



Rural Residential 20 Acres Green Cove Springs

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PROPERTY OVERVIEW



Sale Price

\$1,200,000

Property Overview

This property in Green Cove Springs offers a compelling investment opportunity with its versatile zoning and prime location. Ideal for a range of uses, it presents an attractive prospect for savvy investors seeking to expand their portfolio or establish a new venture.

Offering Summary

Acreage:	20.7 Acres
Price / Acre:	\$57,971
Zoning:	AR/AG
State:	Florida
City:	Green Cove Springs
County:	Clay
Property Type:	Land: Land Investment, Residential Development

This site offers historic charm, natural beauty, and quick access to Spring Park, the St. Johns River, and downtown amenities. Just minutes from SR-16 and U.S. 17, the property connects easily to Jacksonville, Palatka, and St. Augustine. The First Coast Expressway further enhances regional access.

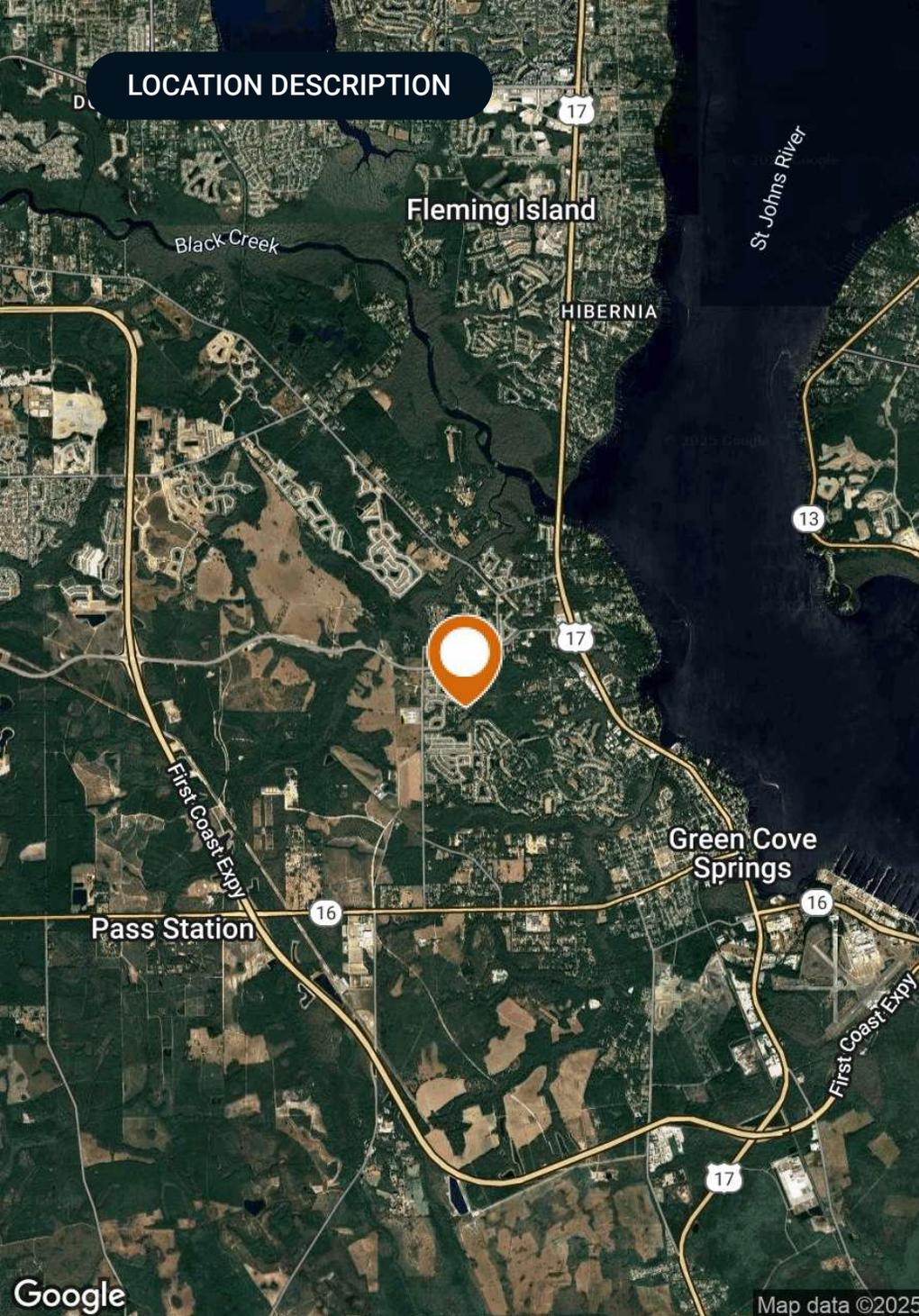
SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development
Uplands / Wetlands:	18.1/2.5
Soil Types:	Hurricane Fine Sand Osier Fine Sand Leon Fine Sand
Zoning / FLU:	Zoning: AR/AG FLU: RR (Rural Residential) Allows for up to 13 residential units
Lake Frontage / Water Features:	3/4 Acre pond on property
Utilities & Water Source:	Clay County Water and Sewer are 800+/- Ft away on Willow Springs Dr

LOCATION DESCRIPTION

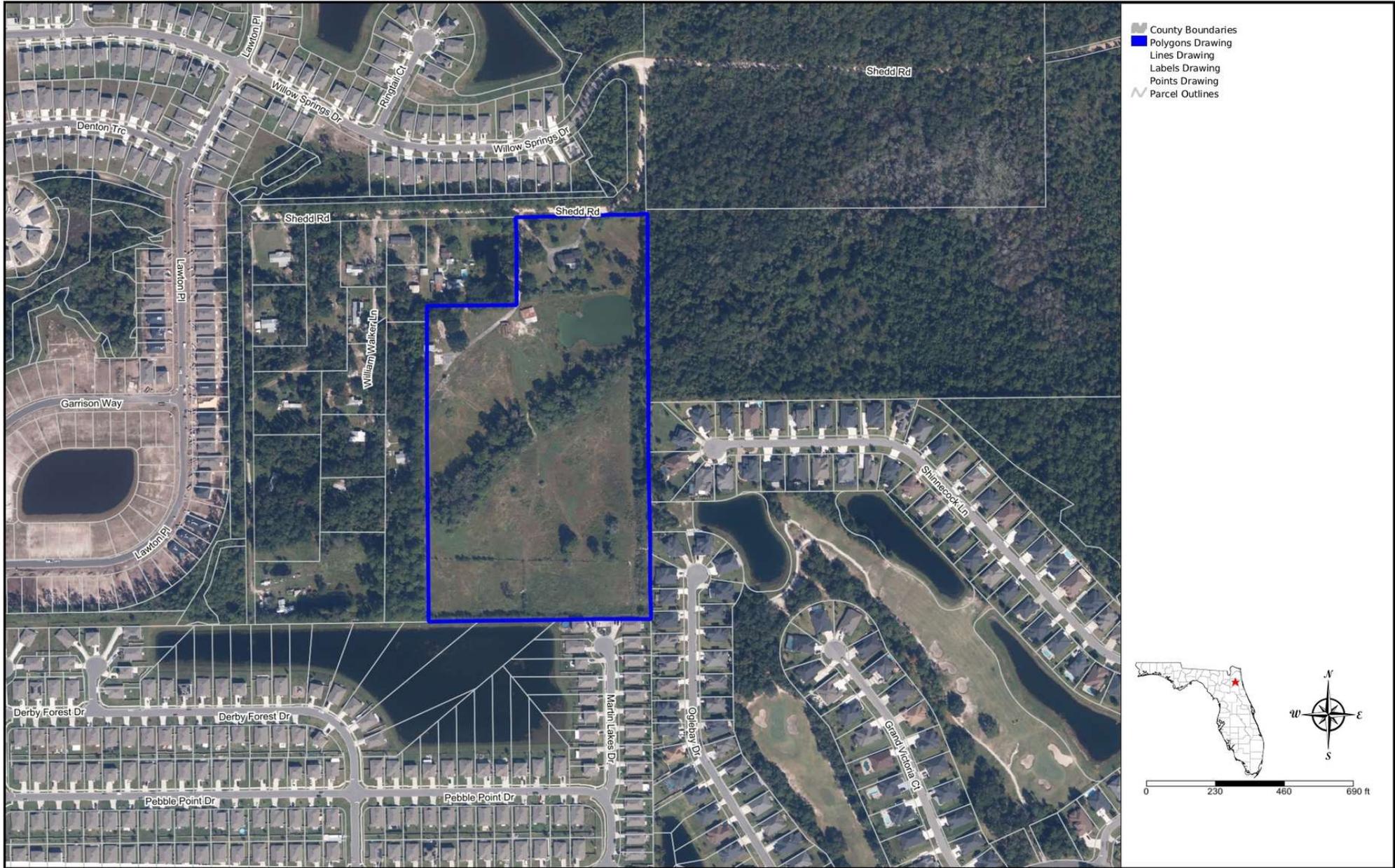


Excellent Site in Green Cove Springs

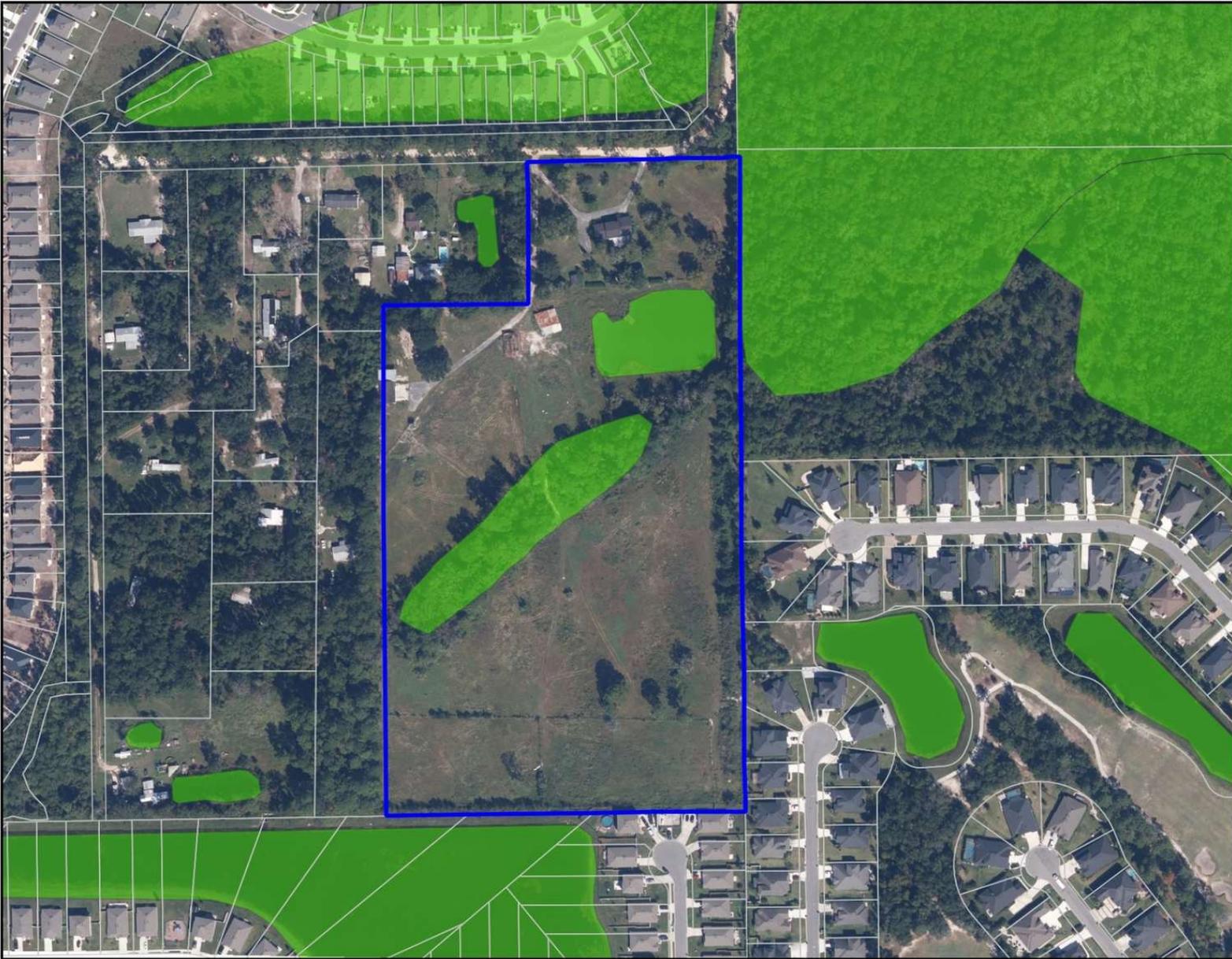
Nestled in Green Cove Springs, FL, the area offers historic charm, modern vitality, Spring Park, the St. Johns River, downtown shops, and outdoor activities. The site is ideally positioned for investors looking to meet rising housing demand in Clay County while maintaining close proximity to local amenities, schools, and natural attractions.

The property sits just minutes from State Road 16, which provides direct access to U.S. Highway 17, linking Green Cove Springs to Jacksonville to the north and Palatka to the south. Additionally, SR-16 offers a convenient route east to St. Augustine and west to Starke. The First Coast Expressway further enhances access by connecting Interstate 95 to I-10 and creating a strategic bypass around Jacksonville.

AERIAL MAP

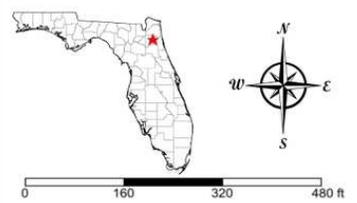


WETLANDS MAP

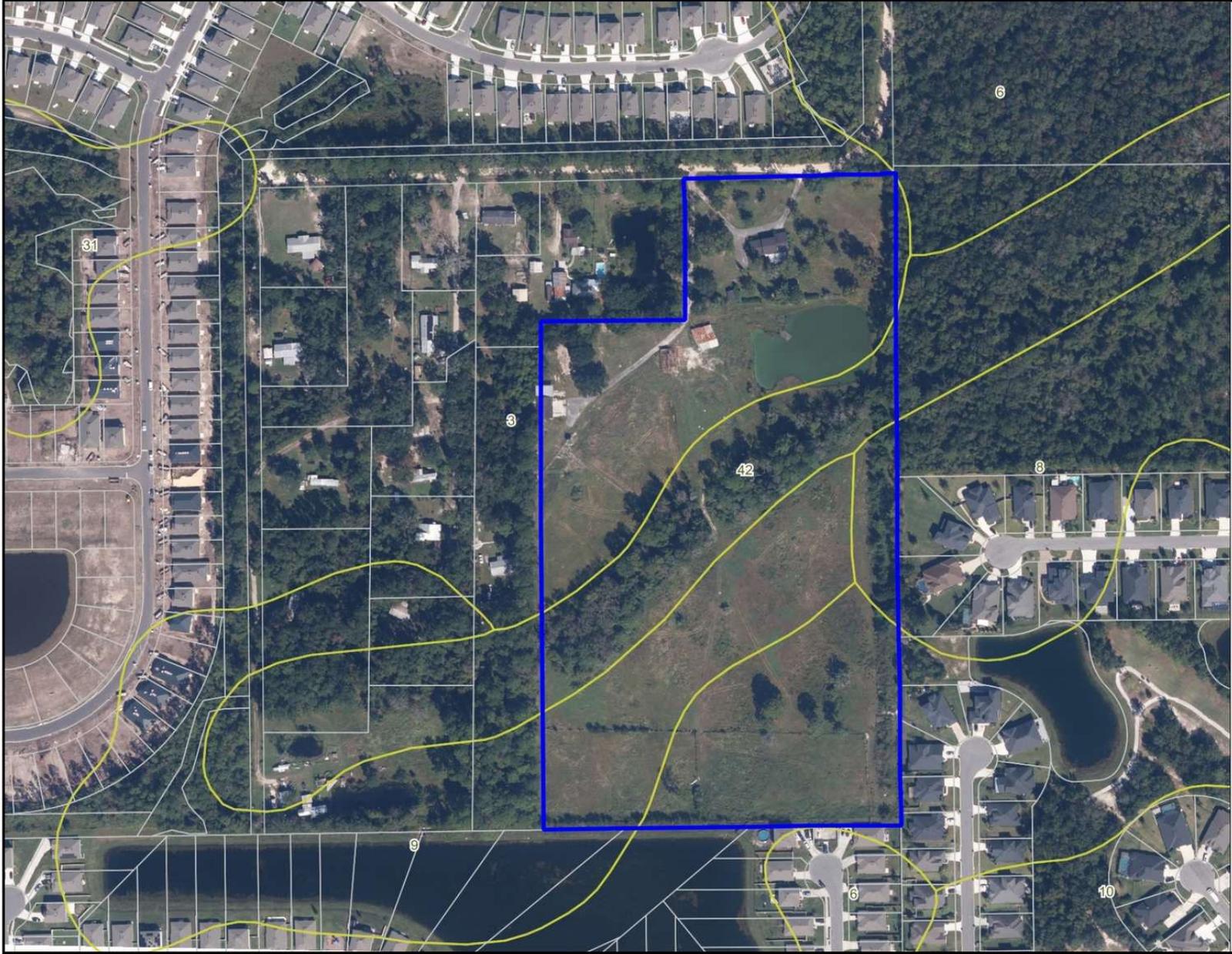


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Esturaine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO1/2F	Freshwater Forested/Shrub Wetland	1.6
PUBHx	Freshwater Pond	.9
PFO1/4C	Freshwater Forested/Shrub Wetland	.0
TOTAL WETLANDS		2.5
TOTAL UPLANDS		18.1
TOTAL ACRES		20.7

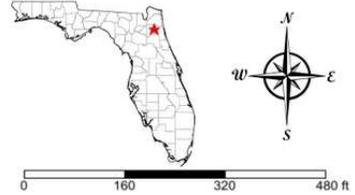


SOILS MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Soils Boundaries
- Soils - Hydric

CODE	DESC	ACRES
3	Hurricane Fine Sand, 0 To 5 Percent Slopes	12
42	Osier Fine Sand, Occasionally Flooded	4
9	Leon Fine Sand	4
8	Sapelo Fine Sand	1
6	Mandarin Fine Sand	0
TOTAL = 20.67976173850382 acres		



ADDITIONAL PHOTOS





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REAL ESTATE



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LAND



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COMMERCIAL

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