Truckee Estates	2,200	0	2,200
2	Blair Oaks	848	231	617
3	Palmetto Lakes	100	292	192
4	Enclave at Center Square (Planning Area)	0	0	0
5	London Creek	3,138	348	790
6	Woodlands Crossing	830	0	830
7	The Villages	483	424	59
8	Eden Reserve	0	0	0
9	North Springs	748	793	46
10	Hampton Lakes (Northville)	740	257	483
11	Hampton Lakes (Southville)	210	20	190
12	Flora Park	732	193	539
13	Southwest Creek	1	1	0
14	Holly Pine Estates	0	0	0
15	Delicias and Delicias Creek Phase 1	4	0	4
16	Delicias Bluff	17	0	17
17	Arabella Condos	466	0	466
18	Arabella National	140	228	132
19	Harbor Condos	1,068	1,068	0
20	Commonwealth	247	0	247
21	Arabella Estates	180	161	19
22	Murphy Triangle	17	0	17
23	Chapelwood	460	0	460
24	Hardy Pointe Reserve	131	13	118
25	Woodlands	104	90	14
26	Parliament Estates	4	0	4
27	Marble Hill	304	186	118
28	Brady Park Reserve	76	20	56
29	Marble Hill Condominiums	202	0	202
30	Garwood Manor	237	0	237
31	Delicias Oaks at Arabella Reserve	200	0	200
32	Dublin Bay	89	0	89
33	Marble Hill Condominiums	89	0	89
34	Blackhawk Park	22	0	22
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- ENCPA Mobility Network
- Long Range Transportation Plan 2045
- William Burgess District
- NWI - Wetlands
- Potential Development
- Tracked Developments
- Existing Development
- White Oak Overlay
- Four Creeks State Forest
- Nassau WMA

Potential Development Parcels**

Key	FLUM	Average	Approximate	Approximate
1	LDR	35	0	54
2	ADR	22	0	103
3	ADR	29	17	52
4	ADR	94	13	81
5	ADR	105	41	64
6	HDR/MDR	330	52	855
7	ADR	110	23	93
8	ADR	127	39	127
9	MDR	58	0	174
10	MDR	0	1	83
11	MDR	22	0	180
12	MDR	0	0	18
13	MDR	13	0	33
14	MDR	41	0	123
15	ADR	15	0	17
16	LDR	158	393	208
17	LDR	48	19	54
18	LDR	105	22	296
19	LDR	105	0	138
20	LDR	123	81	134
21	LDR	55	0	23
22	LDR	210	88	244
23	LDR	35	0	20
24	MDR	218	54	266
25	LDR	41	1	83
26	MDR	36	10	18
27	LDR	0	3	118
28	LDR	191	5	372
29	ADR	373	66	505
30	MDR	30	14	230
31	MDR	17	3	42
32	LDR	203	36	230
33	LDR	11	0	25
TOTAL	LDR	33	0	4,908

For the purpose of calculating dwelling units to population, according to the 2010 US Census, there are 2.53 persons per household in Nassau County.

*Tracked Developments are those which are entitled by a Development Order (or are in the review process) but not more than 65% built-out.

**Potential Development Parcels are those parcels on which projects have been discussed with this Office or are situated in such a manner that makes residential development likely. The Potential Dwelling Units calculation is an approximation derived from acreage, wetlands (NWI) and FLUM designations. It is not intended to be used as a density determination or as a substitute for any density level targeted that parcel(s) for the 2023 Comprehensive Plan and Land Development Code. This data shall not be relied upon for making business decisions or substitute for adequate due diligence.

***Number of constructed homes in a given development is based upon the available records of the Nassau County Building Department for Certificates of Occupancy issued through November 30, 2018.

****Information based on best available information. Potential square footage is based on 80% of the maximum intensity of commercial use as established on the 2020 Comprehensive Plan.

For study purposes only to identify potential intensity.

*****FLUM is amended to HDR.

16 - Nassau County Development Trends - 2020

Nassau County Development Trends - 2020 - 17

While 2020 has been anything but typical, the fact remains that Nassau stands at the precipice of change. A change that will descend upon the community with or without blessing.

According to the latest population estimates from the U.S. Census Bureau, Nassau grew by 3.25% last year (2018-2019).

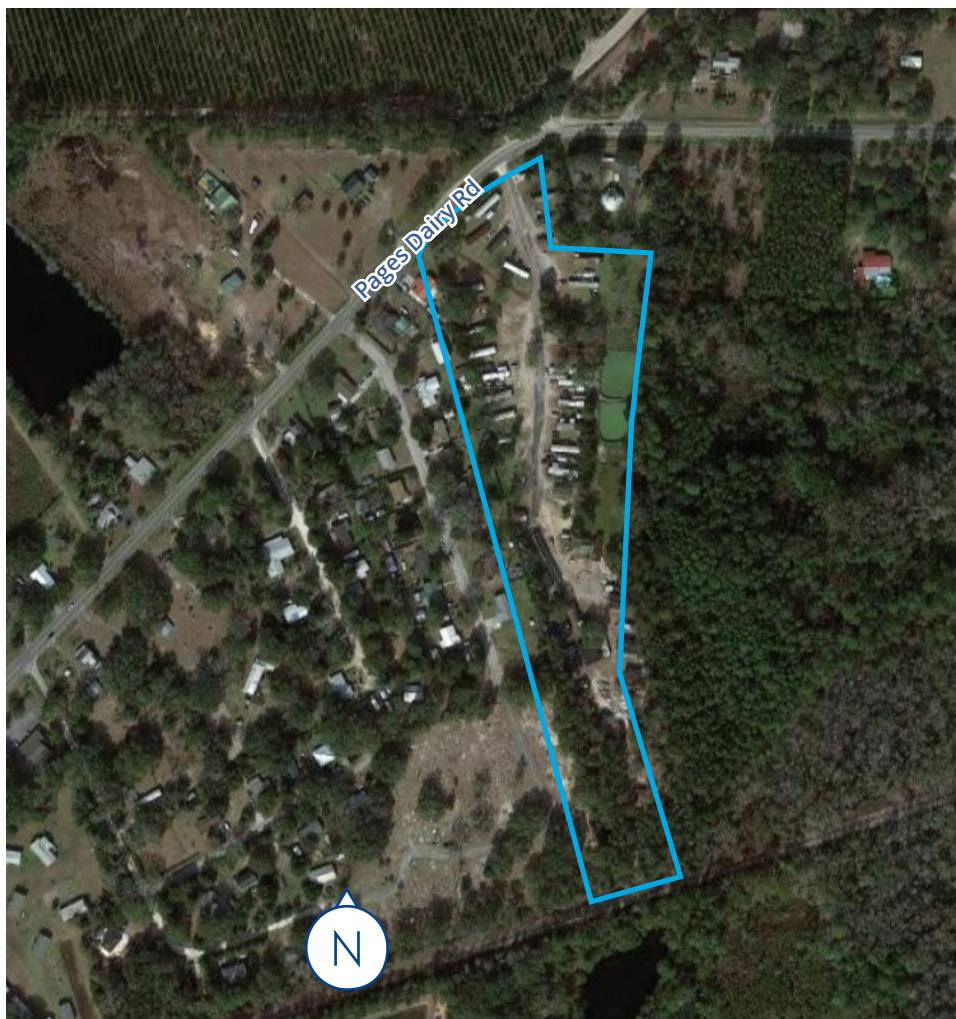
For perspective, out of 3,141 counties in the United States, Nassau ranked as the 40th fastest-growing county by percent growth for counties in the U.S. with a population over 10,000.

This growth rate places Nassau in the top 1.5% of all counties in the Country.

For Sale

Property Specifications

Address	86136 Britt Lynn Ln, Yulee, FL 32097
Parcel #	51-3N-27-0000-0037-0050 51-3N-27-0000-0037-0120
Size	10.177± AC
County	Nassau
Frontage	347'± on Pages Dairy Rd 205'± at CSX rail
Zoning	Open rural
Land use	Medium Density Residential
Sales price	\$650,000



Contact us:

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