



## Offering Memorandum

# BLACK HAMMOCK ISLAND NATURE PRESERVE

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Logan Holz  
O 904.344.5700 | C 904.509.4608  
lholz@landadvisors.com

111 Solano Road, Suite B  
Ponte Vedra Beach, FL32082



## PROPERTY OVERVIEW

Black Hammock Island Nature Preserve (the "Property") consists of approximately 780 acres located on Black Hammock Island in Jacksonville, Duval County, Florida, just south of Amelia Island, and east of the 46,000-acre Timucuan Ecological and Historic Preserve. Of the ≈780 acres, approximately 455 is coastal marsh leaving ≈325 acres for development. The Property is bifurcated by Sawpit Road, with approximately 325 acres on the west side with ≈ 1.6 miles of marsh frontage overlooking Pumpkin Creek, and approximately 33 acres on the east side of the road with almost a quarter of a mile of shoreline along Sawpit Creek with views of the Intracoastal Waterway.

The Property is entitled for up to 143 single-family lots with a minimum lot size of 1.5 acres. A 100-foot upland buffer will be required for all the lots along the marsh on the western boundary, as well as Sawpit Creek to the east.

Historically, the Property was originally settled in the mid-1770s as part of a small settlement called Sawpit Bluff during the American Revolutionary War, during which British Loyalists and American Patriots clashed. U.S troops invaded Sawpit Bluff during the War of 1812 with Spain, before eventually leaving Florida in 1814. The Owners of the Property are descendants of the original settlers.





## PROPERTY DETAILS

**LOCATION** Sawpit Road in Northeast Jacksonville, Duval County, Florida

**SIZE** ±780 Acres

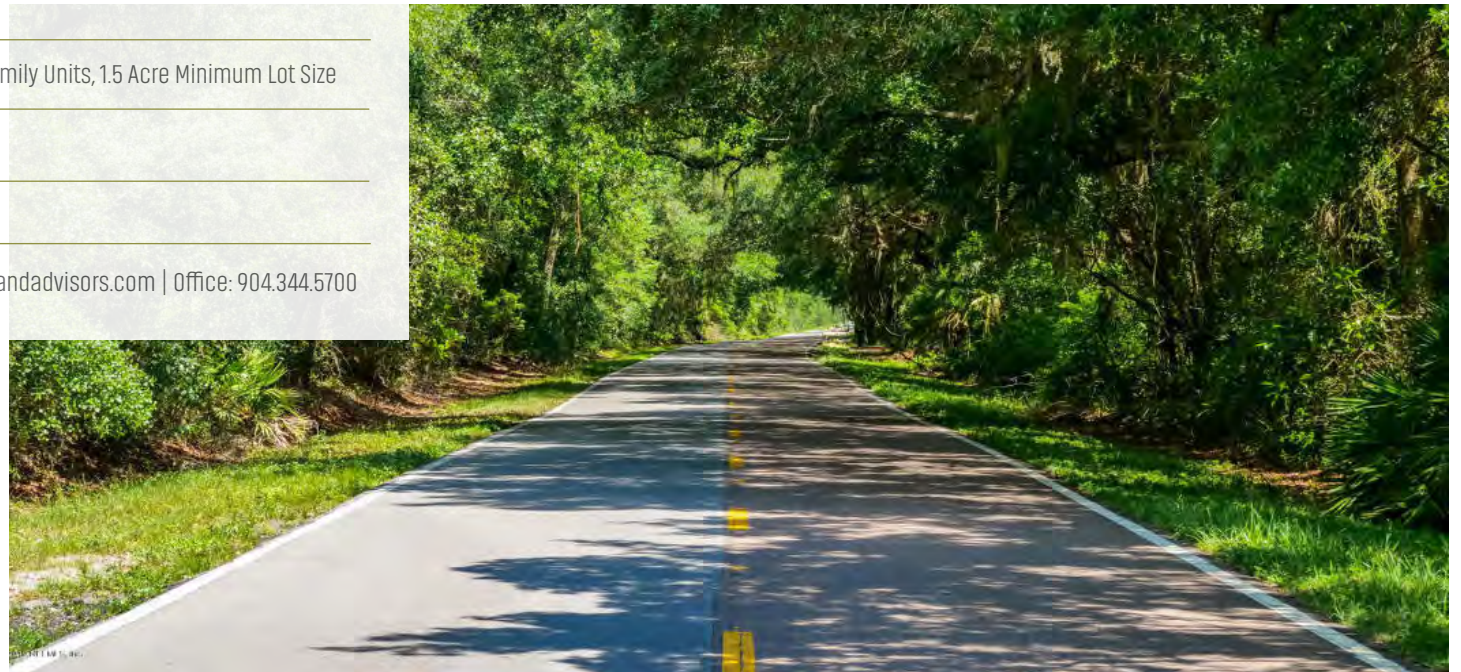
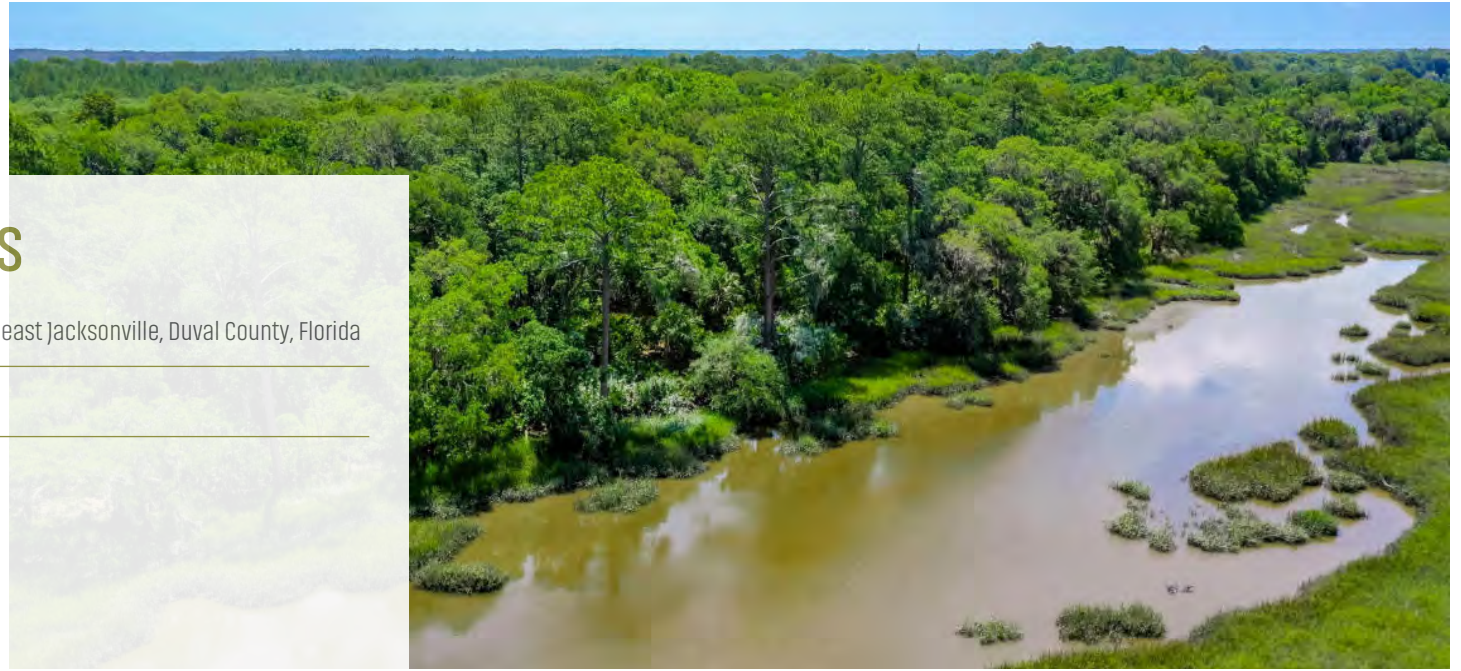
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**ZONING** PUD for 143 Single-Family Units, 1.5 Acre Minimum Lot Size

**UTILITIES** Well and Septic

**PRICE** \$10,000,000

**CONTACT** Logan Holz | [lholz@landadvisors.com](mailto:lholz@landadvisors.com) | Office: 904.344.5700







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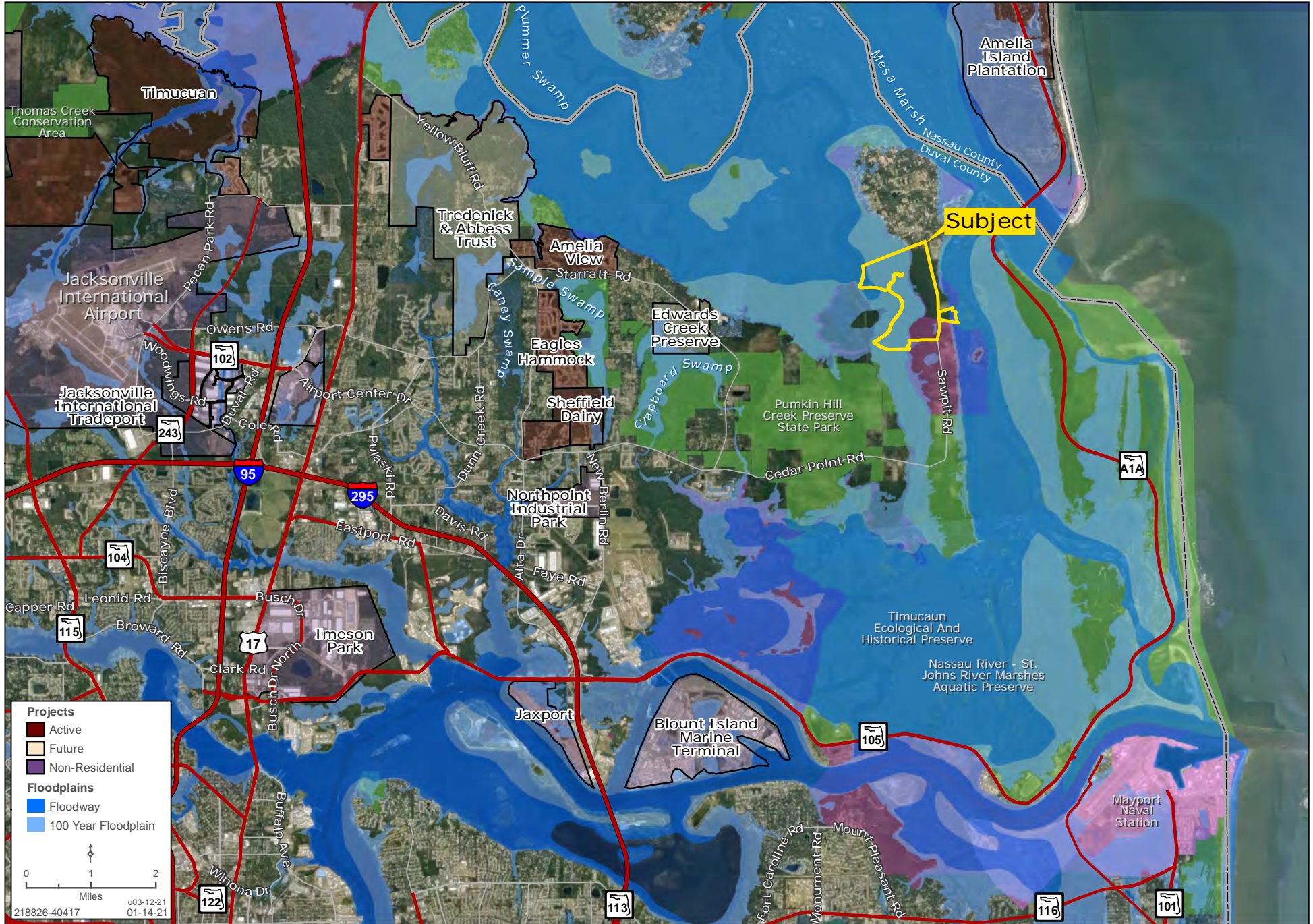
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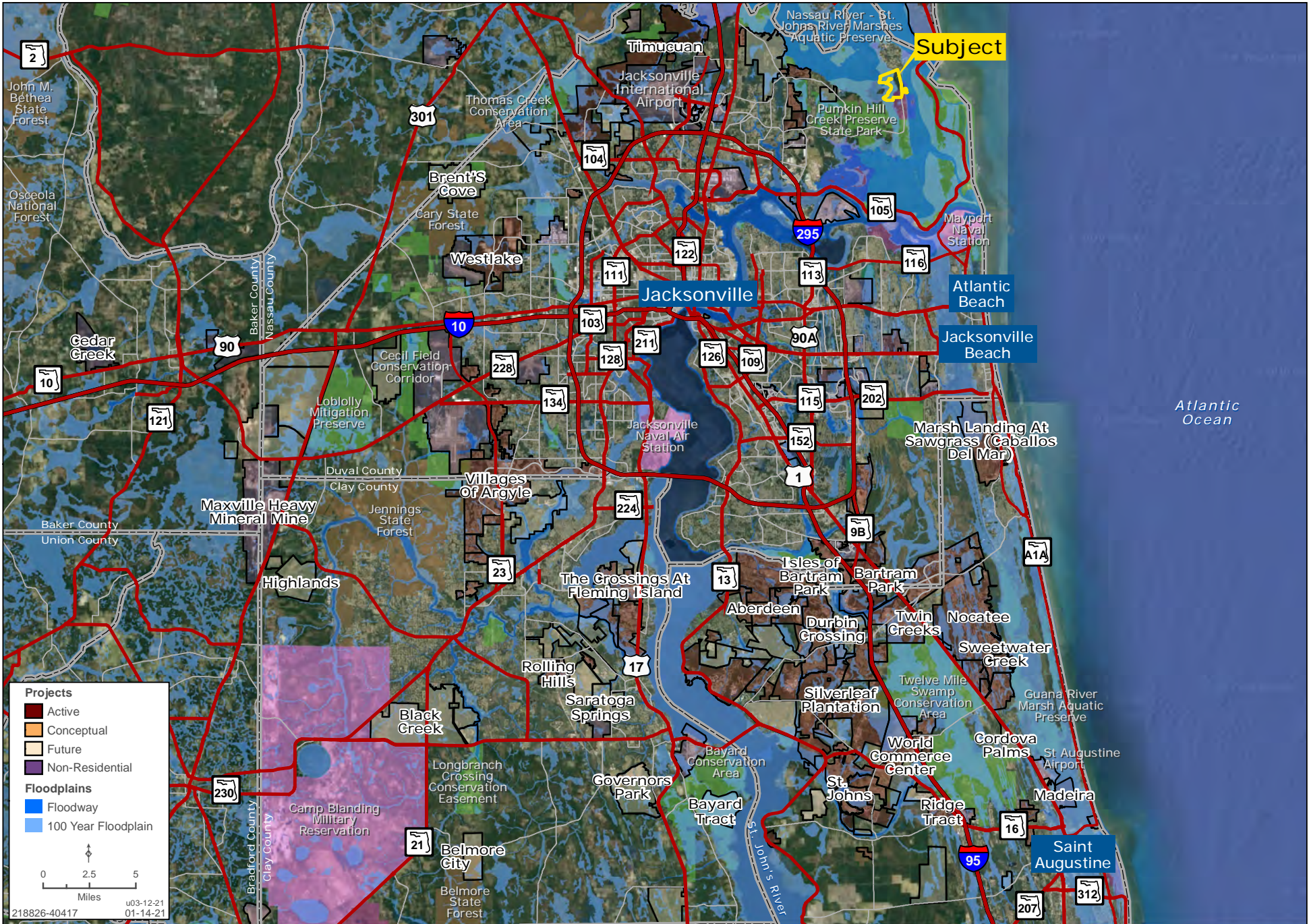
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