

GREENE MAGNOLIA ESTATES

126 SHOVEL READY LOTS



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



PROPERTY

Greene Magnolia Estates - 126 shovel ready lots



LOCATION

Located off Lem Turner Rd. in Nassau County, the Property is 1.7 miles to the center of Callahan and 3.5 miles from the Nassau/Duval County line.



PRICE

\$5,040,000



PARCELS

33-2N-25-0000-0007-0070, 33-2N-25-0000-0007-0050, 04-1N-25-279E-0016-0000, 04-1N-25-279E-0016-0020



ACREAGE

±97.6



ZONING

RS-1



LOTS

90' x 120' Minimum



APPROVALS

All entitlements and approvals currently in place to allow development for 126, 90' single-family detached lots.



SETBACKS

Front: 30'
Side: 10'
Rear: 15'



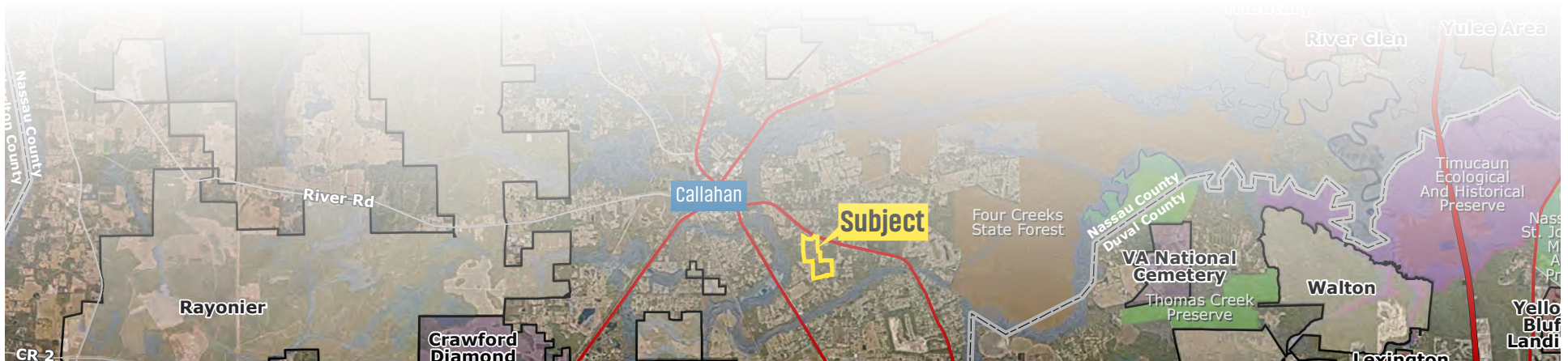
UTILITIES

Water: Town of Callahan
Sewer: Town of Callahan
Electric: FPL
Phone: Windstream
Cable: Windstream



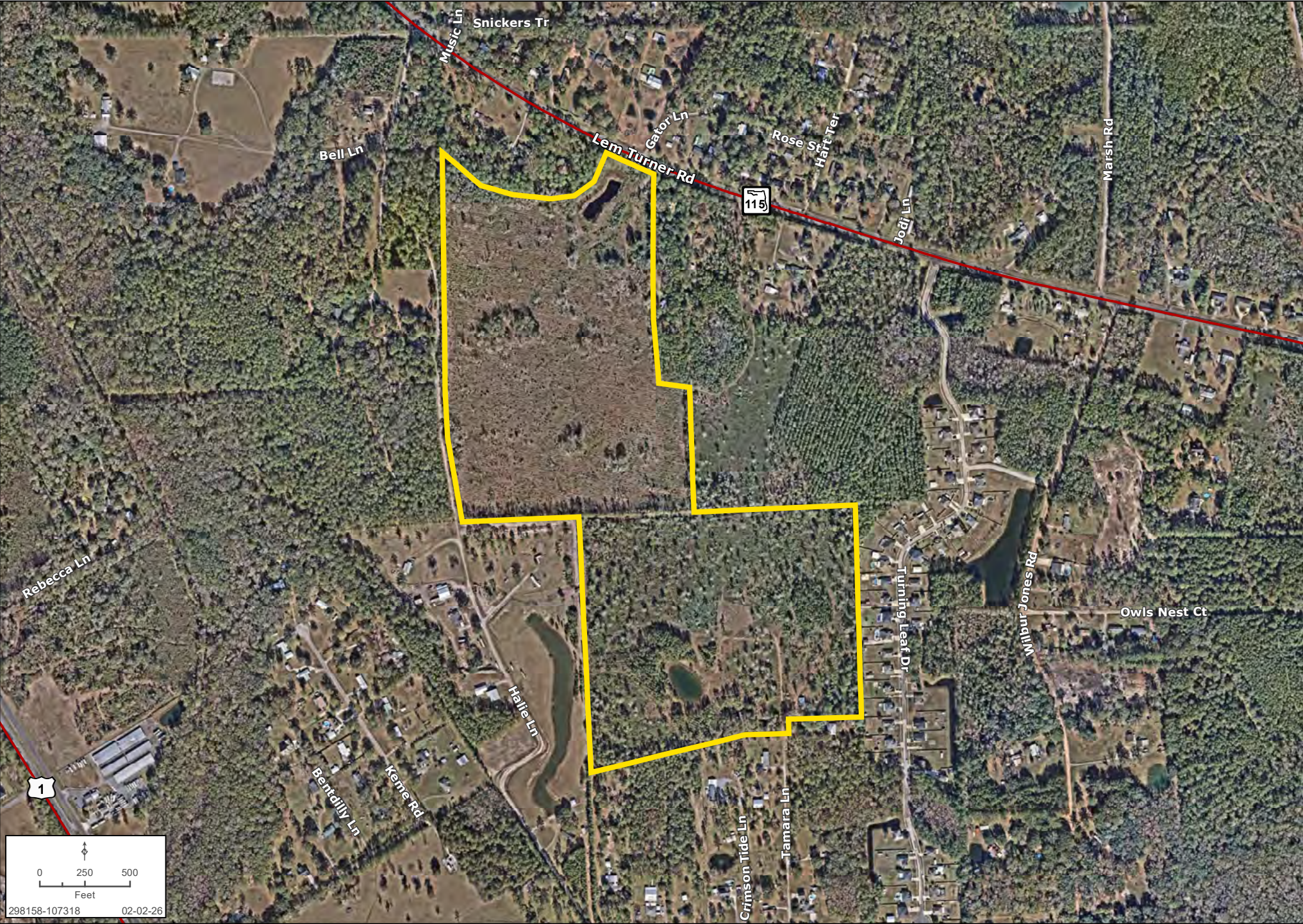
SCHOOLS

Callahan Elementary School
Callahan Intermediate
Callahan Middle School
West Nassau High School



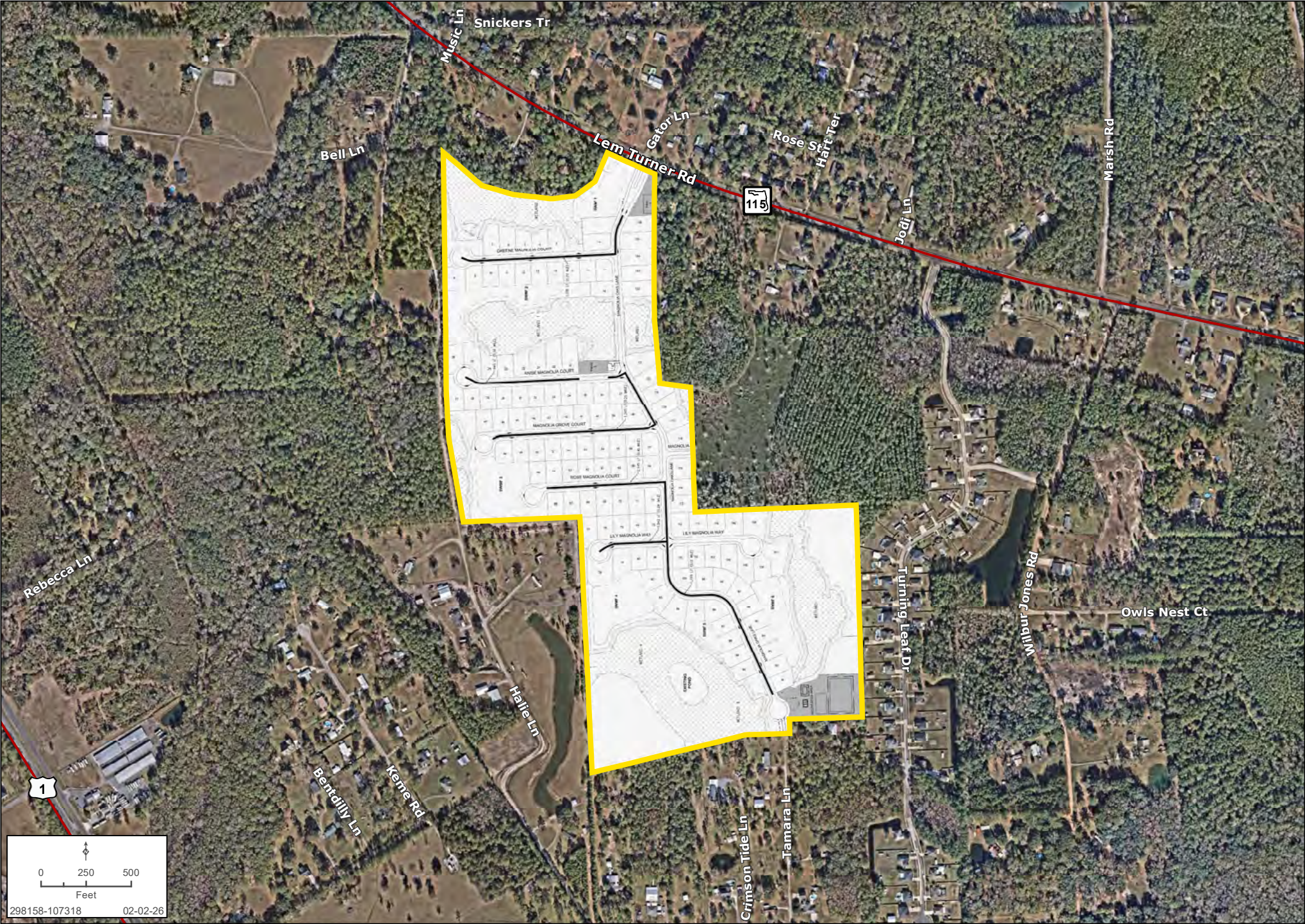
DETAIL

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SITE PLAN

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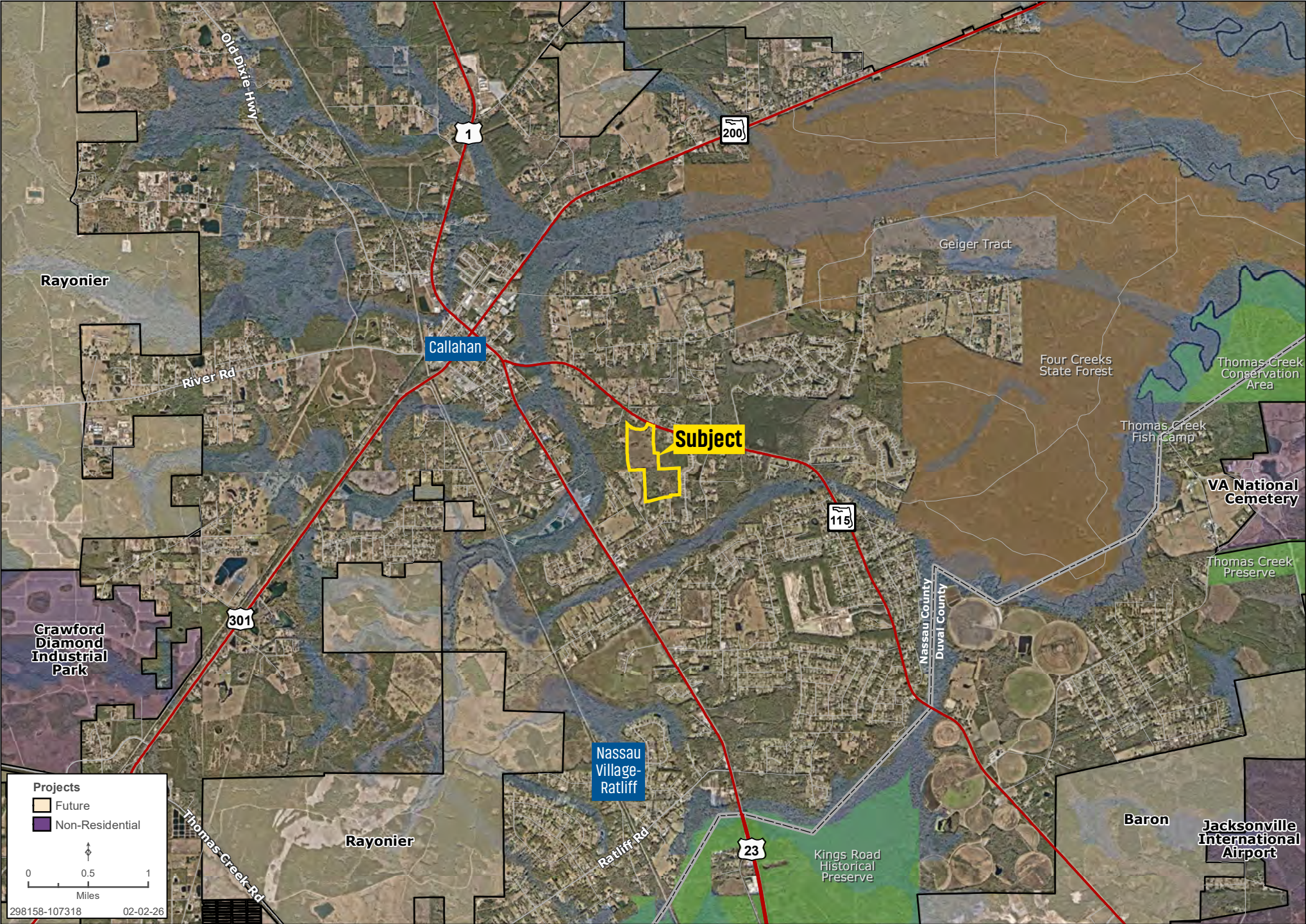


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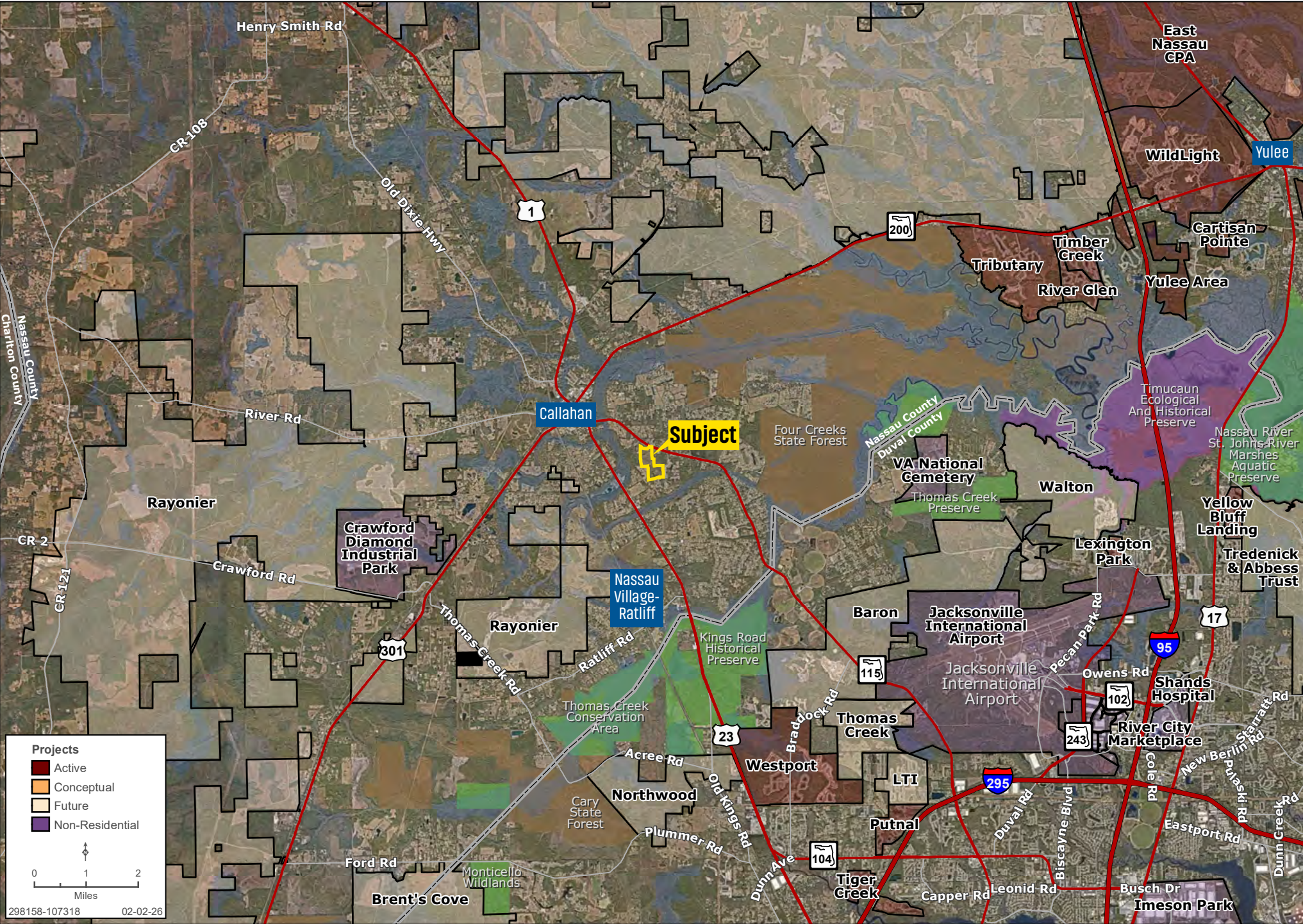
AREA

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DEVELOPMENT

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