

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$825,000
<b>LOT SIZE:</b>	8.88 Acres
<b>PRICE / ACRE:</b>	\$92,905
<b>ZONING:</b>	Commercial
<b>APN:</b>	38-06-26-016564-002-00

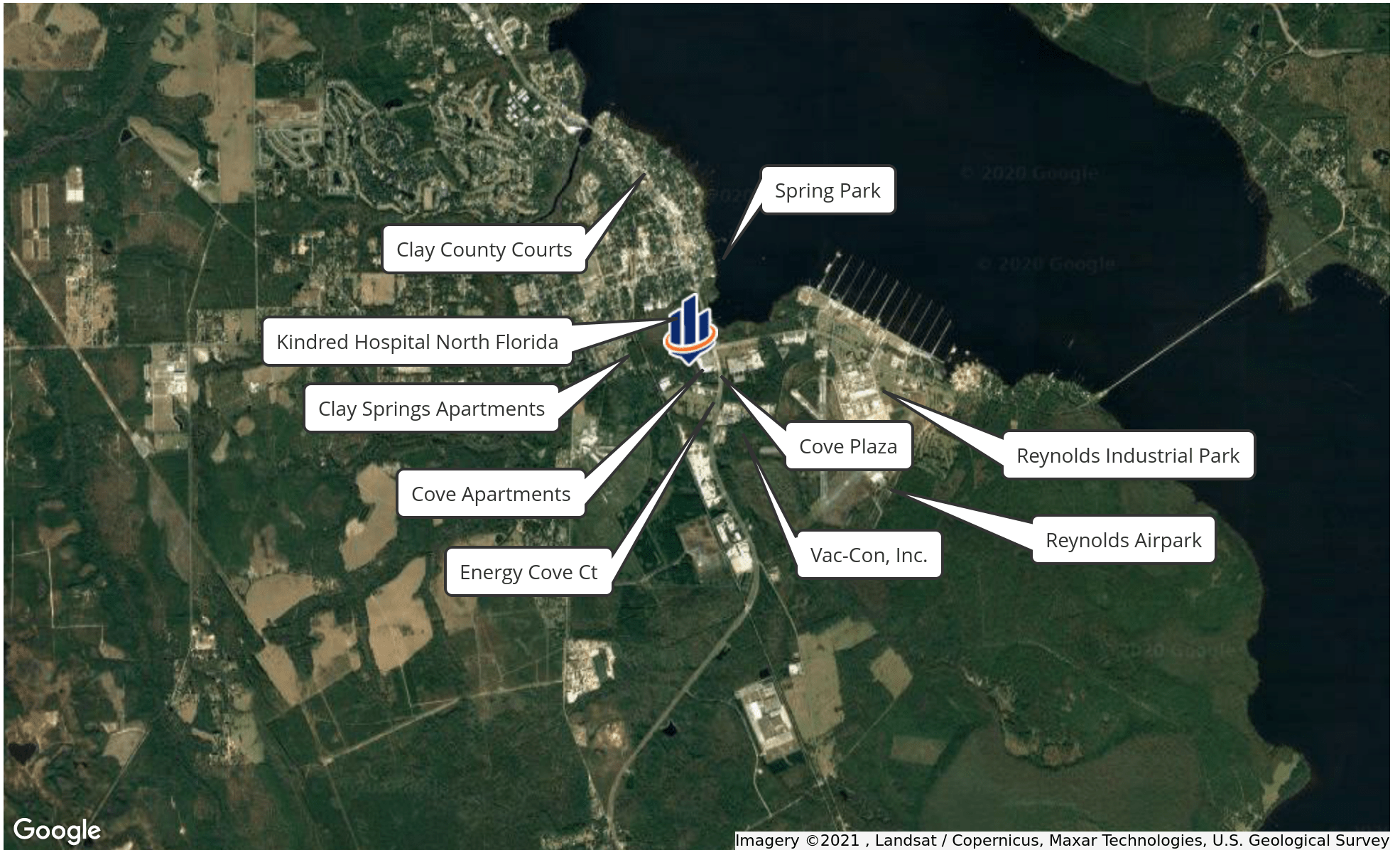
## PROPERTY OVERVIEW

SVN | Alliance is proud to present this fantastic development opportunity in Green Cove Springs, Florida. Easy access with Easement to HWY 17 make this property an attractive home for a variety of potential uses. Major planned development just south of this location with planned exit from the, currently under construction, First Coast Expressway. The property was historically a Day Lily Farm and features 3 Artisan Wells on site. Small home also on site.

## PROPERTY HIGHLIGHTS

- Flexible Clay County Commercial Zoning allows for many potential uses
- Easy Access with Included Easement

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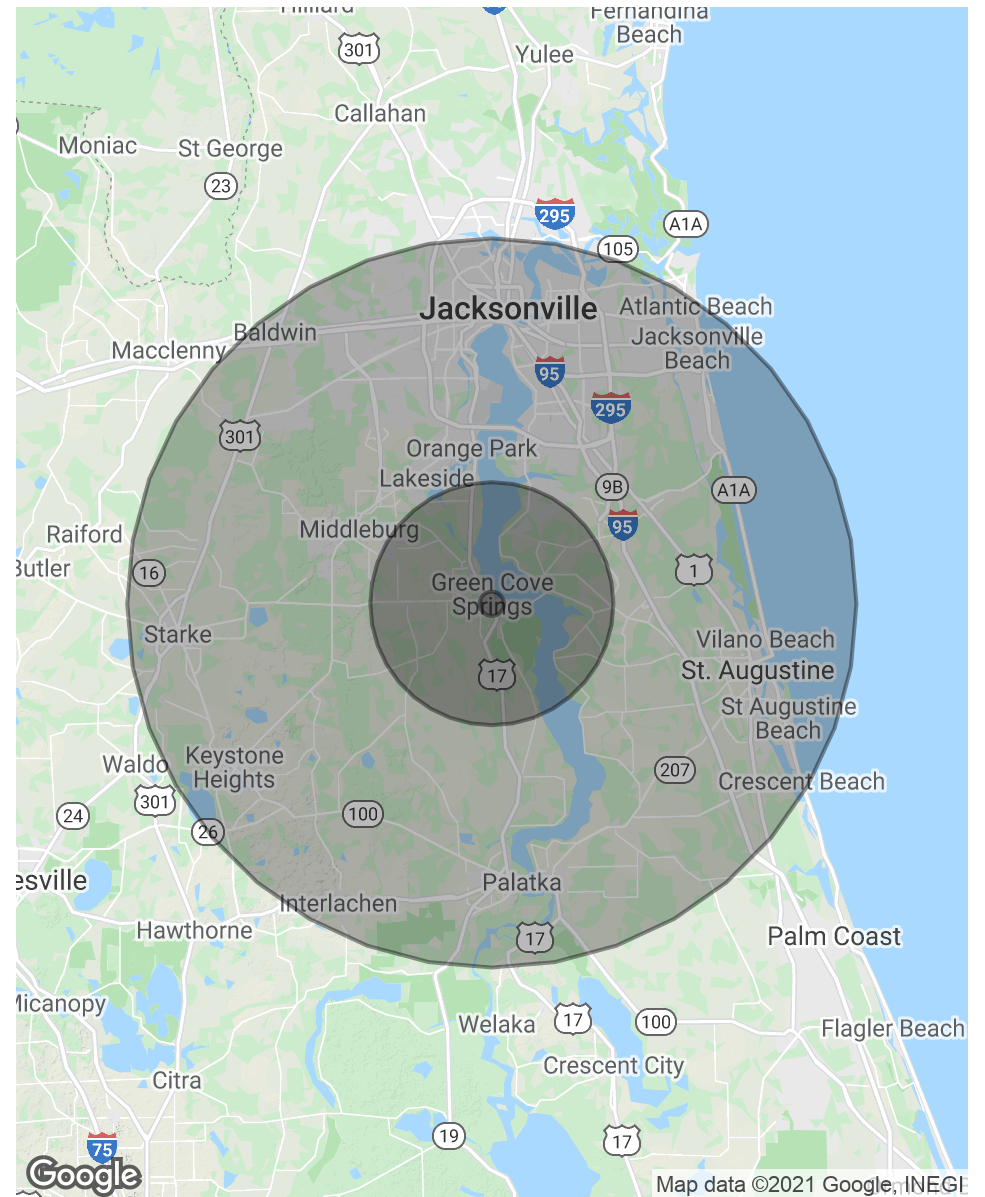
## POPULATION

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	1,520	79,368	1,324,453
AVERAGE AGE	36.8	38.2	37.1
AVERAGE AGE (MALE)	35.3	37.5	36.0
AVERAGE AGE (FEMALE)	37.6	38.6	38.2

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	517	28,071	507,739
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$47,420	\$89,219	\$68,665
AVERAGE HOUSE VALUE	\$190,595	\$286,066	\$253,260

\* Demographic data derived from 2010 US Census



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## TIM HERBERT

Advisor

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### PROFESSIONAL BACKGROUND

Tim Herbert is an Advisor of SVN | Alliance, with over 16 years as an investor and commercial real estate representation. Tim's experience encompasses site selection, lease negotiations and asset underwriting through numerous entrepreneurial ventures. Tim is also a member of the Corporate Real Estate Services team on a national basis, which has an extensive client base and global capabilities.

A licensed real estate agent in FL, Tim has a strong focus in retail landlord representation, tenant representation, and property sales. Tim excels at repositioning properties in which to maximize profits for his clients. Tim draws heavily on extensive experience as a small business owner and manager to assist others in realizing the potential of their real estate portfolios from the viewpoint of both owner and tenant. Leveraging this background gives Tim a unique perspective on the value that can be created for his clients in any given transaction.

Tim Herbert serves as the treasurer to the North Florida Chapter of CCIM. He is also active in ICSC, the Jacksonville Chamber of Commerce and has acted as a consultant for the Citizens of Orange Park for Economic Development. In addition to work, Tim enjoys spending time with his daughter, fishing and rock climbing. Tim also enjoys the creative process through painting, photography and traditional leather work.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

In 2016 and 2017 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

#### SVN | Alliance Commercial Real Estate Advisors

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