

OFFERING SUMMARY

28 +/- Acres (20 +/- Useable) Multi-Family Opportunity Yulee, Florida 32097



COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

MARK ALLEN, CCIM

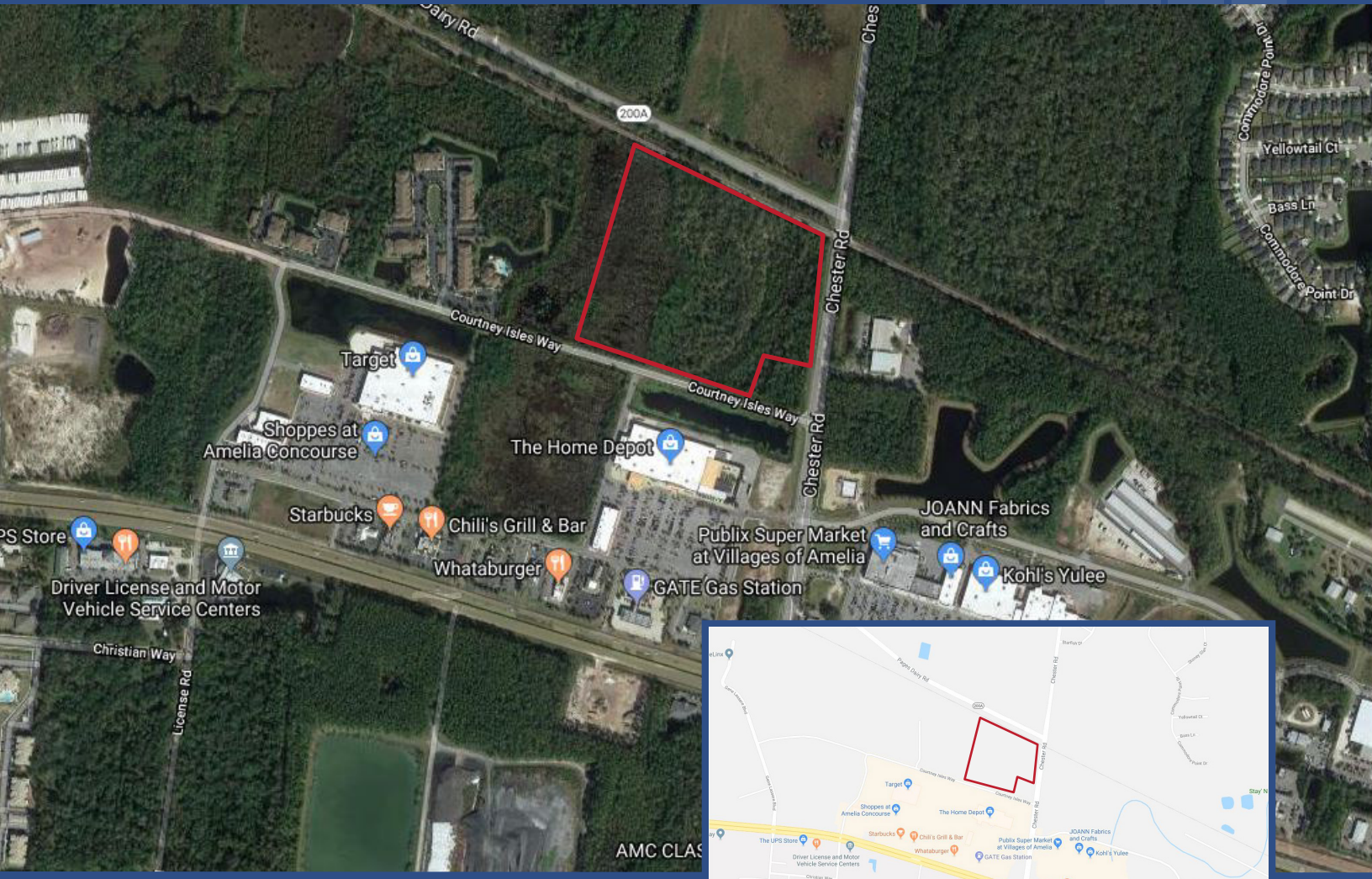
CIPS, RESS, e-PRO, Broker, REALTOR®

407-737-9797

Mark@OrlandoCommercialRealEstate.com

OrlandoCommercialRealEstate.com

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Property Details

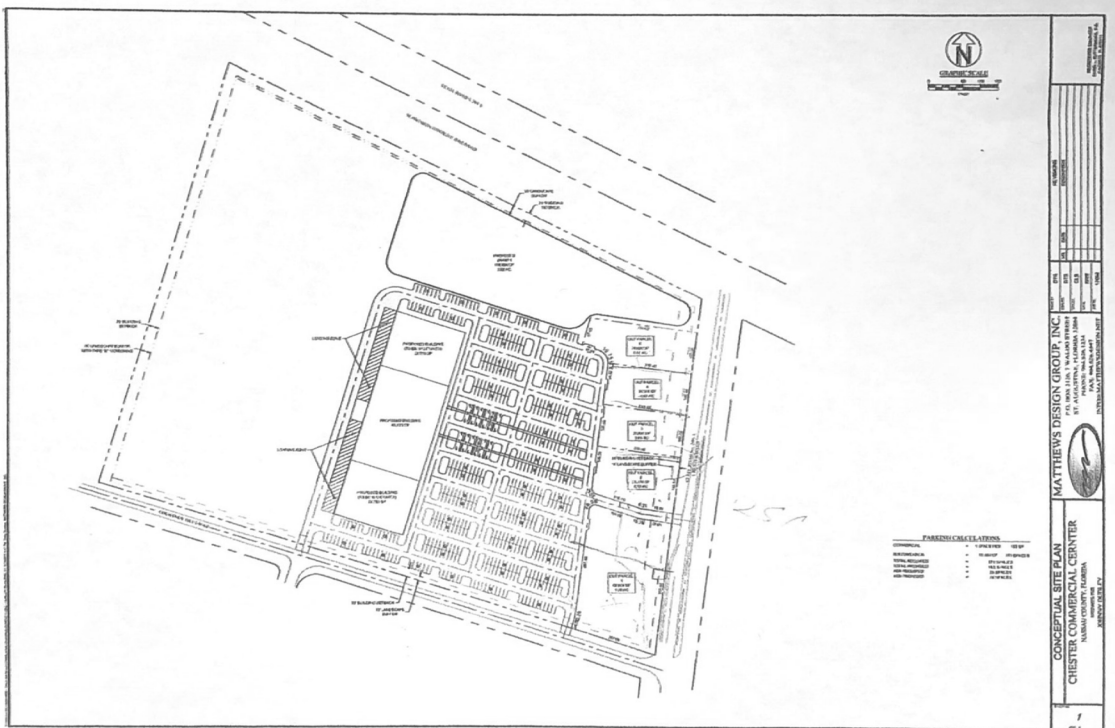
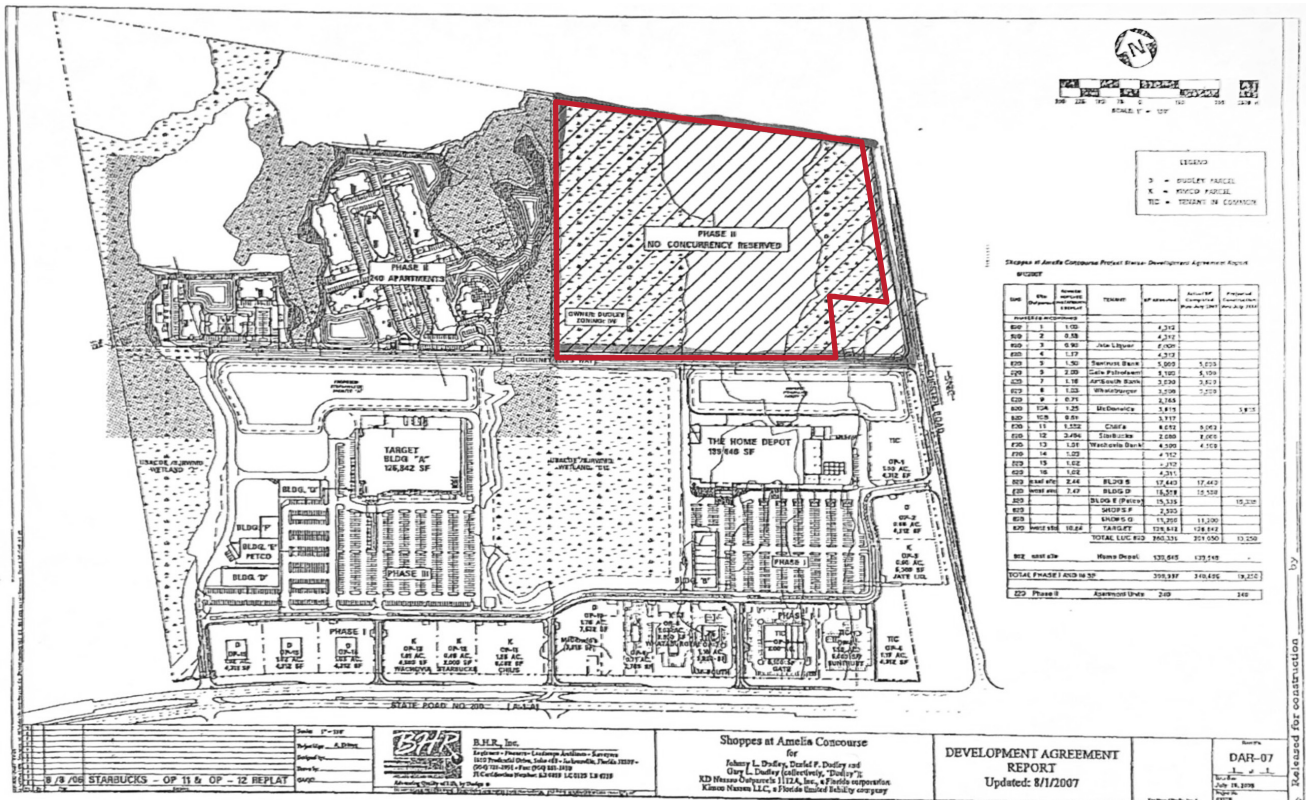
Price:	\$17,500/door
Units:	300 - 350 (under PUD, ~12 units/acre)
Height:	Up to 3 Stories
Type:	Multi-Family
Current Zoning:	Industrial (easily rezoned to multi-family)
Acres:	Approx. 28 +/- (approx. 20 +/- useable)
Site Plan:	Preliminary
Traffic Vol.:	51,000
Address:	East SR 200, Yulee, FL 32097
Parcel #:	37-2n-27-0000-0001-0100

This is a prime multi-family site located in Yulee, Florida, situated on an upcoming major artery and future evacuation route, Chester Road, with frontage also on Pages Dairy Road and Courtney Isles Way. Located directly behind Home Depot, this site is also very close to Target, Publix, JOANN's, and Kohl's, in addition to Chili's, Starbucks, Whataburger, and a movie theater!

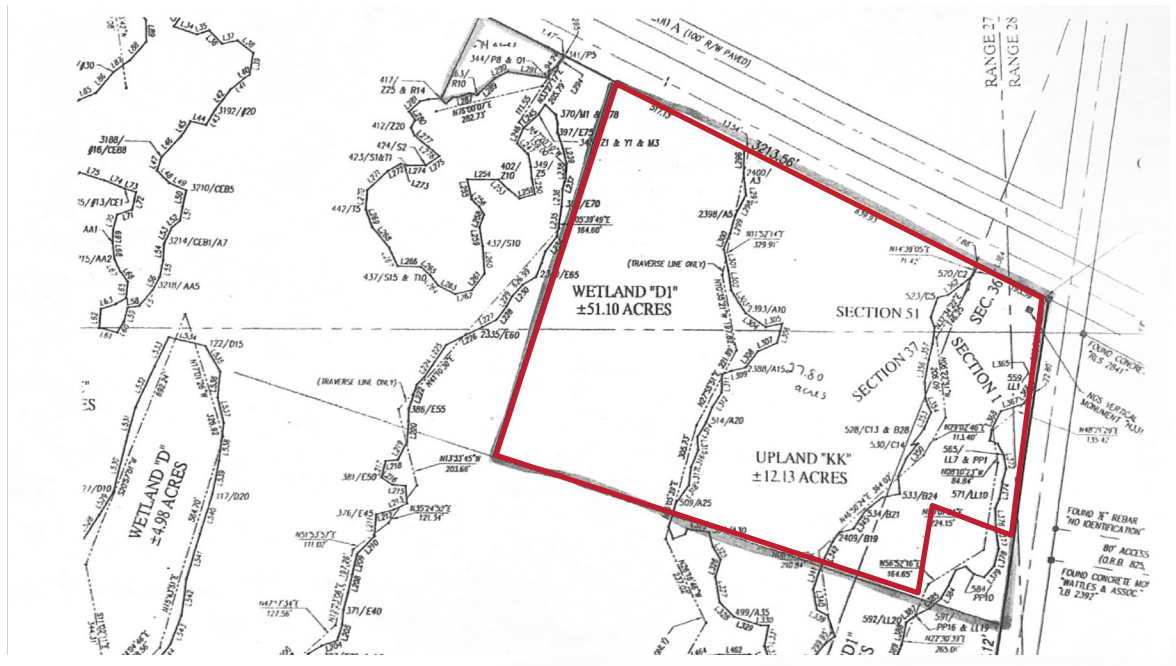
Perfect for a multi-family apartment site, these 28+/- acres are next door to Courtney Isles Apartments, a luxury apartment home complex that has been very successful. They are at 100% capacity with waiting list; average rental in Courtney Isles is approximately \$1475 / unit.



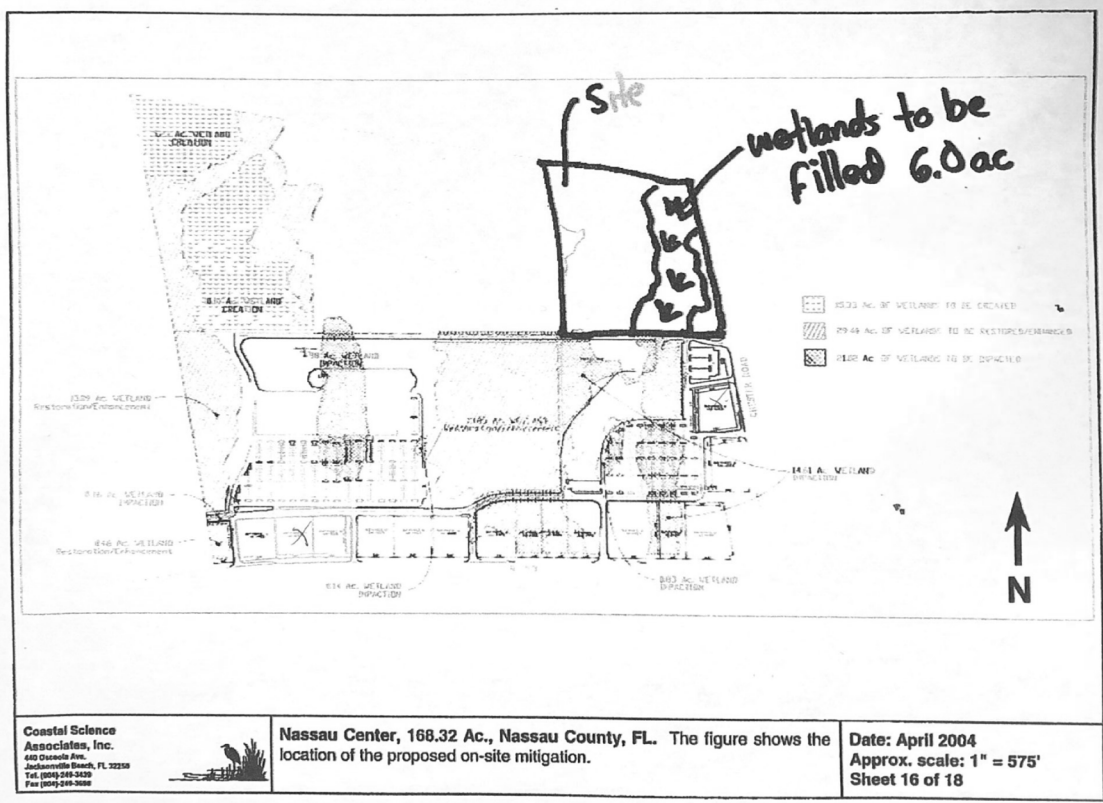
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6 +/- acres of the property are wetlands to be mitigated.
Mitigation is estimated to be \$75,000 each acre, totaling \$450,000.



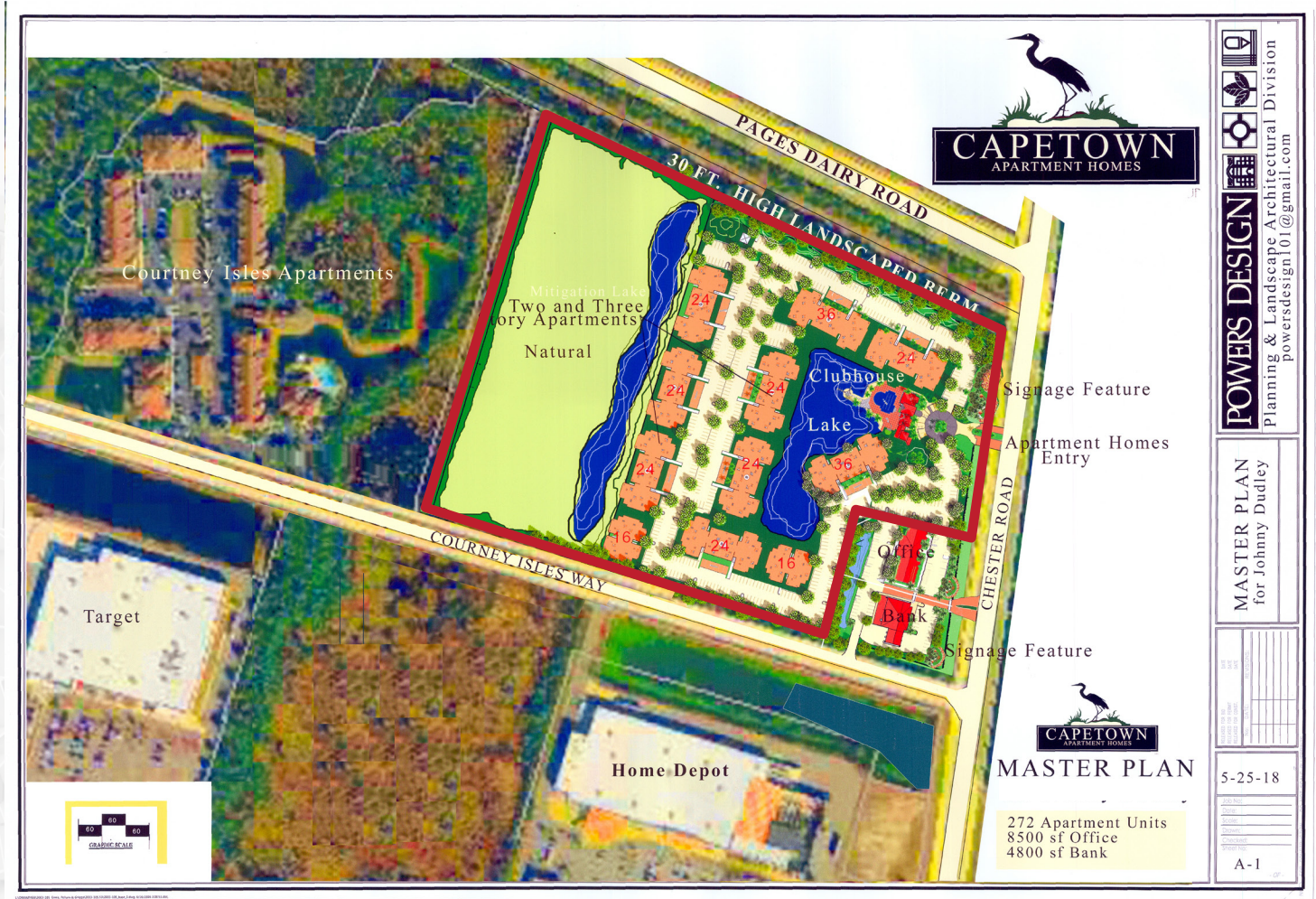
Coastal Science Associates, Inc.
440 Osceola Ave.
Judsonville Beach, FL 32258
Tel: (904) 248-2420
Fax: (904) 248-2428

Nassau Center, 168.32 Ac., Nassau County, FL. The figure shows the location of the proposed on-site mitigation.

Date: April 2004
Approx. scale: 1" = 575'
Sheet 16 of 18

28 +/- Acres (20 +/- Useable)
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Preliminary Master Plan



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Typical Uses

The collage features several key elements:

- Clubhouse Lake:** A 3D architectural rendering of a clubhouse building with a red roof and a blue lake in the foreground.
- Vicinity Map:** An aerial map of the Yulee, FL area showing major roads like Hwy A1A and Chester Rd, and various commercial and residential developments such as Walmart, Lowe's, and Capetown Apartment Homes.
- ENLARGED TYPICAL USES:** A set of architectural floor plans showing office, bank, and residential layouts.
- Signage:** A rendering of a building facade with 'Office' and 'Bank' signs, and a separate rendering of a 'CAPETOWN APARTMENT HOMES' sign with a heron logo.

Not included in offering.

POWERS DESIGN
 Planning & Landscape Architectural Division
 powersdesign101@gmail.com

CAPETOWN
 APARTMENT HOMES

DATE:	
PROJECT NO.:	
PROJECT NAME:	
CLIENT:	
LOCATION:	
SCALE:	
DATE:	

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Property Record

NASSAU | A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

[Property Search](#) | [Sales Search](#) | [Nassau Home](#)

OWNER NAME	A1A CHESTER ROAD HOLDINGS LLC	PARCEL NUMBER	37-2N-27-0000-0001-0100
MAILING ADDRESS	11478 PINE STREET	TAX DISTRICT	UNINCORPORATED COUNTY (DISTRICT 4)
		MILLAGE	15.1388
		PROPERTY USAGE	VACANT RESIDENTIAL
LOCATION ADDRESS	JACKSONVILLE, FL 32258	DEED ACRES	27.81
	EAST SR 200	HOMESTEAD	N
	YULEE 32097	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	PT GOVT LOT 1 OF SEC 1-2N-27E & PT OF GOVT LOT 4 OF SEC 25-2N-28E & PT OF GOVT LOT	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC RES 000000	28	AC	37-2N-27E

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1600 East Amelia Street, Orlando, FL 32803

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Yulee, Florida

Population: 28,800
County: Nassau
Metro Area: Jacksonville

Yulee is an up-and-coming area of the greater Jacksonville metropolitan area. Yulee is known as a 'commuter town' and residents typically commute to Jacksonville, Naval Submarine Base Kings Bay, or other locations in Southeast Georgia.

Average Household Income: \$72,477
Average Home Value: \$234,194
Housing Units: 5,242

Nearby Upcoming Retail/Restaurants:

Tyler Plaza West Shopping Center

NWC A1A & Chester Road



Vicinity Map

OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida
real estate since 1987

Licensed Florida Real Estate Broker
Licensed Community Association Manager
Licensed General Contractor



COMMERCIAL
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Professional Memberships

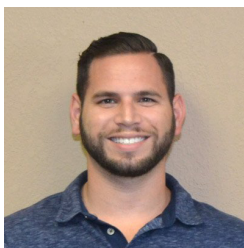
CFCAR Central Florida Commercial Association of REALTORS®
BBF Business Brokers of Florida
ORRA Orlando Regional REALTORS® Association
FAR Florida Association of REALTORS®
NAR National Association of REALTORS®

Designations

CCIM Certified Commercial Investment Member
CIPS Certified International Property Specialist
e-PRO Internet & Real Estate e-Commerce
RESS Real Estate Short Sale Specialist

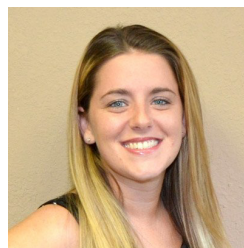
Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®



GEORGE BORBELY

Licensed Salesperson
& Director of Mktg



AMANDA ADAMS

Operations Manager &
Transaction Coordinator



JANET HOFMANN

Marketing Manager



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