



PUTNAM COUNTY DEVELOPMENT SITE

3,425 ± Acres • Putnam County, Florida • Residential Development



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HWY 17

PROPERTY OVERVIEW



Sale Price

\$39,000,000

PROPERTY OVERVIEW

Located on the western side of Hwy 17 between Green Cove Springs and the town of Palatka. This property is ideally positioned to take advantage of the rapid growth along Hwy 17 on the south side of Green Cove Springs due to the new Outer Beltway. This Outer Beltway project is a \$2 billion highway project extending from I-10 through Clay County and across the new Shands Bridge connecting St Johns County to I-95 south of Jacksonville. This key beltway will open the southern Clay and Putnam County market to Jacksonville's major employment areas as well as the Durbin Park Plaza, which is Jacksonville's largest shopping, entertainment, and dining destination. The Outer Beltway extension to the St Johns River and the new four lane Shands Bridge will be completed by 2029-2030. The subject property is surrounded by timberland owned by Weyerhaeuser and adjacent to 1,670 acres owned by Putnam County. Putnam County is quickly becoming known as the "Trail Hub" of Northeast Florida. Palatka is the center point of the Lake Butler to St. Augustine Rails-to-Trails project which is nearly complete and serves as the backbone for an elaborate Trail System. The Town of Palatka is experiencing its own quiet growth and being only 6 miles from the subject property, provides many services such as HCA Florida Putnam Hospital, Publix Supermarket at the Town & County Plaza, restaurants and shops. Bass Pro Shops has also recently purchased 6,000 acres in the area with plans of developing a major golf and fishing resort similar to their famed Big Cedar Lodge in Missouri.

OFFERING SUMMARY

Acreage: **3,425 Acres**

Price / Acre: **\$11,387**

City: Palatka

County: Putnam

Property Type: Land: Residential Development

Video: [View Here](#)

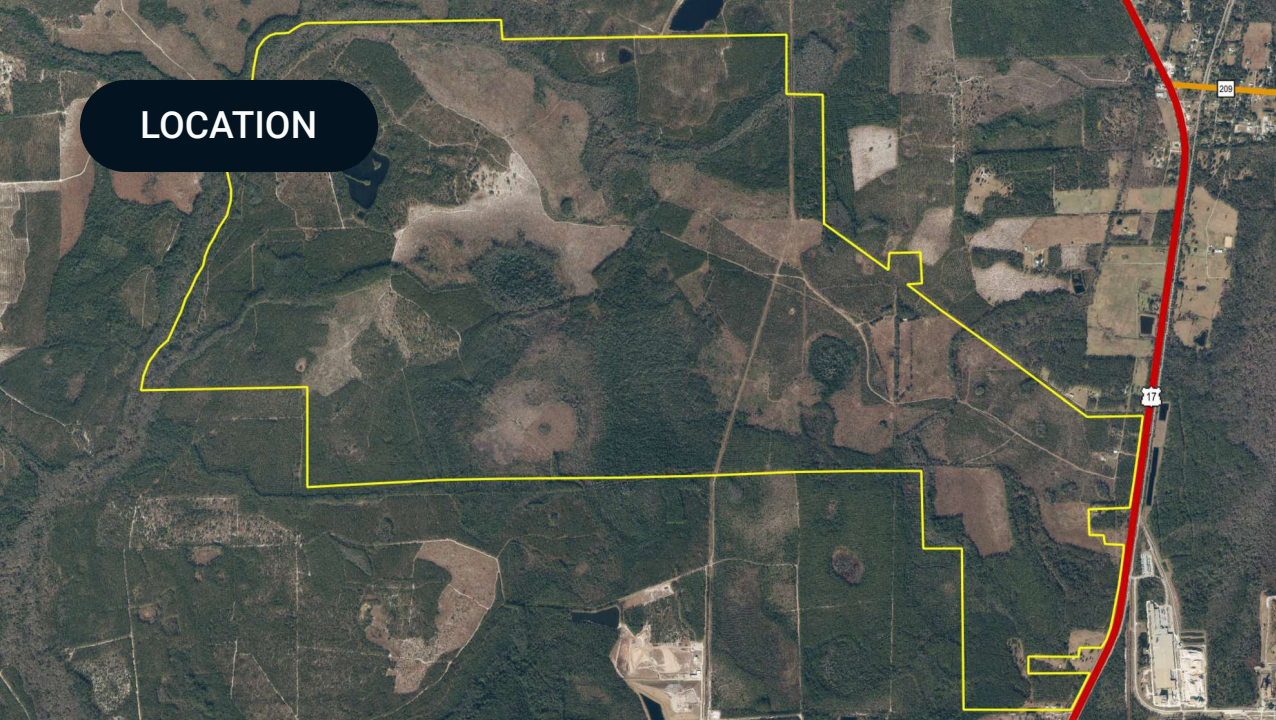
SPECIFICATIONS & FEATURES



SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Uplands / Wetlands:	70% Uplands
Soil Types:	<ul style="list-style-type: none">• Myakka Fine Sand• Zolfo Fine Sand• St Johns Fine Sand
Zoning / FLU:	Industrial & AG-2
Road Frontage:	6,200 feet along US-17
Nearest Point of Interest:	6 +/- miles from Palatka, FL 17 +/- miles from Green Cove Springs, FL 39 +/- miles from St Augustine, FL 45 +/- miles from Downtown Jacksonville 52 +/- miles from Gainesville, FL
Land Cover:	Pine plantation

LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel: Multiple

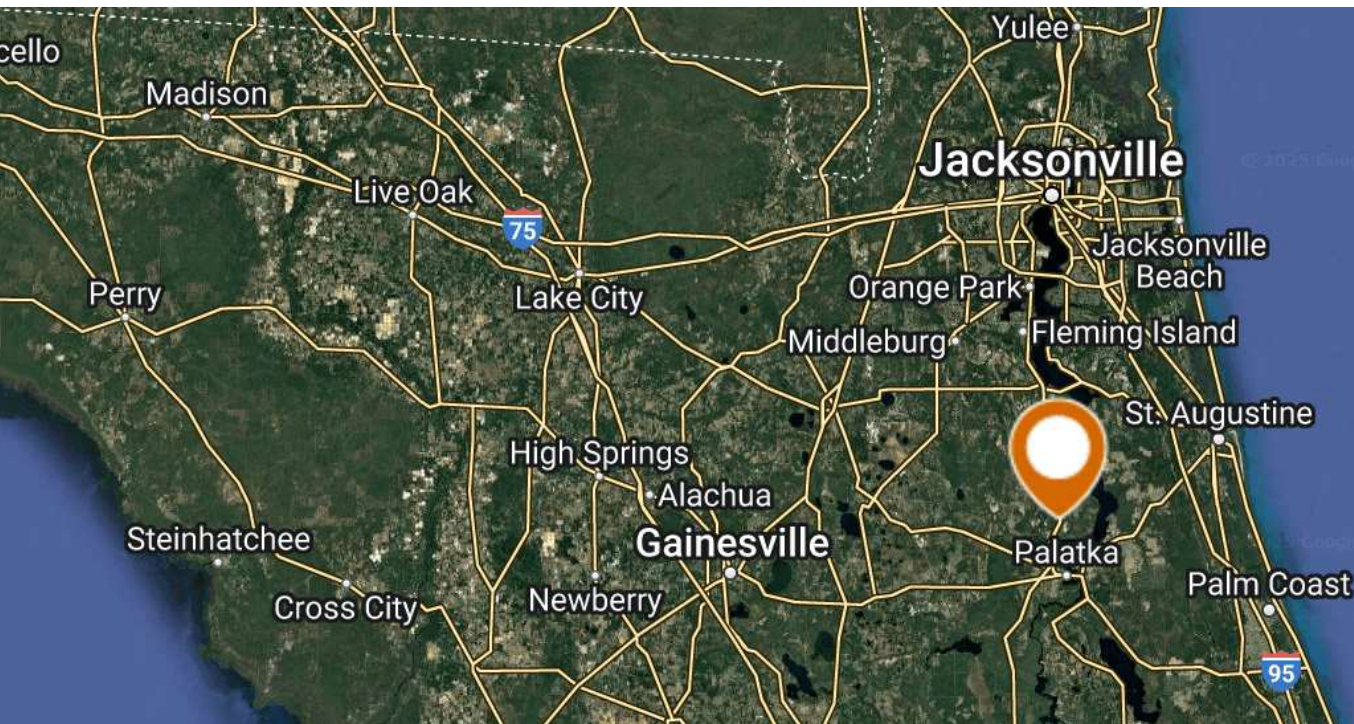
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Driving Directions:

- From Palatka drive north on US-17
- Property is 6 miles down on the left

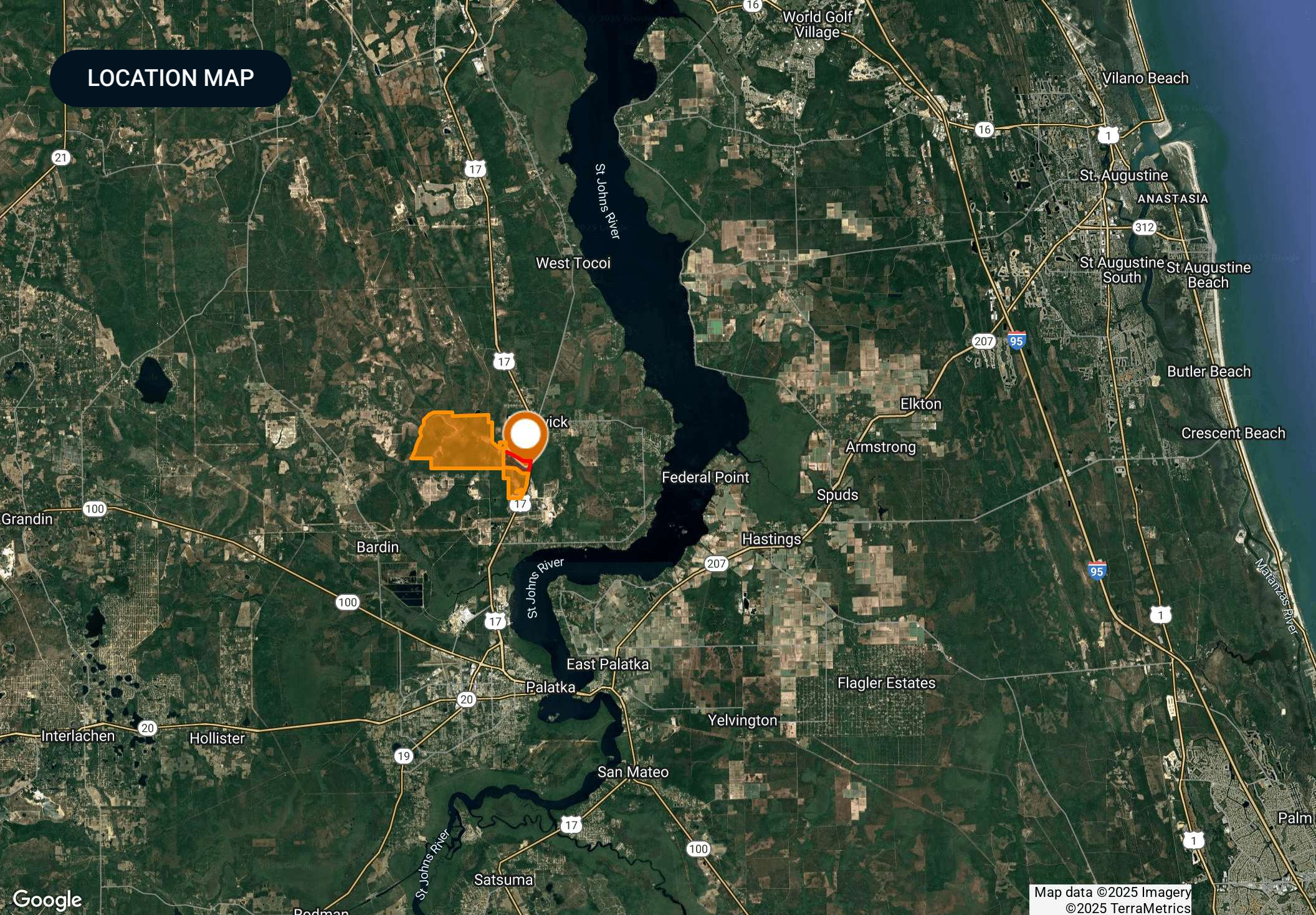
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Contact Listing Agent



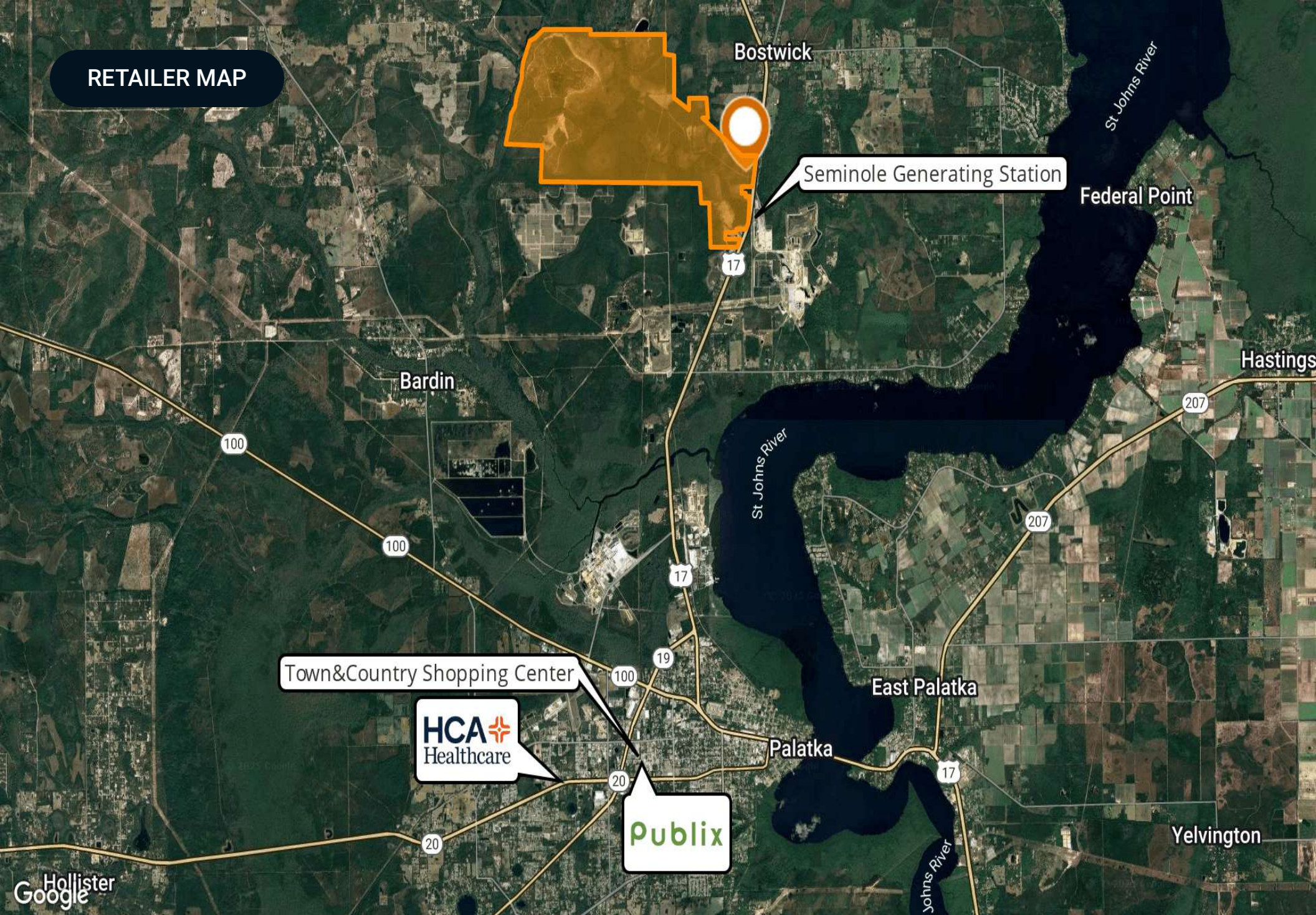
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LOCATION MAP



Map data ©2025 Imagery
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RETAILER MAP





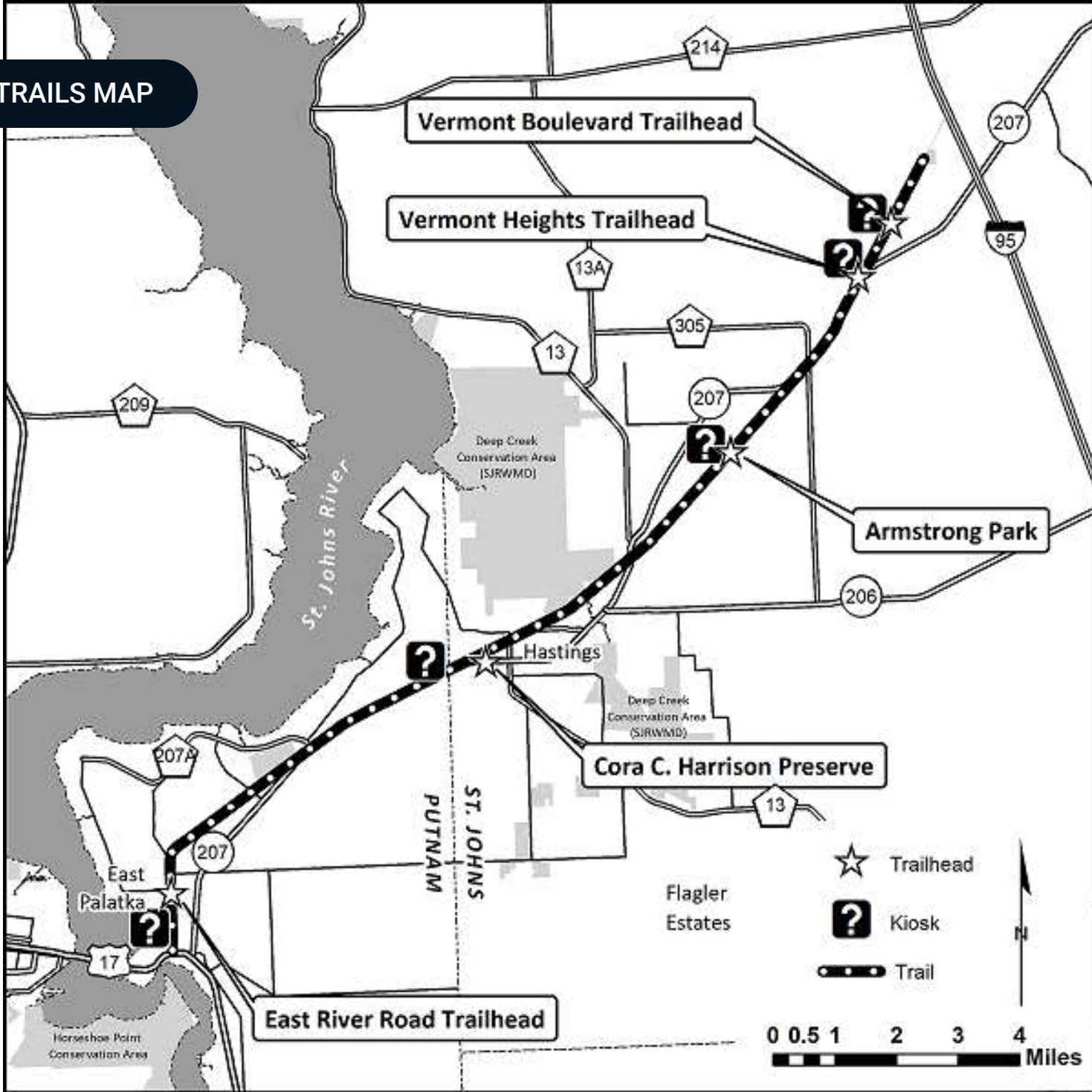
HWY 17 6,200 ± FT

ROADWAY DEVELOPMENT - FIRST COAST EXPRESSWAY

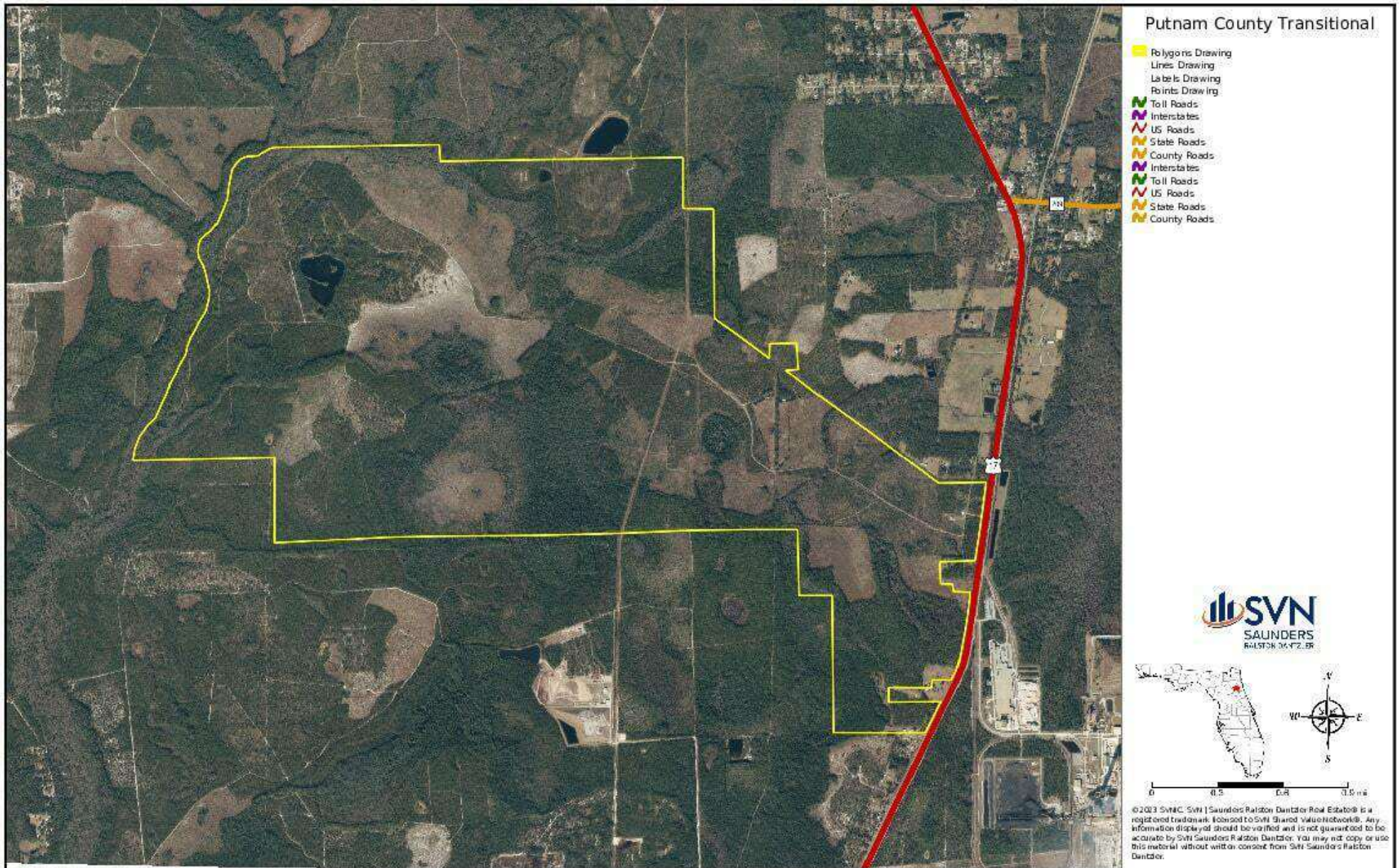
FIRST COAST EXPRESSWAY - PROJECT LOCATION MAP



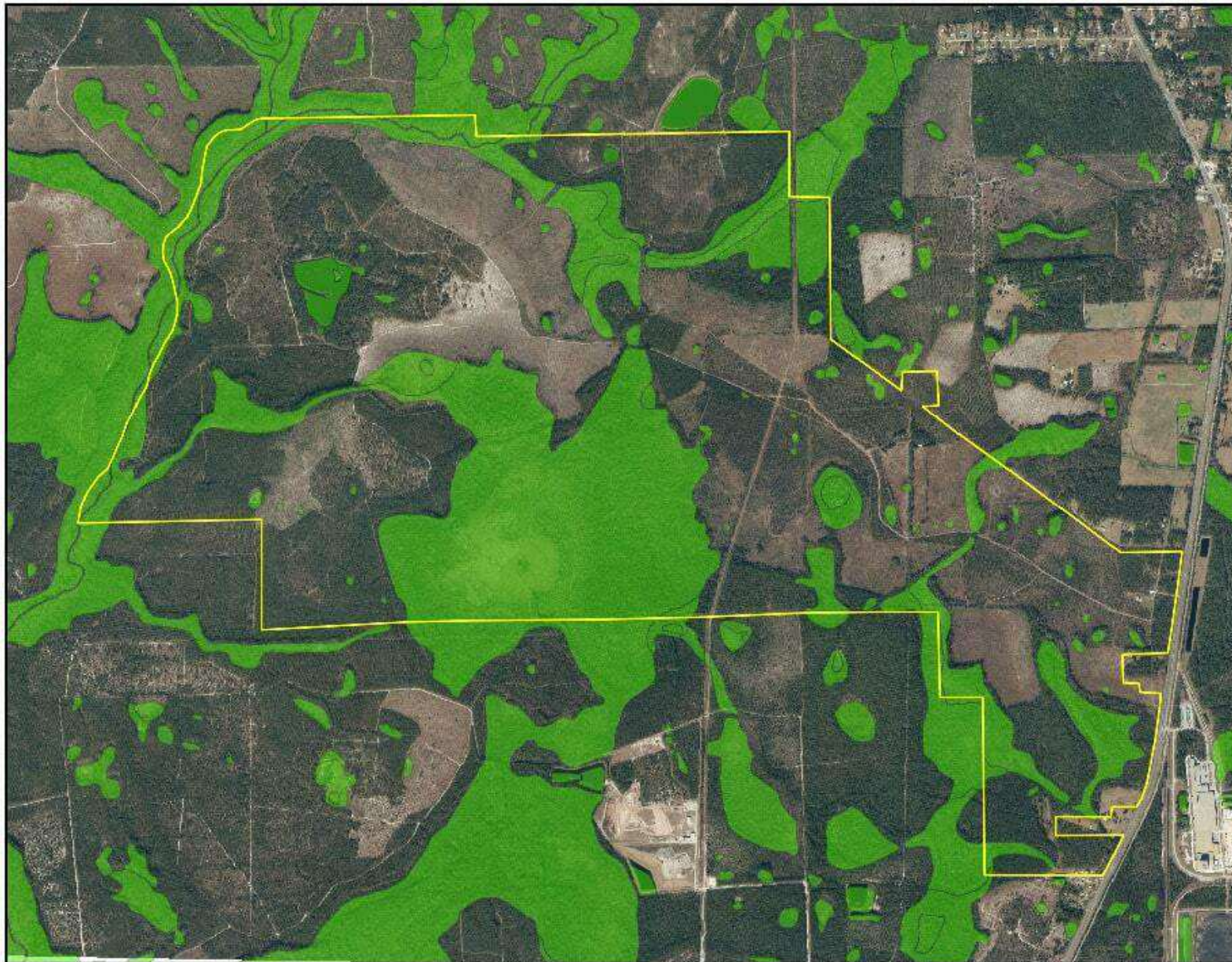
RAILS TO TRAILS MAP



BOUNDARY MAP



WETLANDS MAP



NWI Map

CODE	DE SC	ACRES
PSS3/4C	Freshwater Forested/Shrub Wetland	636.7
PF01/2C	Freshwater Forested/Shrub Wetland	65.6
PSS4/F04C	Freshwater Forested/Shrub Wetland	51.9
PF01/2F	Freshwater Forested/Shrub Wetland	44.6
PF04A	Freshwater Forested/Shrub Wetland	42.3
PF03/1C	Freshwater Forested/Shrub Wetland	42.2
PF03/4A	Freshwater Forested/Shrub Wetland	26.7
PF01/4C	Freshwater Forested/Shrub Wetland	24.3
PSS1C	Freshwater Forested/Shrub Wetland	21.5
PUBH	Freshwater Pond	19.8
PSS3C	Freshwater Forested/Shrub Wetland	12.3
PF01C	Freshwater Forested/Shrub Wetland	10.3
PEM1F	Freshwater Emergent Wetland	9.9
PF02/1C	Freshwater Forested/Shrub Wetland	7.7
PF03/4C	Freshwater Forested/Shrub Wetland	7.3
PF01F	Freshwater Forested/Shrub Wetland	5.0
R2UBH	Riverine	4.2
PUBHx	Freshwater Pond	1.7
PEM1C	Freshwater Emergent Wetland	1.2
PF02/4C	Freshwater Forested/Shrub Wetland	1.2
TOTAL WETLANDS		1,036.5
TOTAL UPLANDS		2,380.7
TOTAL ACRES		3,417.2



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ADVISOR BIOGRAPHY



BRYANT PEACE, ALC

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PROFESSIONAL BACKGROUND

Bryant Peace, ALC is a Senior Advisor at Saunders Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land sales, as well as, business development for SVN Saunders Ralston Dantzler throughout Florida and Georgia. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

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ADVISOR BIOGRAPHY



GLENN PALMER

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PROFESSIONAL BACKGROUND

Glenn specializes in Land Development and Investment in multiple sectors, as well as targeted client representation in the multifamily, industrial, and retail markets for buying, selling, and leasing. He is also involved with sales recruitment and training. He joined Coldwell Banker Commercial Benchmark in 2014, focusing on sales new client development, land transactions and investment transactions across multiple industry sectors. Prior to joining CBC Benchmark he was a Vice President at Colliers International from 2004 to 2014. In addition, he served as a corporate executive for International Paper, Sun Chemical Corporation, Frito-Lay, and Gannet-Knight Ridder in various Sales, Marketing, and Financial Management positions. Notable clients include : Walton Global Investments, RISE Multifamily Companies, Amsdell Companies, Tony Cho Company, East-West Development, Gate Petroleum, Vestcor Company, CSB Banks, FCF Financial Southeastern Bank, QHotels, Fletcher Management/Development, Flash Foods, Z-Loft Student Housing, LGI Homes, Kaplan Residential Properties, and Duenes Trailer Inc - Puerto Rico.

EDUCATION

Glenn graduated from Wake Forest University with a BS in business in 1979 and received his MBA from Indiana University in 1982.

MEMBERSHIPS

NAIOP

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