

# COMMERCIAL ZONED LAND FOR SALE

## SEC RUSSELL ROAD & HENLEY ROAD

GREEN COVE SPRINGS, FL 32043



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# ASSET OVERVIEW

<b>Location</b>	SEC Russell Road & Henley Road Green Cove Springs, FL 32043
<b>Municipality</b>	Clay County
<b>Size</b>	+/-19.36 acres
<b>Future Land Use</b>	LA RF
<b>Zoning</b>	Northern Parcel: PS-1 (Private Services-1) Southern Parcel: LA RF (Lake Asbury Rural Fringe)
<b>Traffic Count</b>	Russell Road: 11,500 VPD (FDOT 2022) Henley Road: 7,500 VPD (FDOT 2022)
<b>Frontage</b>	1,069 feet on Russell Road 461 feet on Henley Road
<b>Access</b>	No curb cuts in place *Traffic signal at the northwest corner of site
<b>Parcel ID</b>	09-05-25-009187-001-00, 09-05-25-009187-002-01



# DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3MILES	5 MILES
Total Population	1,914	28,880	66,742
Total Households	769	10,067	23,595
Average Household Income	\$116,934	\$105,694	\$103,720
Median Household Income	\$84,876	\$82,875	\$82,436
Per Capita Income	\$41,819	\$37,139	\$36,923
Median Age	42.7	36.6	37.6

## BY THE NUMBERS

In the last ten years, Clay County has experienced a **18.2%** growth in Labor Force

Dept. of Transportation has committed **\$1.9B** to construct the First Coast Expressway

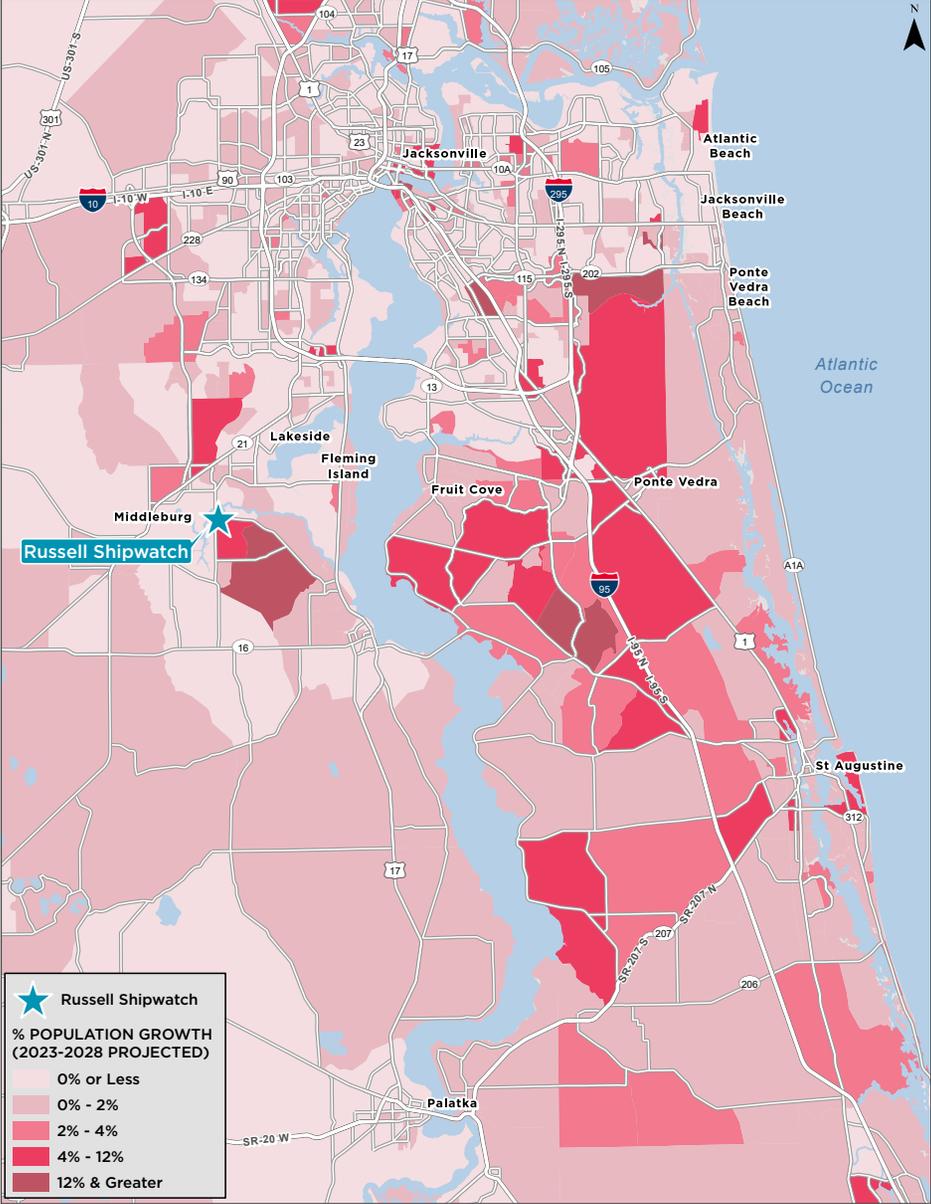
One of the fastest growing counties in Florida with **77%** residents commuting out of county for work

**28%** labor cost savings than other regions

**227,722**  
Total Population in 2023

**113,133**  
Labor Force in 2023

**2ND**  
Highest Median Household Income



# FLORIDA LAND ADVISORY TEAM



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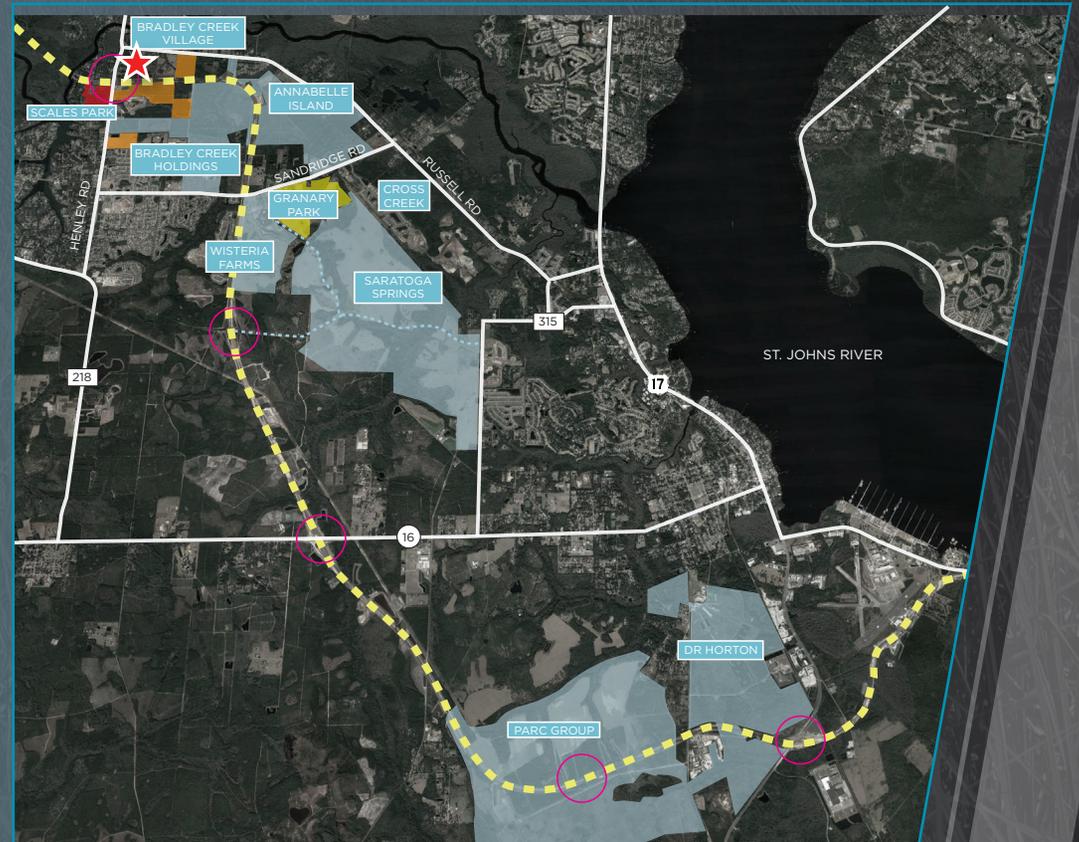
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