Colliers

Opportunity Available at Nassau Tradeplex

Northeast Florida

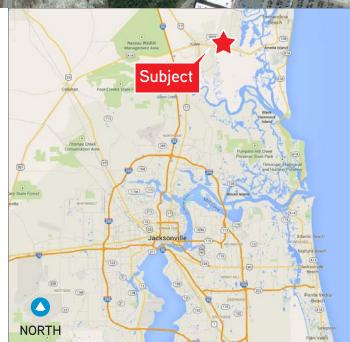
WEST SIDE OF GENE LASSERRE BLVD, JUST NORTH OF SR 200 / A1A

7.10± ACRES AVAILABLE



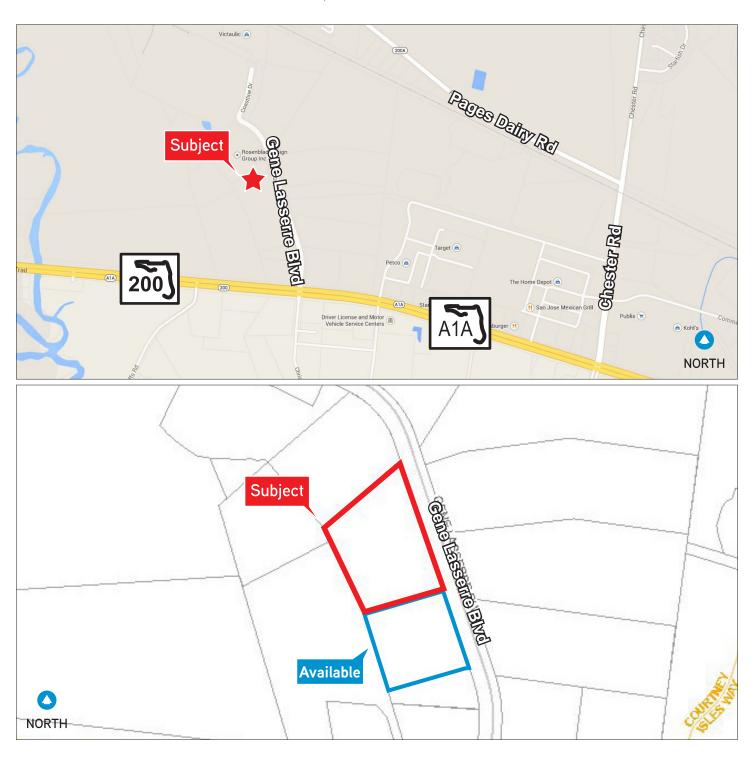
Property Features

- > 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

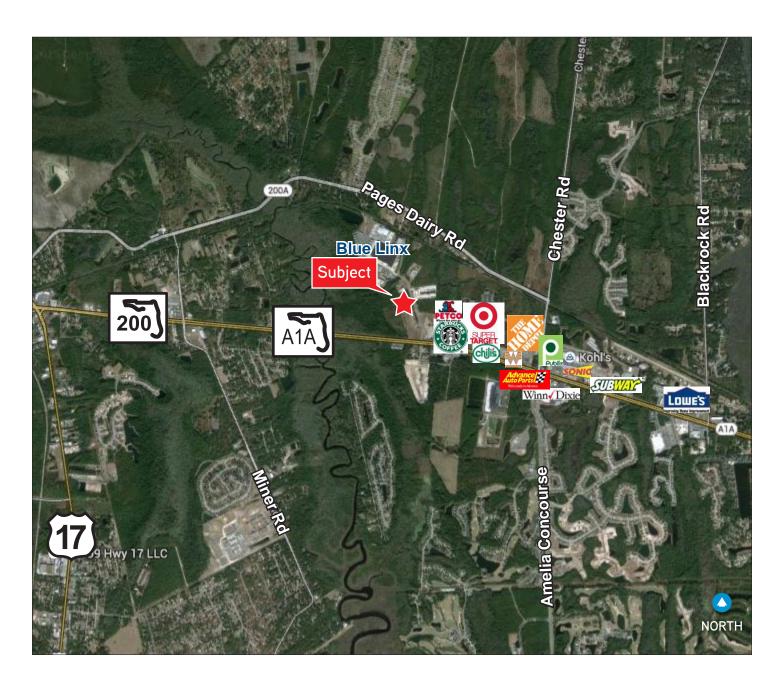


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Street & Plat Map



Aerial



Property Photos





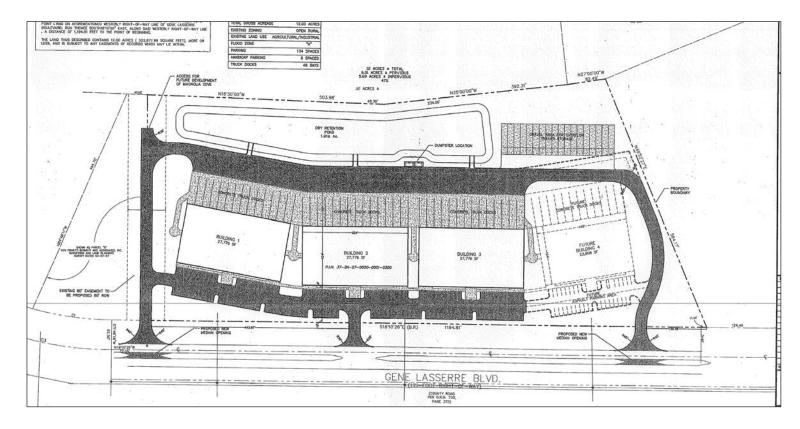








Proposed Development Plans





7.10± Acres Available

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



Contact Us

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Please contact us to see this property

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Summary (5633)



Contact.

Robert Selton, III / Matt Entriken 904 358 1206

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Site

Parcel Number: 37-2N-27-0000-0001-0300

Zoning: IW

Utilities

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

Business Park: Nassau Commerce Center

County: Nassau
Market: Jacksonville
Sub Market: Nassau County

Property Near:SR 200Land Size (SF):309,276 SFLand Size (Acres):7.1 Acres

General Listing/Transaction Information

Asking Price: \$958,500.00 \$3.10 Per SF

Price/Acre: \$135,000.00

Transaction Type: Sale

Contacts

Listing Broker(s) Matt Entriken

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Robert Selton, III

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Comments

Listing Comments:

- $-7.10 \pm 7.10 \pm 7.10$ Acres of vacant land on Gene Lasserre Blvd (with visibility from SR-200/A1A) in the Nassau Tradeplex
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