

THE OFFICES AT VILLAGE CENTER

57 HOMEGROWN WAY • YULEE • FLORIDA

PROFESSIONAL OFFICE SPACE FOR SALE IN THE WILDLIGHT VILLAGE CENTER



- Rare opportunity to buy professional office space in the Wildlight® Village Center
- Within walking distance to retail, apartments, and single-family homes
- Across A1A from UF Health Wildlight, a new 40,000/SF medical center
- Lowcountry architecture, excellent parking, and great visibility
- Strong surrounding demographics, and “A rated” schools
- 9,200 residential units are planned within a three-mile radius
- Spaces available from 1,500-5,272 square feet
- All units are custom built by King South Construction
- Base Unit Price: \$285/SF

WILDLIGHT

Wildlight® is a three-thousand-acre mixed-use development located twenty miles north of Downtown Jacksonville. Wildlight is approved for twenty-four thousand residential and eleven million square feet of commercial uses.



SILVERFIELD CRANFORD COMMERCIAL REALTY

www.silverfieldgroup.com



www.skinnerrealty.com

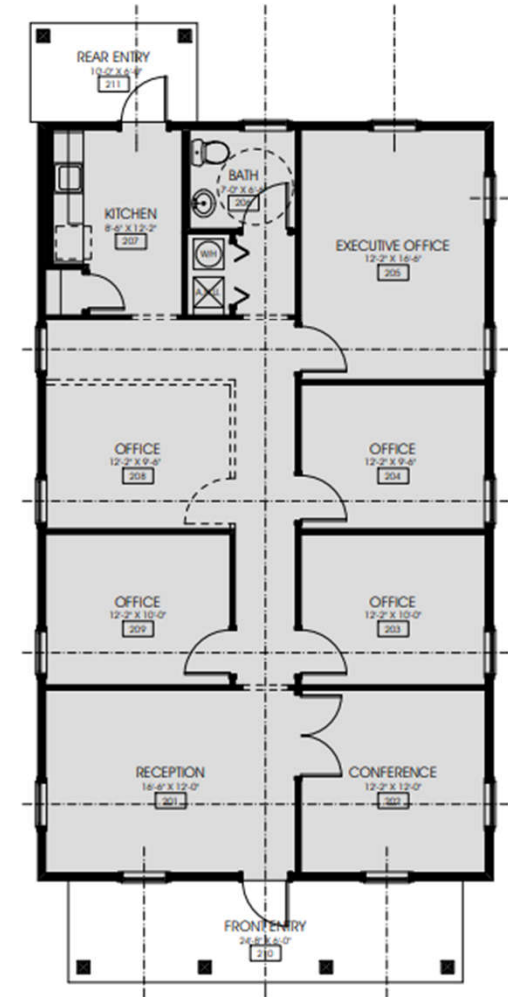
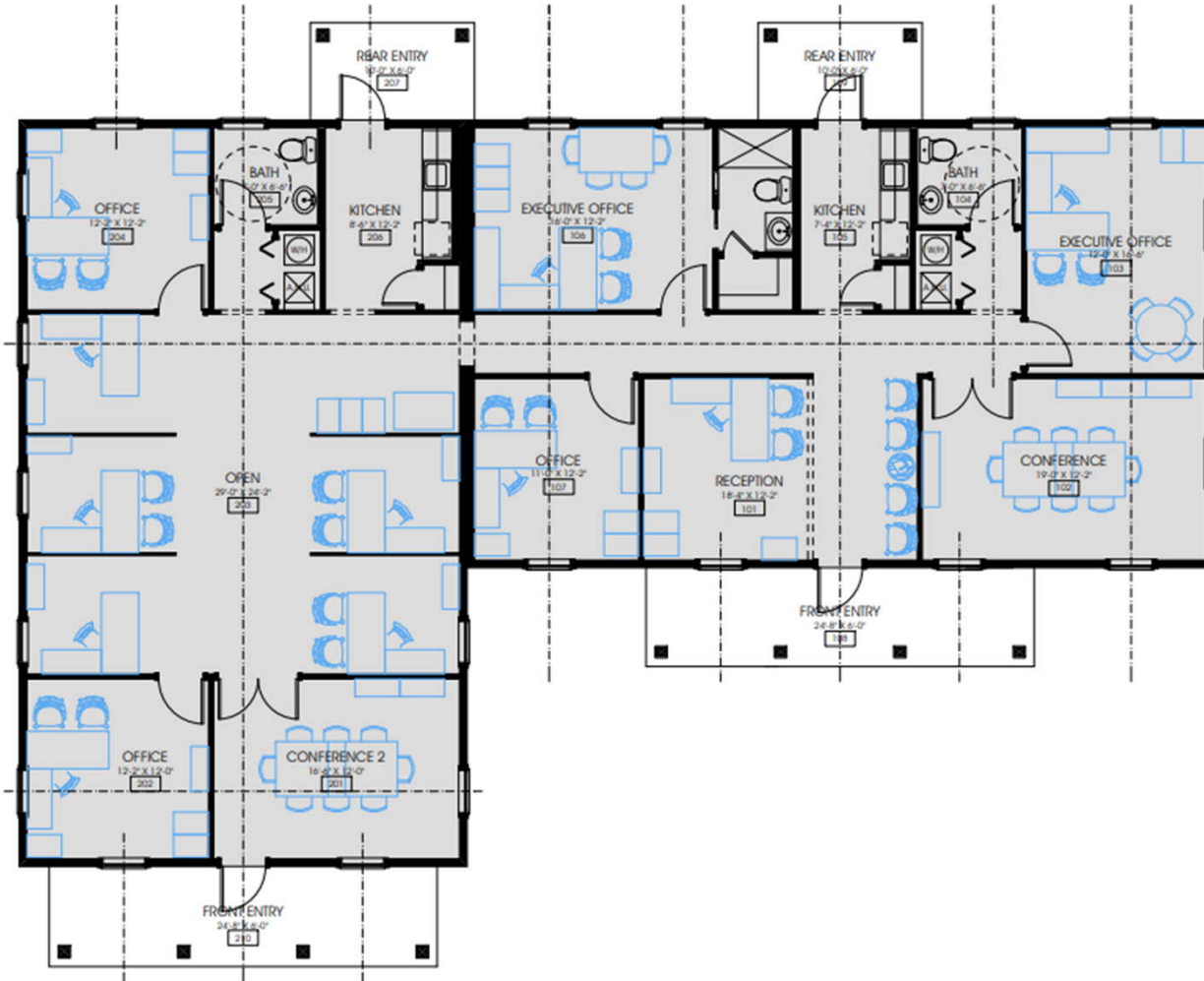
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SAMPLE FLOOR PLANS



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WILDLIGHT PHASE ONE SITE PLAN



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WILD LIGHT MASTER PLAN



LOCATION & DEMOGRAPHIC HIGHLIGHTS

- Located at intersection of I-95 and SR-200 (A1A)
- Fifteen-minute Drive to Jacksonville International Airport (JAX)
- Signalized Access from SR-200 (A1A)
- 18,000 existing residential units in trade area
- 9,200 planned residential units within three-mile-radius
- Population projected to increase by 15% within a one-mile radius by 2025



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WILDLIGHT OVERVIEW

WILDLIGHT NOW

Homes under development

1.9k

Completed homes & apts.

400+

Commercial square feet

415K

Miles of trails

11

Acres regional, community & neighborhood parks

49

Acres preservation/conservation land

2.1K

Regional medical center

1

YMCA

1

WILDLIGHT AT BUILDOUT

Commercial square feet

11MM

Miles I-95 frontage

9

Residential units

24K

Miles of trails

50+

Acres regional, community & neighborhood parks

1.1K

Acres preservation/conservation land

10.5K

Miles of St. Mary's River frontage

10



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