

FOR SALE > LAND

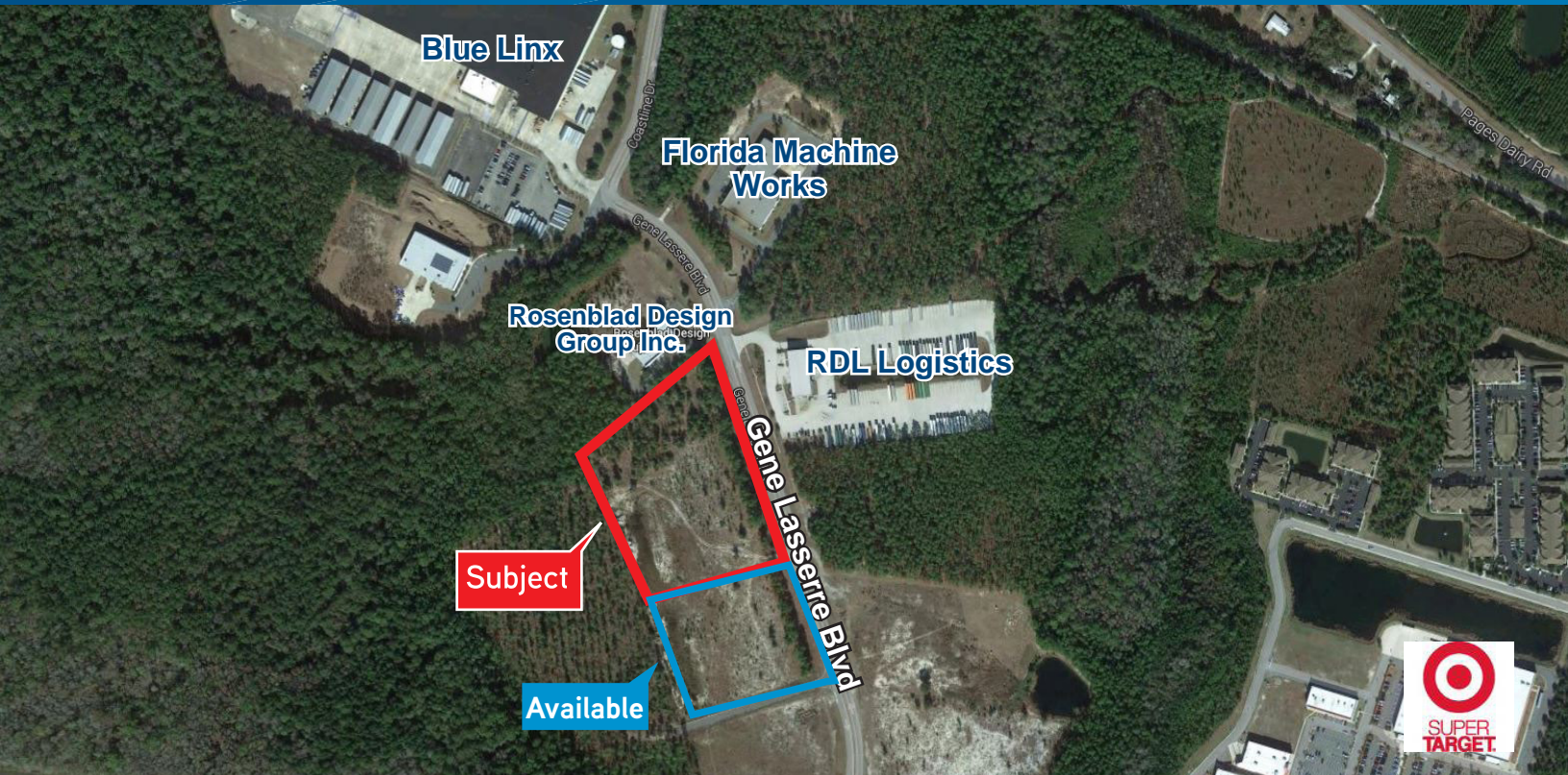


Northeast Florida

# Opportunity Available at Nassau Tradeplex

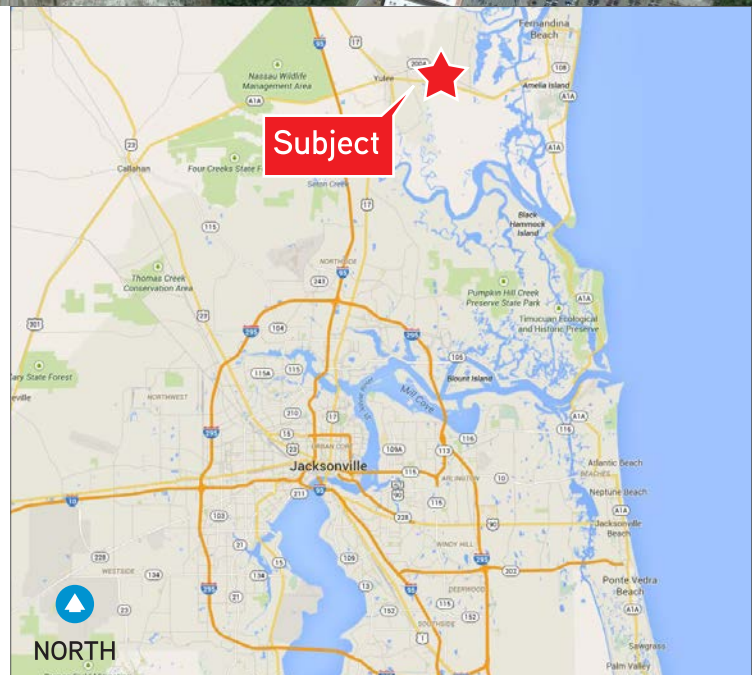
WEST SIDE OF GENE LASSERRE BLVD, JUST NORTH OF SR 200 / A1A

7.10± ACRES AVAILABLE



## Property Features

- > 7.10± acres of vacant land on Gene Lasserre Blvd (with visibility from SR-200 / A1A) in the Nassau Tradeplex
- > Land is zoned industrial but could be rezoned for a variety of uses
- > Current zoning allows for most retail uses in Nassau County
- > Adjacent 4.85± acres is also available for sale
- > Both tracts are entitled for up to 83,328± SF of Flex/Warehouse Development- plans in place and part of offering
- > Located in a rapidly growing residential and retail corridor
- > Close to the Port of Fernandina and has quick access to the Jaxport Marine Terminals via I-295
- > Sale Price: \$958,500.00
- > Price per Acre: \$135,000.00



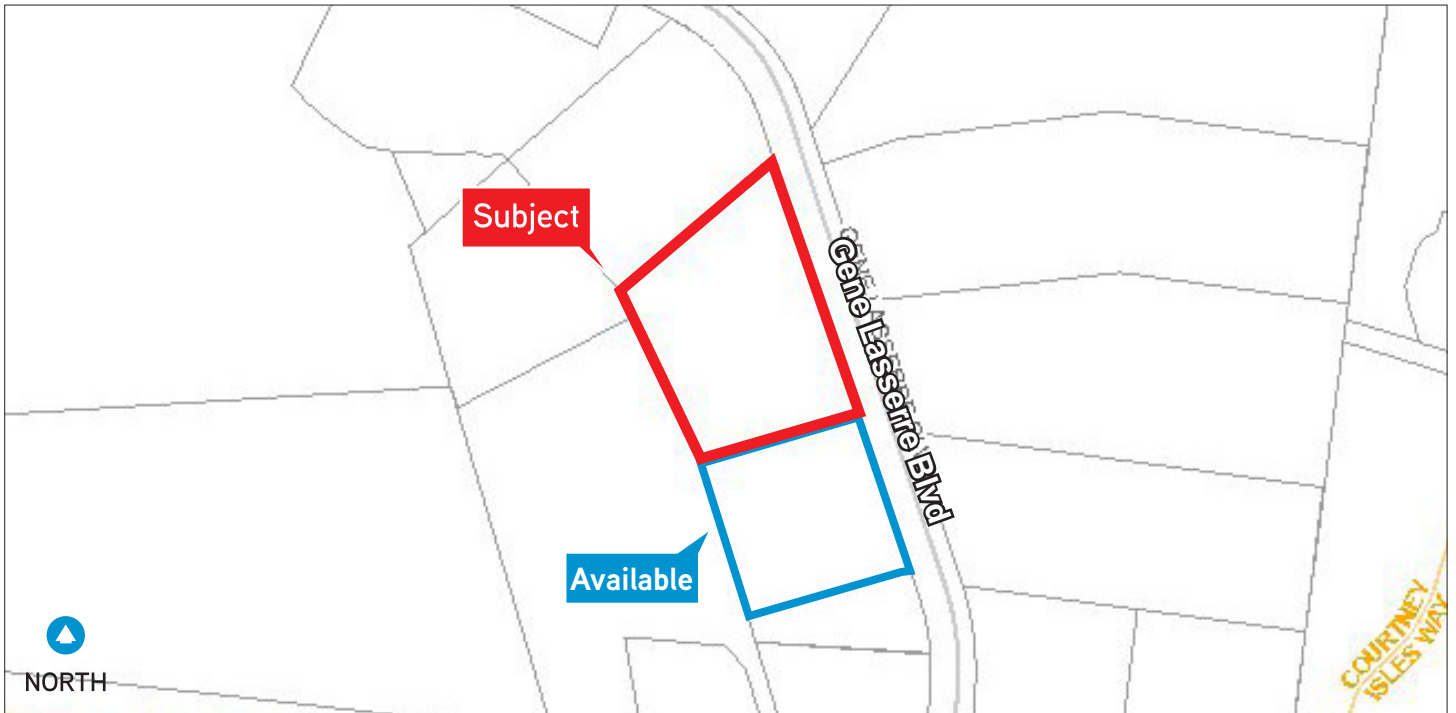
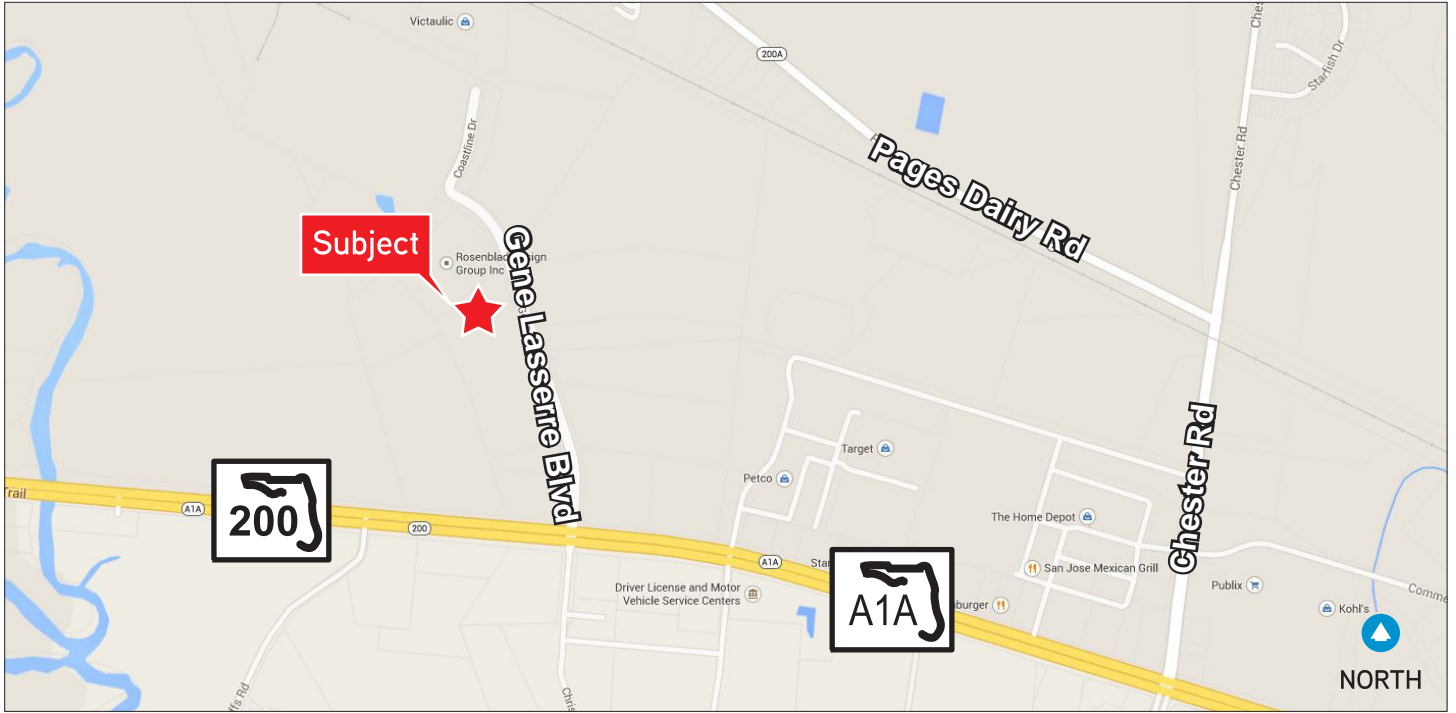
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# Street & Plat Map

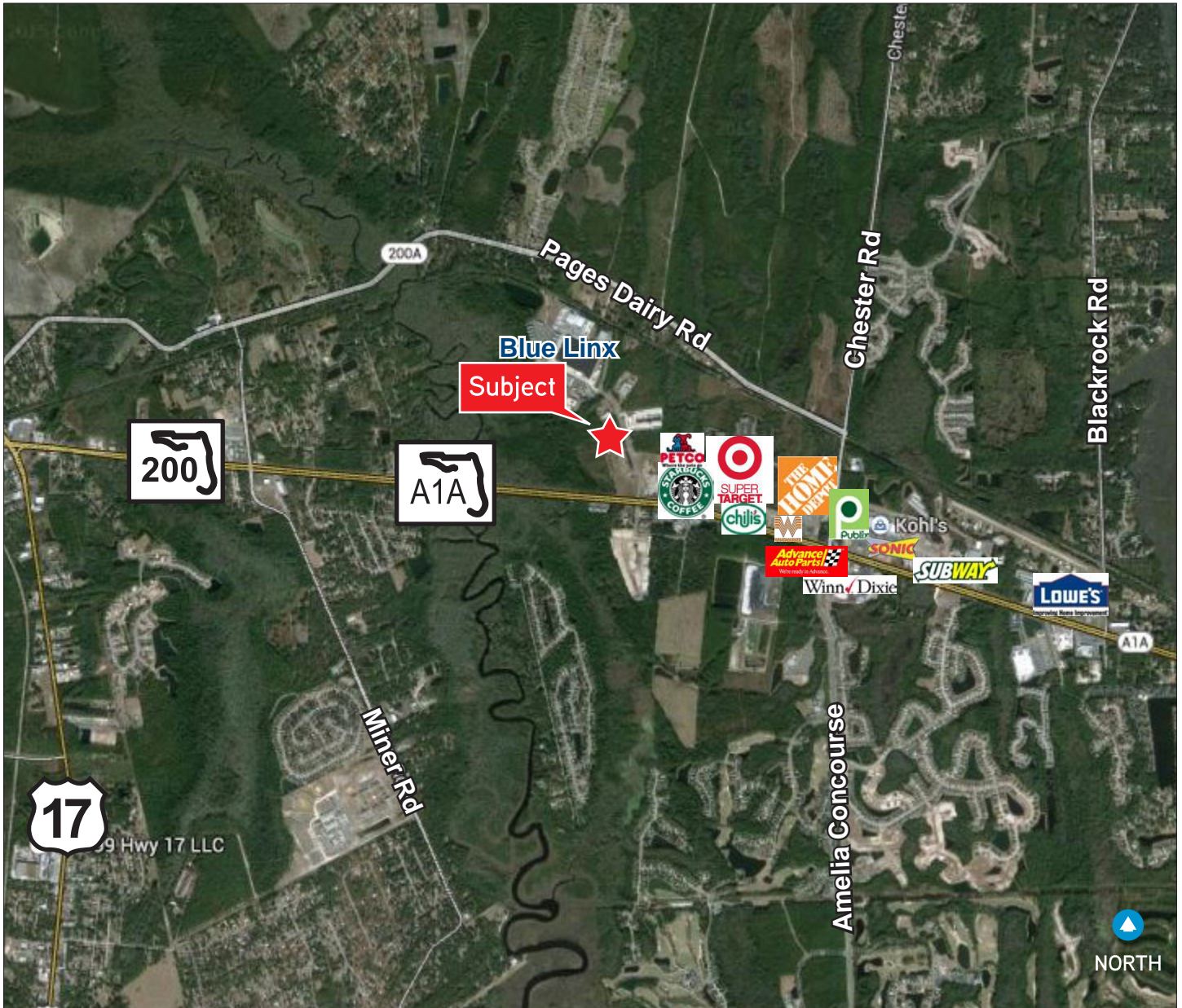
WEST SIDE OF GENE LASSERRE BLVD, JUST NORTH OF SR 200 / A1A





# Aerial

WEST SIDE OF GENE LASSERRE BLVD, JUST NORTH OF SR 200 / A1A





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# Property Photos

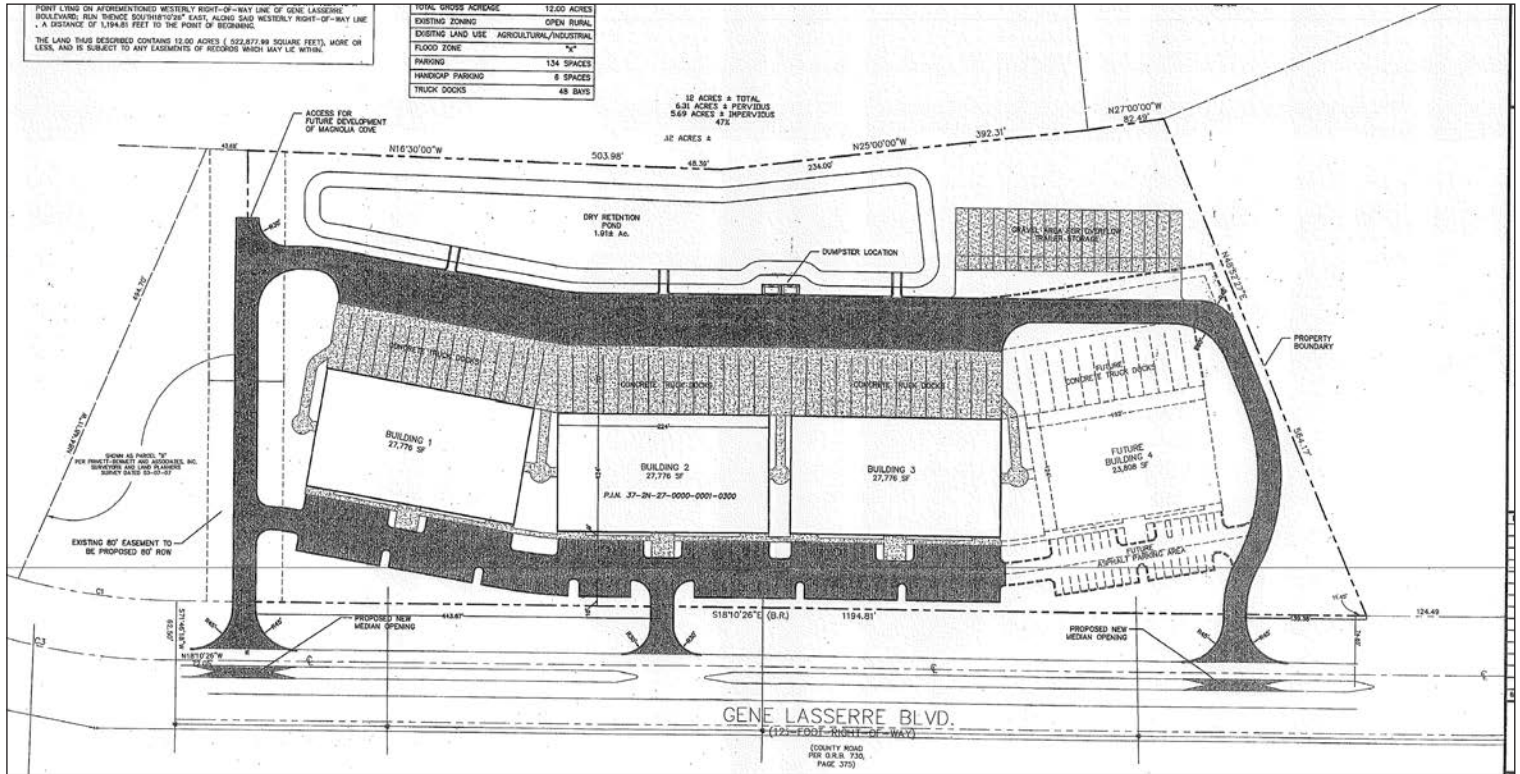
WEST SIDE OF GENE LASSERRE BLVD, JUST NORTH OF SR 200 / A1A





# Proposed Development Plans

WEST SIDE OF GENE LASSERRE BLVD, JUST NORTH OF SR 200 / A1A



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WEST SIDE OF GENE LASSERRE BLVD, JUST NORTH OF SR 200 / A1A



## Contact Us

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## Summary (5633)



### 7.10± Acres Available in the Nassau Tradeplex Gene Lasserre Blvd Yulee, FL 32097

**Contact:**  
Robert Selton, III / Matt Enriken 904 358 1206



<b>Business Park:</b>	Nassau Commerce Center
<b>County:</b>	Nassau
<b>Market:</b>	Jacksonville
<b>Sub Market:</b>	Nassau County
<b>Property Near:</b>	SR 200
<b>Land Size (SF):</b>	309,276 SF
<b>Land Size (Acres):</b>	7.1 Acres

## Site

**Parcel Number:** 37-2N-27-0000-0001-0300  
**Zoning:** IW

## Utilities

## General Listing/Transaction Information

<b>Asking Price:</b>	\$958,500.00 \$3.10 Per SF
<b>Price/Acre:</b>	\$135,000.00
<b>Transaction Type:</b>	Sale

## Contacts

**Listing Broker(s)** Matt Enriken  
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## Comments

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