

750,000 Sq Ft Residential
(High Density)

120,000 Sq Ft Commercial
(Frontage on A1A)

30 +/- Acre Park Access
(Borders the Property)

Golf Club Membership
(Available to Residents)

Water/Sewer/Power
(Existing Infrastructure)

A Unique Amelia Island Development Opportunity

Prime Location
20+ Acres Available
High-Density Residential
Commercial Frontage

FOR SALE:

5 acres with 15-20
adjacent acres zoned as
commercial/residential
available for purchase.

Ideal for hotel or resort community.

This is a unique opportunity on Amelia Island, situated in the prime location: a short walk to the beach access to enjoy the sunrise, or across the street to enjoy a sunset over the intra-coastal.

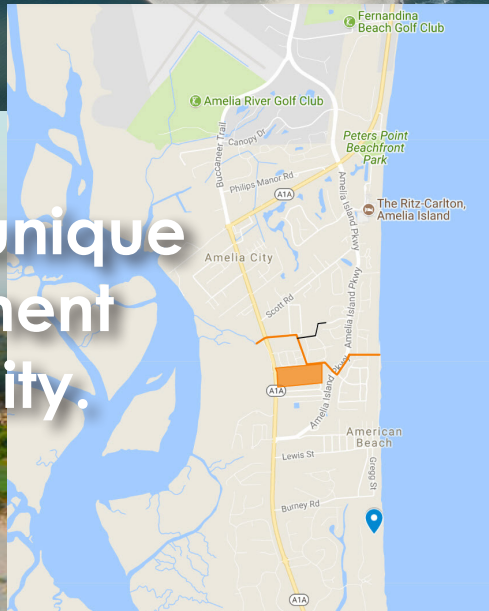
Current zoning would permit a hotel or retail center on the commercial portion and the future land use designated as high-density residential permits 10-12 units/acre - even a 7-story highrise to enjoy the east or west views.



Property Highlights

- * Convenient to historic Fernandina Beach & local amenities
- * Property fronts A1A, providing easy access to nearby shopping
- * Water, sewer and power available on site
- * Convenient to I-95 and I-10, Jacksonville International Airport and Fernandina Beach Municipal Airport
- * Walking/Biking access to beach and intra-coastal immediately adjacent to the property on the north and west sides.

A rare and unique development opportunity.



This combined parcel of 20+ acres offers a rare opportunity to build upscale residential and commercial units on the island, which is situated 30 miles northeast of Jacksonville in Nassau county, one of the fastest growing counties in the state of Florida.

Contact: John P. Stack Lic Real Estate Broker - (904) 556-4491

Amelia Island is a timeless destination known for pristine nature, uncrowded beaches and outstanding spas and restaurants. Travelers can choose to unwind seaside - with a kayak excursion or beachside horseback ride - or by finding the freshest, healthiest ingredients at the local Farmer's Market.

Amelia Island was named among the Top 10 North American islands by Conde Nast Traveler Reader's Choice Awards for seven consecutive years, is recognized as a Top 25 Island in the World, and caters to upscale resort and island living.

Golf Club membership is available to residents and includes access to golf, tennis, pools and beaches, dining and fitness.



Average Monthly Temperatures (Fahrenheit)

