

# FOR SALE

RAILESTATE  
WARNER ROAD & HIGHWAY 17 S  
GREEN COVE SPRINGS, FL 32043

RAIL-SERVED CAPABILITIES: ±397.61 GROSS ACRES



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## A map of Florida showing major highways and cities. A black dot is located near Gainesville, with a line pointing to a text box that reads "WARNER RD &amp; HWY 17 S". The map includes cities like Tallahassee, Valdosta, Jacksonville, Gainesville, Ocala, Spring Hill, Orlando, Lakeland, Tampa, St Petersburg, and Clearwater. Major highways shown are I-10, I-75, I-95, I-4, and US-405.

- ## Location

- ## Pricing: Call Broker for Pricing

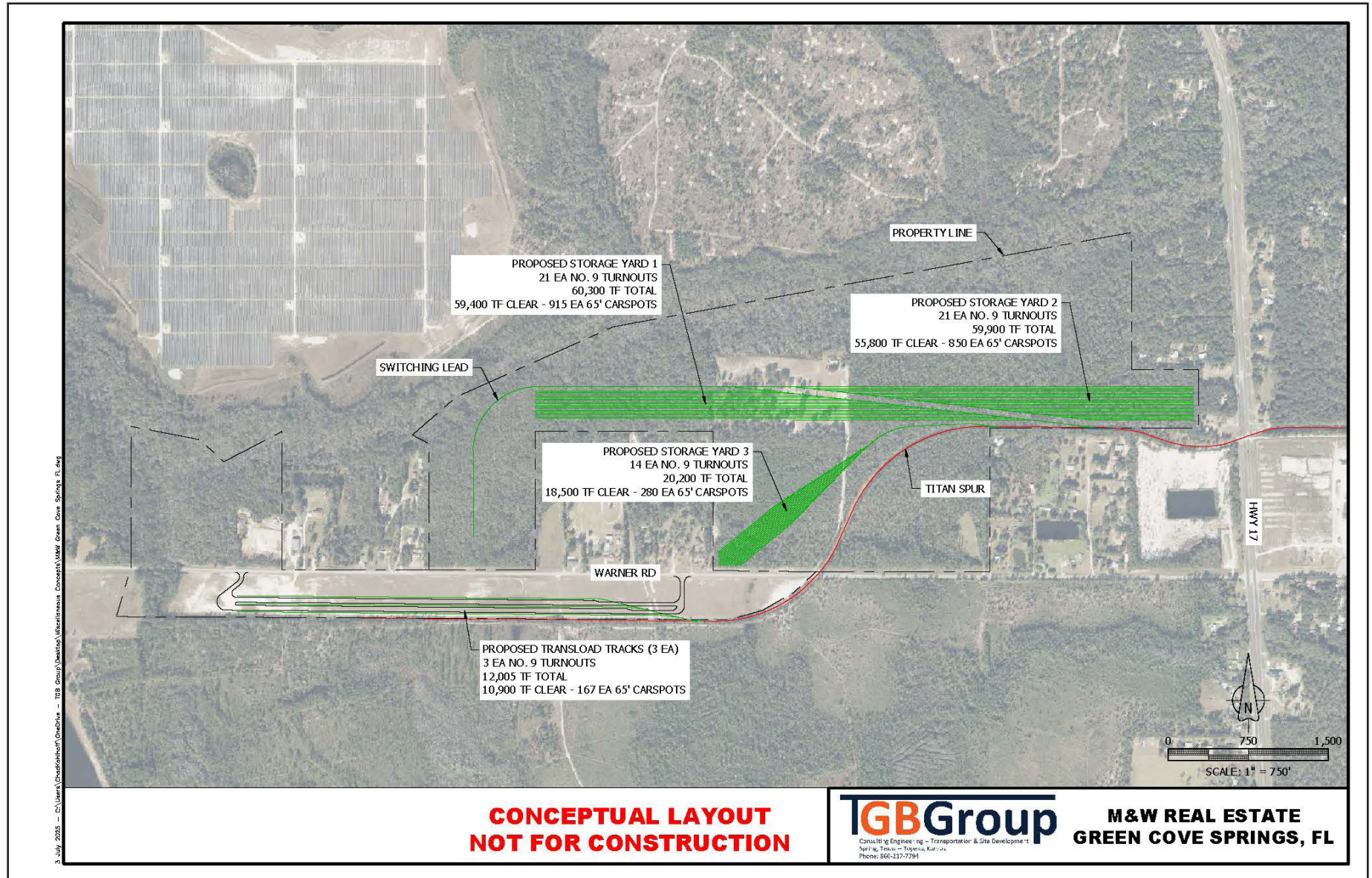
- **Based Upon Acreage Net of Conservation Easement**



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CONCEPTUAL LAYOUT



# FOR SALE

## WARNER ROAD & HIGHWAY 17 S GREEN COVE SPRINGS, FL 32043

## FIRST COAST EXPRESSWAY

### TRANSPORTATION & LOGISTICS ADVANTAGES

- **Direct Connection** to Major Interstates
- Fast access to **I-10 (east-west corridor)** and **I-95 (north-south corridor)**
- Reduces travel time for inbound raw materials and outbound products to ports, suppliers, and customers
- **New Interchange at US 17**
- Provides a **direct route from the site to the expressway**
- Minimizes reliance on local roads, reducing congestion and improving safety for heavy trucks
- **Modern Tolling and Design**
- **All-electronic tolling (AET)** keeps traffic moving - no stopping at booths
- Four-lane divided highway designed for high-capacity, heavy vehicle traffic

### BUSINESS GROWTH & FUTURE VALUE

- **Increased Regional Industrial Activity**
- The expressway is part of a \$1.9 billion infrastructure investment driving more development
- New industrial neighbors and suppliers likely to cluster along the corridor
- **Attractive to Workforce and Vendors**
- Easier commutes for employees and service providers
- Improves recruiting and retention by reducing drive times
- **Rising Property Values**
- Modern infrastructure is expected to lift site desirability and long-term land appreciation

### OPERATIONAL EFFICIENCY & COST SAVINGS

- **Predictable Travel Times**
- Fewer delays from local bottlenecks mean more reliable scheduling
- Lower risk of delivery penalties and idle equipment costs
- **Reduced Vehicle Wear and Tear**
- Smoother, modern roadway surface cuts maintenance expenses on fleets
- Less stop-and-go means improved fuel efficiency

### TIMELINES FOR PLANNING OF THE FIRST COST EXPRESSWAY

- Phases 1 & 2: Completed
- **Phase 3:** (St. Johns River bridge and final extension to I-95): Underway, completion by **2030**

### MARKET ACCESS & EXPANSION POTENTIAL

- **Proximity to Ports and Rail** including Norfolk Southern, FEC & CSX
- Short-haul trucking to Jacksonville and regional ports
- Rail-served site enables **multimodal logistics**, combining expressway trucking with rail shipping
- **Central Location**
- Reach major Southeast markets within a **1-day drive** (Atlanta, Orlando, Tampa, Savannah)

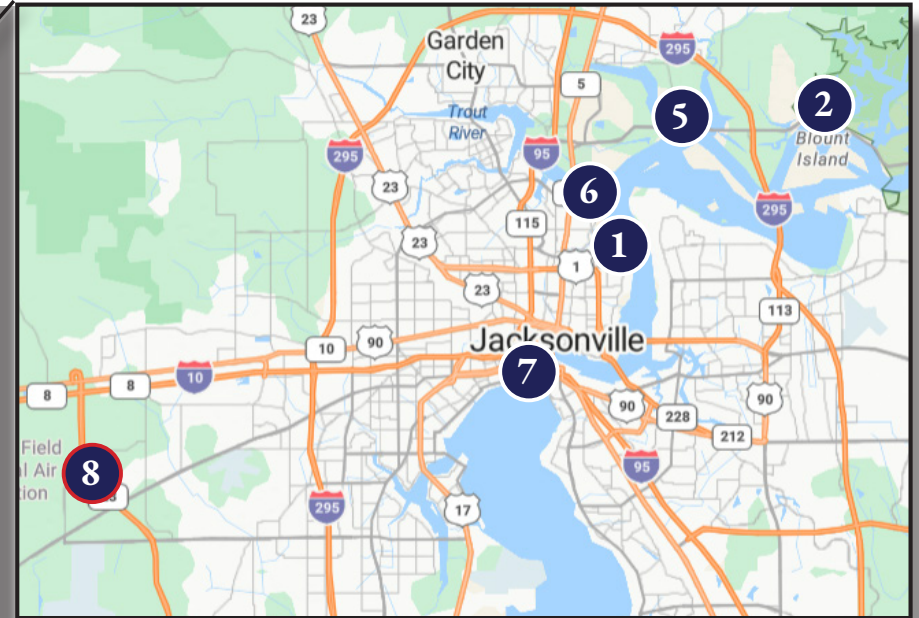
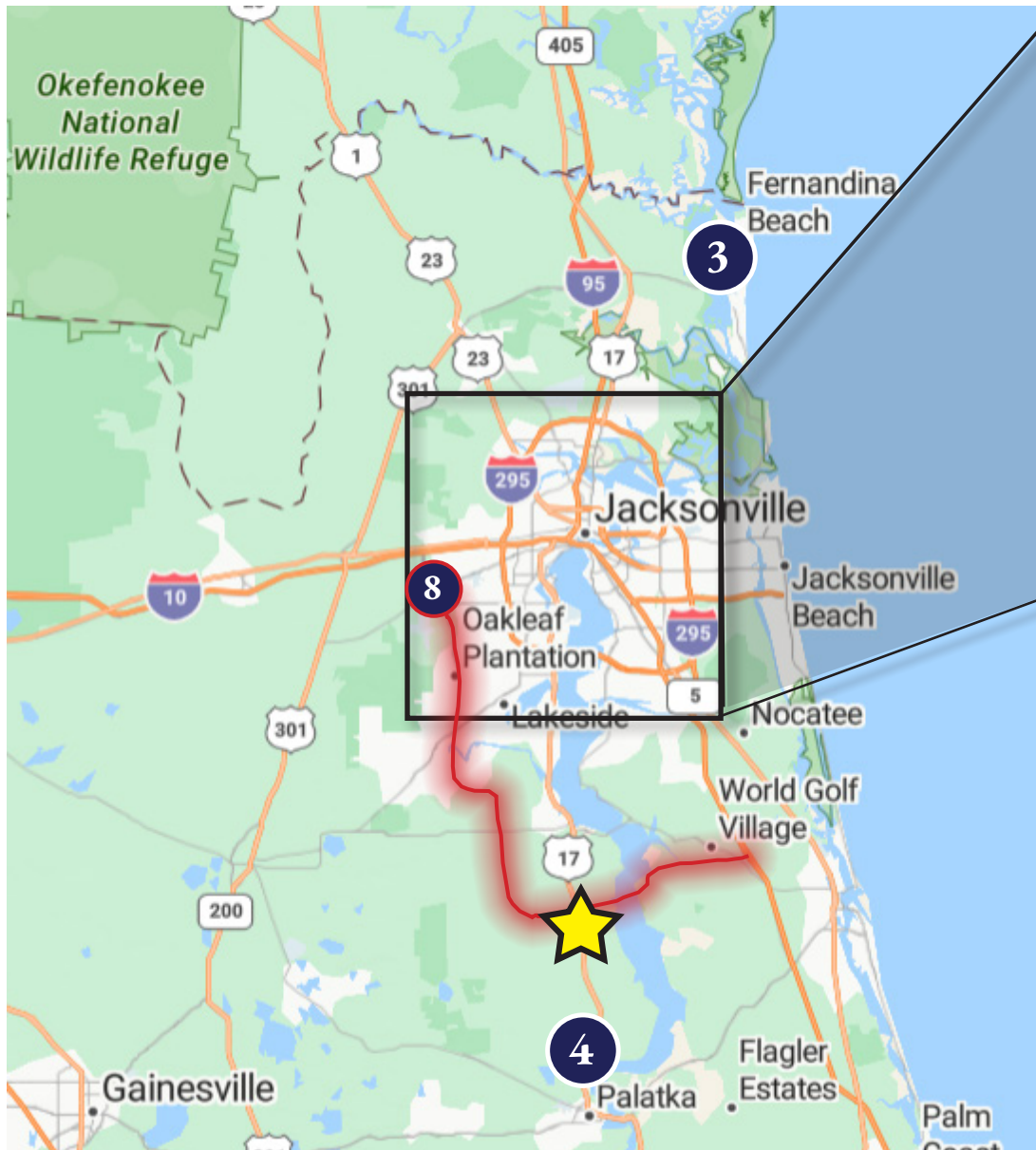
### SUMMARY FOR INDUSTRIAL USERS

- If you run a heavy manufacturing, distribution, or logistics operation, this project offers:
- Faster interstate access
- Lower transportation costs
- Enhanced supply chain reliability
- A future-ready industrial corridor



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**NEARBY STRATEGIC SITES**



-  **Warner Road & Highway 17 S**
- 1 JAXPORT (Port of Jacksonville) - Talleyrand**
- 2 JAXPORT (Port of Jacksonville) - Blount Island Marine Terminal**
- 3 Port of Fernandina**
- 4 Georgia-Pacific Palatka Operations Paper Mill**
- 5 WestRock Jacksonville Mill**
- 6 Vulcan Materials Company - Jacksonville Yard**
- 7 Florida Rock and Tank Lines**
- 8 First Coast Expressway**





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each* party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	





# REAL ESTATE

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