



PUTNAM COUNTY DEVELOPMENT SITE

3,425 ± Acres • Putnam County, Florida • Residential Development



BRYANT PEACE, ALC

Senior Advisor • SVN | Saunders Ralston Dantzler Real Estate

229.726.9088

bryant.peace@svn.com



GLENN PALMER

Executive Vice President • SVN | First Coast Commercial Real Estate

904.281.1990

glenn.palmer@svn.com

HWY 17

Property Overview



Sale Price

\$39,000,000

PROPERTY OVERVIEW

Located on the western side of Hwy 17 between Green Cove Springs and the town of Palatka. This property is ideally positioned to take advantage of the rapid growth along Hwy 17 on the south side of Green Cove Springs due to the new Outer Beltway. This Outer Beltway project is a \$2 billion highway project extending from I-10 through Clay County and across the new Shands Bridge connecting St Johns County to I-95 south of Jacksonville. This key beltway will open the southern Clay and Putnam County market to Jacksonville's major employment areas as well as the Durbin Park Plaza, which is Jacksonville's largest shopping, entertainment, and dining destination. The Outer Beltway extension to the St Johns River and the new four lane Shands Bridge will be completed by 2029-2030. The subject property is surrounded by timberland owned by Weyerhaeuser and adjacent to 1,670 acres owned by Putnam County. Putnam County is quickly becoming known as the "Trail Hub" of Northeast Florida. Palatka is the center point of the Lake Butler to St. Augustine Rails-to-Trails project which is nearly complete and serves as the backbone for an elaborate Trail System. The Town of Palatka is experiencing its own quiet growth and being only 6 miles from the subject property, provides many services such as HCA Florida Putnam Hospital, Publix Supermarket at the Town & County Plaza, restaurants and shops. Bass Pro Shops has also recently purchased 6,000 acres in the area with plans of developing a major golf and fishing resort similar to their famed Big Cedar Lodge in Missouri.

OFFERING SUMMARY

| | |
|-----------------|-------------------------------|
| Acreage: | 3,425 Acres |
| Price / Acre: | \$11,387 |
| City: | Palatka |
| County: | Putnam |
| Property Type: | Land: Residential Development |
| Video: | View Here |

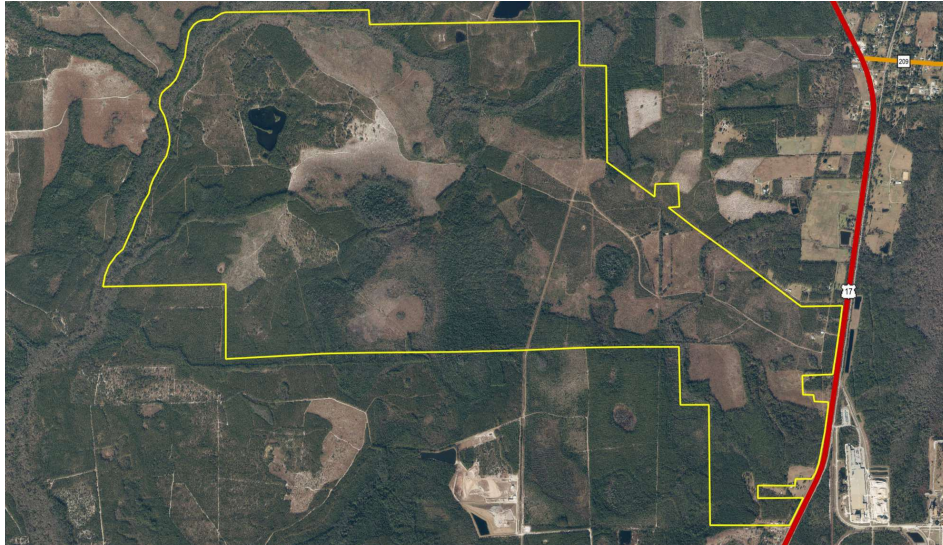
Specifications & Features



SPECIFICATIONS & FEATURES

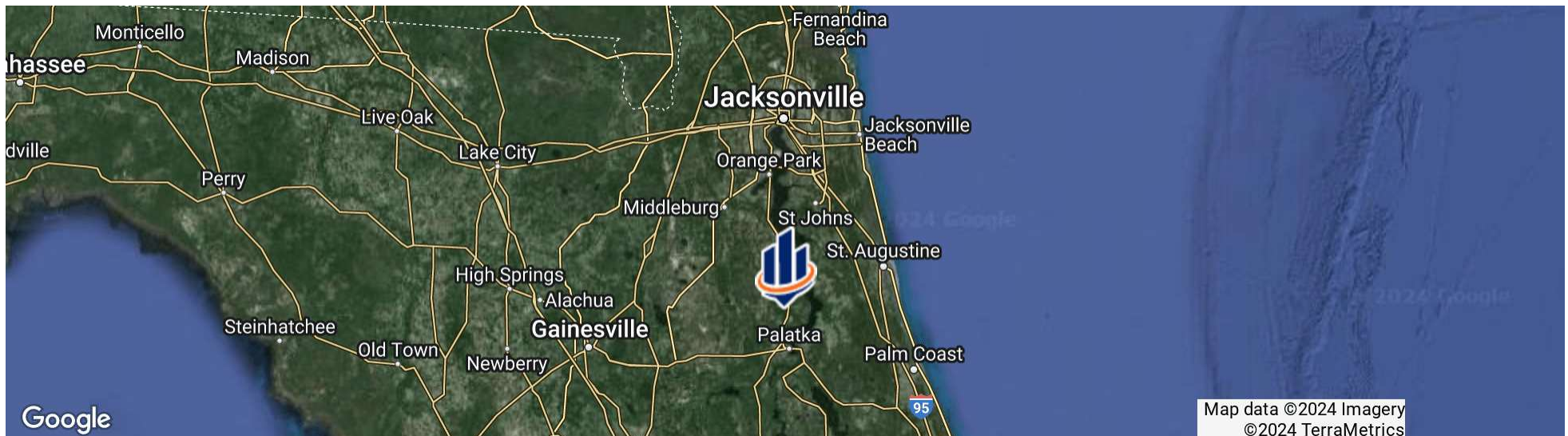
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|----------------------------|--|
| Land Types: | Residential Development |
| Uplands / Wetlands: | 70% Uplands <ul style="list-style-type: none">• Myakka Fine Sand• Zolfo Fine Sand• St Johns Fine Sand |
| Soil Types: | |
| Zoning / FLU: | Industrial & AG-2 |
| Road Frontage: | 6,200 feet along US-17 |
| Nearest Point of Interest: | 6 +/- miles from Palatka, FL 17 +/- miles from Green Cove Springs, FL 39 +/- miles from St Augustine, FL 45 +/- miles from Downtown Jacksonville 52 +/- miles from Gainesville, FL |
| Land Cover: | Pine plantation |

Location

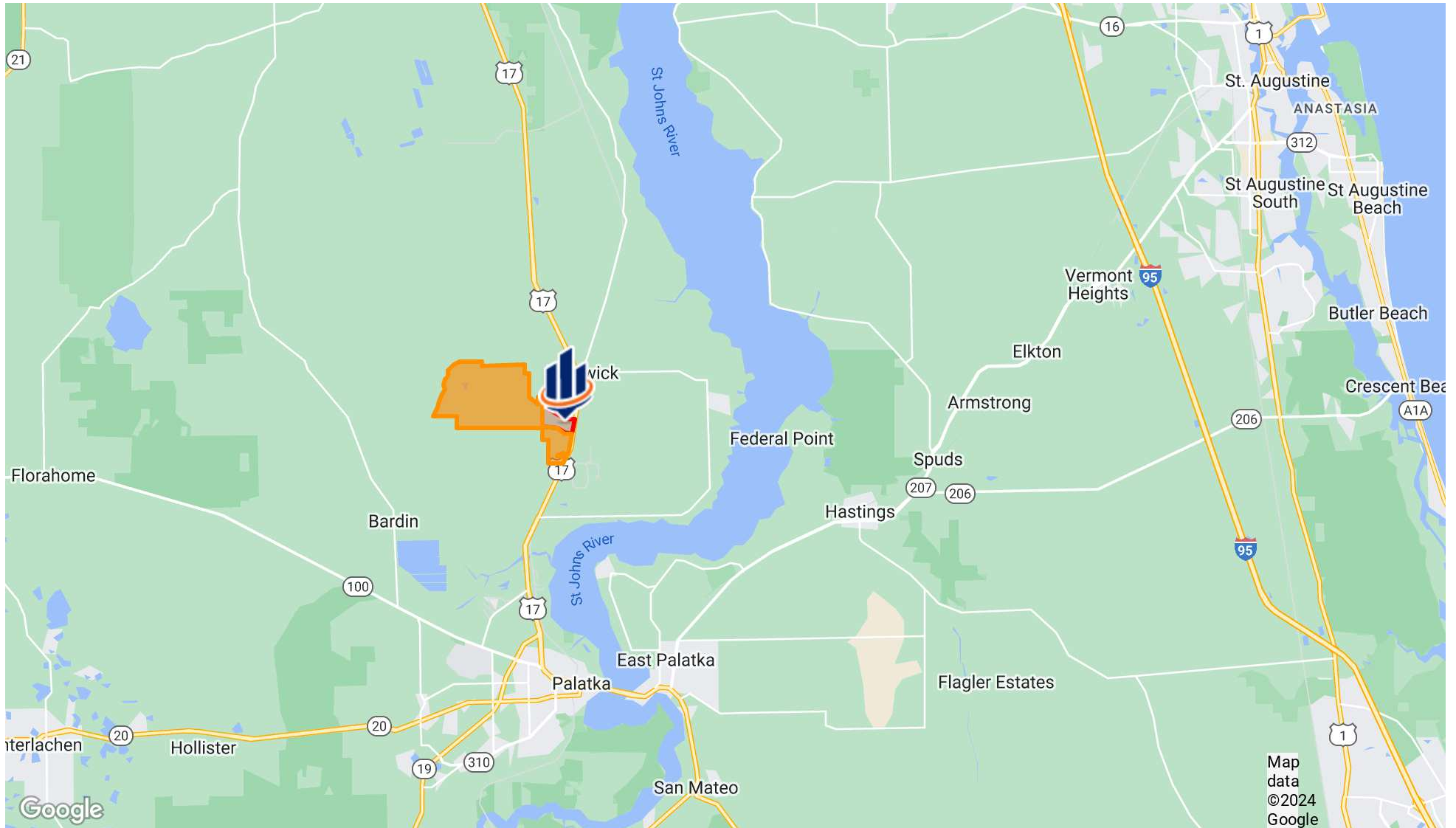


LOCATION & DRIVING DIRECTIONS

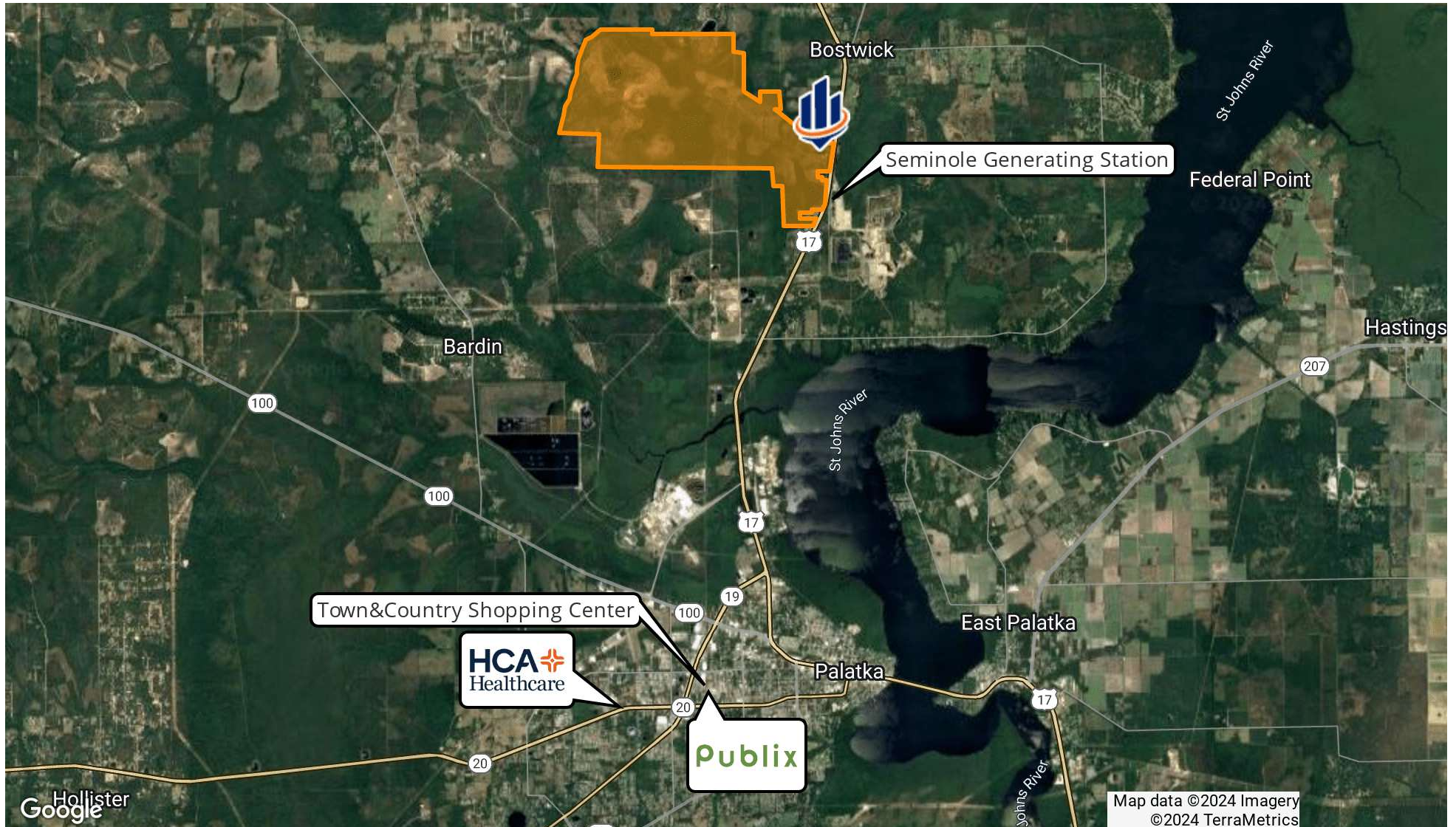
| | |
|-----------------------|--|
| Parcel: | Multiple |
| GPS: | 29.7523781, -81.6438773 |
| Driving Directions: | <ul style="list-style-type: none">From Palatka drive north on US-17Property is 6 miles down on the left |
| Showing Instructions: | Contact Listing Agent |



Location Map



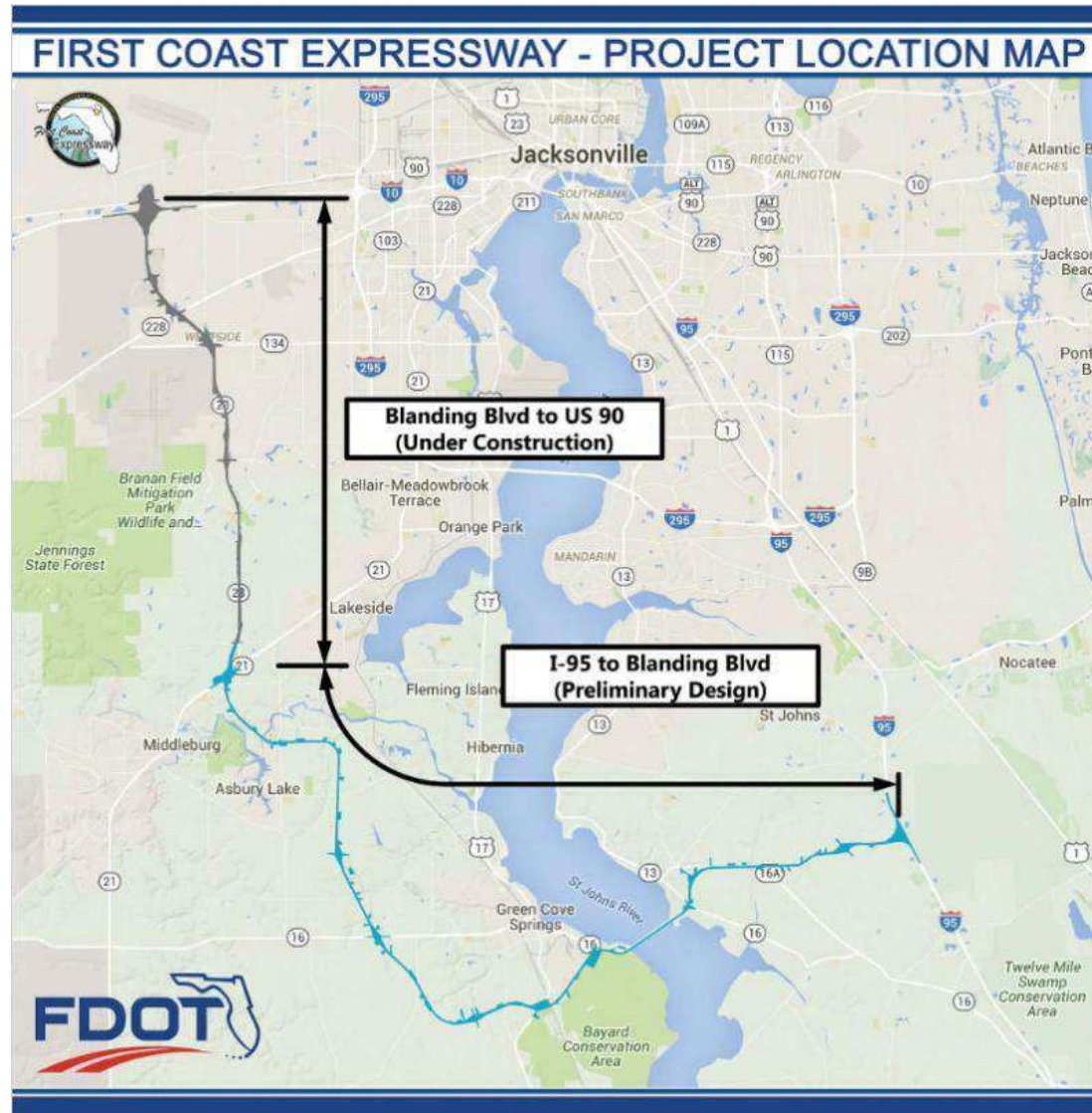
Retailer Map



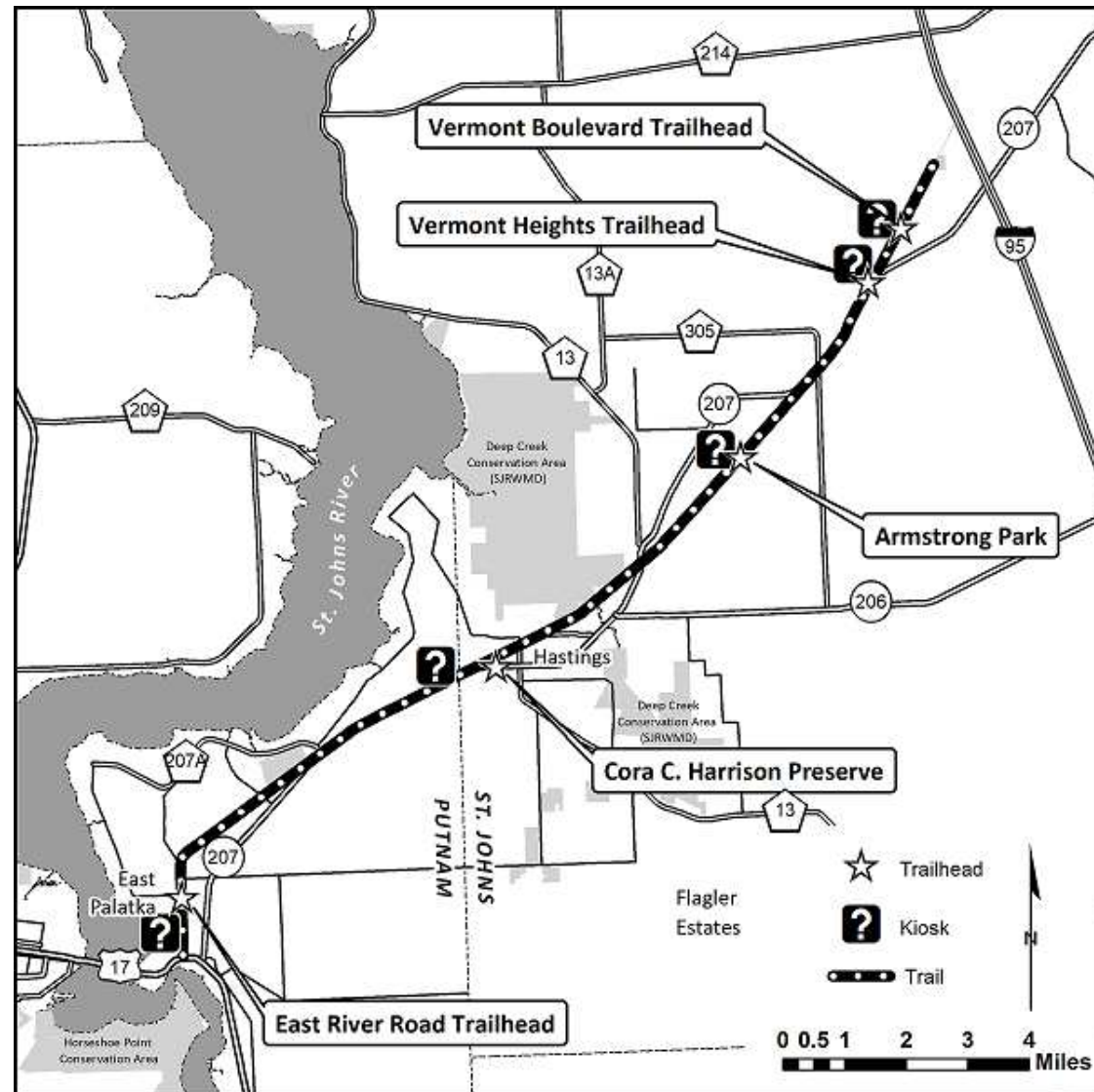


HWY 17 6,200 ± FT

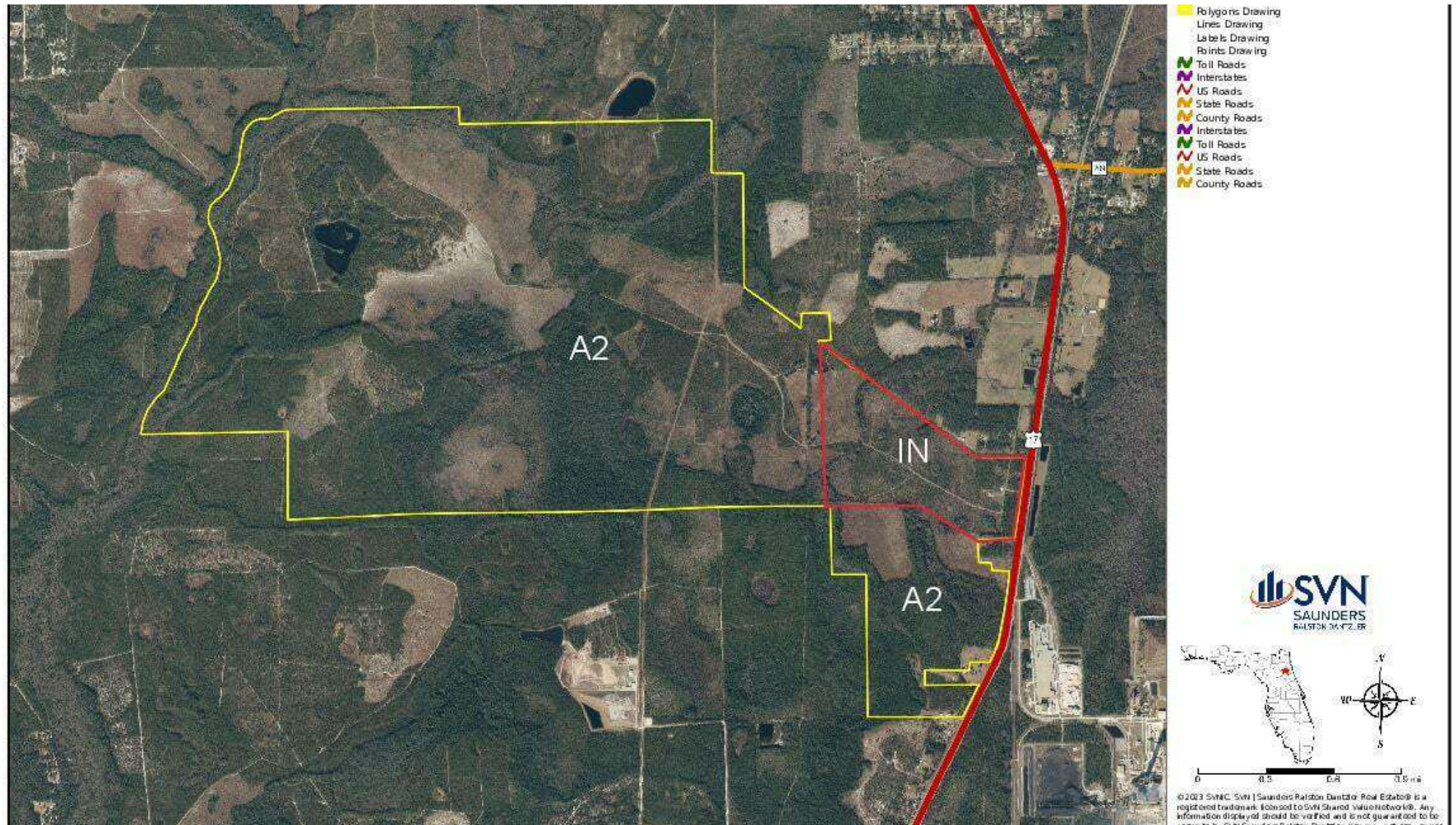
Roadway Development - First Coast Expressway



Rails To Trails Map



Zoning & Boundary Map



Wetlands Map



| CODE | DESC | ACRES |
|----------------|-----------------------------------|---------|
| PSS3/4C | Freshwater Forested/Shrub Wetland | 636.7 |
| PF01/2C | Freshwater Forested/Shrub Wetland | 65.6 |
| PSS4/FO4C | Freshwater Forested/Shrub Wetland | 51.9 |
| PF01/2F | Freshwater Forested/Shrub Wetland | 44.6 |
| PF04A | Freshwater Forested/Shrub Wetland | 42.3 |
| PF03/1C | Freshwater Forested/Shrub Wetland | 42.2 |
| PF03/4A | Freshwater Forested/Shrub Wetland | 26.7 |
| PF01/4C | Freshwater Forested/Shrub Wetland | 24.3 |
| PSS1C | Freshwater Forested/Shrub Wetland | 21.5 |
| PUBH | Freshwater Pond | 19.8 |
| PSS3C | Freshwater Forested/Shrub Wetland | 12.3 |
| PF01C | Freshwater Forested/Shrub Wetland | 10.3 |
| PEM1F | Freshwater Emergent Wetland | 9.9 |
| PF02/1C | Freshwater Forested/Shrub Wetland | 7.7 |
| PF03/4C | Freshwater Forested/Shrub Wetland | 7.3 |
| PF01F | Freshwater Forested/Shrub Wetland | 5.0 |
| R2UBH | Riverine | 4.2 |
| PUBHx | Freshwater Pond | 1.7 |
| PEM1C | Freshwater Emergent Wetland | 1.2 |
| PF02/4C | Freshwater Forested/Shrub Wetland | 1.2 |
| TOTAL WETLANDS | | 1,036.5 |
| TOTAL UPLANDS | | 2,380.7 |
| TOTAL ACRES | | 3,417.2 |







BRYANT PEACE, ALC

Senior Advisor

bryant.peace@svn.com

Direct: 877.518.5263 x374 | Cell: 229.726.9088

PROFESSIONAL BACKGROUND

Bryant Peace, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land sales, as well as, business development for SVN Saunders Ralston Dantzler throughout Florida and Georgia. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

SVN | Saunders Ralston Dantzler
203 E Monroe St.
Thomasville, GA 31792

**GLENN PALMER****Executive Vice President**

glenn.palmer@svn.com

Direct: 904.421.8530 | Cell: 904.281.1990

PROFESSIONAL BACKGROUND

Glenn specializes in Land Development and Investment in multiple sectors, as well as targeted client representation in the multifamily, industrial, and retail markets for buying, selling, and leasing. He is also involved with sales recruitment and training. He joined Coldwell Banker Commercial Benchmark in 2014, focusing on sales new client development, land transactions and investment transactions across multiple industry sectors. Prior to joining CBC Benchmark he was a Vice President at Colliers International from 2004 to 2014. In addition, he served as a corporate executive for International Paper, Sun Chemical Corporation, Frito-Lay, and Gannet-Knight Ridder in various Sales, Marketing, and Financial Management positions. Notable clients include : Walton Global Investments, RISE Multifamily Companies, Amsdell Companies, Tony Cho Company, East-West Development, Gate Petroleum, Vestcor Company, CSB Banks, FCF Financial Southeastern Bank, QHotels, Fletcher Management/Development, Flash Foods, Z-Loft Student Housing, LGI Homes, Kaplan Residential Properties, and Duenes Trailer Inc - Puerto Rico.

EDUCATION

Glenn graduated from Wake Forest University with a BS in business in 1979 and received his MBA from Indiana University in 1982.

MEMBERSHIPS

NAIOP

Westside Builders Leaders

ICSC

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8833 Perimeter Park Blvd #703

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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600



SVN | First Coast Commercial Real Estate Specialists
8833 Perimeter Park Blvd, #703
Jacksonville, FL 32216
904.421.8530
www.svnfirstcoastcommercial.com

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