

706 NORTH ORANGE AVENUE

GREEN COVE SPRINGS, FLORIDA

0.35-ACRE COMMERCIAL CORNER

U.S. 17 AT WALBURG STREET | BUSINESS CORRIDOR

VAN ROYAL

EXIT MAGNOLIA POINT REALTY

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COMMERCIAL PROPERTY REPORT

PROPERTY OVERVIEW

Located at the corner of North Orange Avenue/U.S. 17 and Walburg Street, this cleared commercial site offers excellent visibility in the center of Green Cove Springs. The property is directly across from Clay County government facilities and is positioned for office, retail, restaurant or other corridor-serving uses, subject to applicable approvals and buyer due diligence.



Cleared corner site with U.S. 17 frontage and Walburg Street access.

SITE ASSESSMENT

- SITE AREA**
 - 0.35 acre / 15,246 SF
- PARCEL**
 - 38-06-26-017605-000-00
- ZONING**
 - Business Corridor
- LOCATION**
 - U.S. 17 at Walburg Street
- PRICE**
 - \$399,000
- MLS**
 - #2128467
- UTILITIES**
 - Public utilities available

CENTRAL GREEN COVE SPRINGS LOCATION

The property is surrounded by established civic, professional and commercial uses. Its position on the city's primary north-south corridor creates convenient access for local residents, county employees, visitors and through traffic.

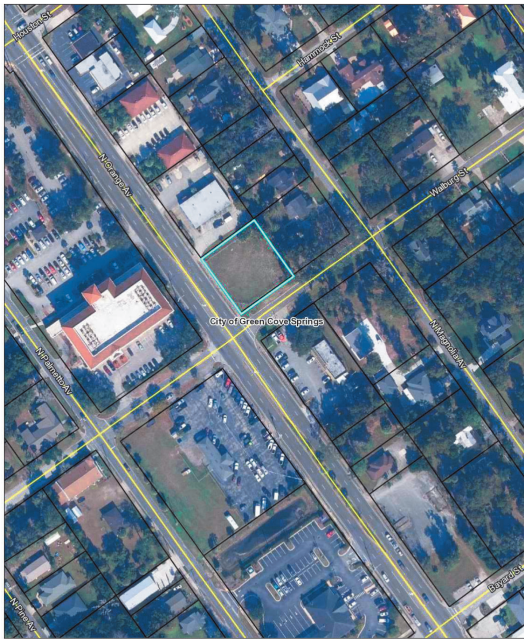
PROPERTY ADVANTAGES

- Cleared, level commercial parcel
- Corner frontage on U.S. 17 and Walburg Street
- Directly across from county government facilities
- 25,500 vehicles per day on U.S. 17 (2025 FDOT)
- Public water, sewer, electricity and cable available
- No homeowners association

LOCATION & TRAFFIC

The site sits on U.S. 17 in the civic and commercial center of Green Cove Springs, directly opposite Clay County's Administration Building and near the county courthouse complex. The St. Johns River and downtown district are only a short distance away.

Location 706 North Orange Avenue

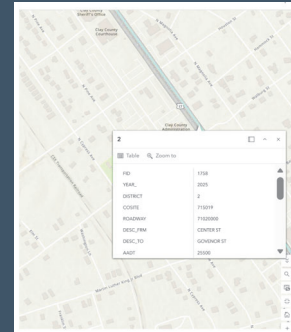


2025 FDOT TRAFFIC

25,500

vehicles per day

U.S. 17 / North Orange Avenue



Source: supplied 2025 FDOT AADT map.

CIVIC & COMMERCIAL SETTING



Regional aerial showing U.S. 17, county facilities, surrounding development and the St. Johns River.

HSP SHORING BOUNDARY SURVEY OF

Lots 2 and 4, Block 13, Wilson and Fitzgerald's Subdivision, Clay County, Florida,
according to plat thereof recorded in Plat Book 5 page 56 of the public records of said county.

Certified for: Doug Bennett
Surveyor
Walburg Title Insurance Company

Scale T' = 20'

February 15, 2008

GENERAL NOTES

1. Bearings shown herein are based on the assumed bearing of S 92°52'46" W for the eastern line of State Road No. 15.
2. This survey was based on documents provided by or on our file. It is intended for informational purposes only and does not constitute a warranty of accuracy or reliability. The user assumes all responsibility for the use of this information.
3. Underground utilities were not located. The user assumes all responsibility for the use of this information.
4. Boundaries shown herein are for strategic and other means noted elsewhere.
5. This survey depicts visible topography only as underground hydrographs or footings were located.

LEGEND

- Found 4"x4" Concrete Monument
- Found 12" Iron Pipe (L.B. 990)
- Boundary Line
- - - Easement Line
- - - Right-of-Way Line
- - - Proposed Air Conditioner Pad
- - - Concrete Elec. Transformer Pad

Handwritten signature:

Harold E. Elliott & Associates, Inc.
Professional Engineers & Surveyors
Certificate of Authorization No. LB 958
c/o Stirling Development
Orange Park, Florida 32067
Telephone 904-275-1000

The property is marketed with Business Corridor zoning, supporting a range of commercial opportunities. Buyers should verify permitted uses, setbacks, parking, access, signage and site-plan requirements with the City of Green Cove Springs.

- Water available
- Sewer available
- Electricity available
- Cable available

Verify capacity, connection points, fees and service requirements with the applicable utility providers.

The supplied boundary survey, dated February 15, 2018, depicts Lots 2 and 4, Block 13 of the Wilson and Kirkpatrick's Subdivision at the U.S. 17/Walburg Street corner. The current MLS offering reports 0.35 acre (15,246 square feet). Prospective purchasers should rely on a current title review and updated survey for final boundaries and development calculations.

A cleared corner parcel with public utilities, strong traffic exposure and immediate proximity to county government facilities offers a distinctive opportunity for an office, service, retail or restaurant user seeking a central Green Cove Springs address.

AVAILABLE PROPERTY INFORMATION

PROPERTY DOCUMENTATION

Boundary survey, Clay County Property Appraiser location map, aerial photographs, 2025 FDOT traffic-count mapping and the existing property flyer are available for review.

PROPERTY FACTS

0.35 acre / 15,246 square feet; cleared corner lot; Business Corridor zoning; public utilities available; parcel 38-06-26-017605-000-00.

MARKETING INFORMATION

Offered at \$399,000. MLS #2128467. The property is marketed as a central, high-visibility commercial development opportunity on U.S. 17.



CONTACT VAN ROYAL

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IMPORTANT INFORMATION

This report is provided for general marketing purposes only. Information has been obtained from sources believed reliable, including owner-provided materials, public mapping, the active real estate listing and supplied governmental documents, but it has not been independently verified and is subject to change. No representation or warranty is made regarding accuracy, completeness, zoning interpretation, utility capacity, traffic counts, environmental conditions, access, development rights or suitability for any particular use. Prospective purchasers and users should conduct independent due diligence and consult the City of Green Cove Springs, transportation agencies, utility providers and qualified professional advisers before relying on this information.