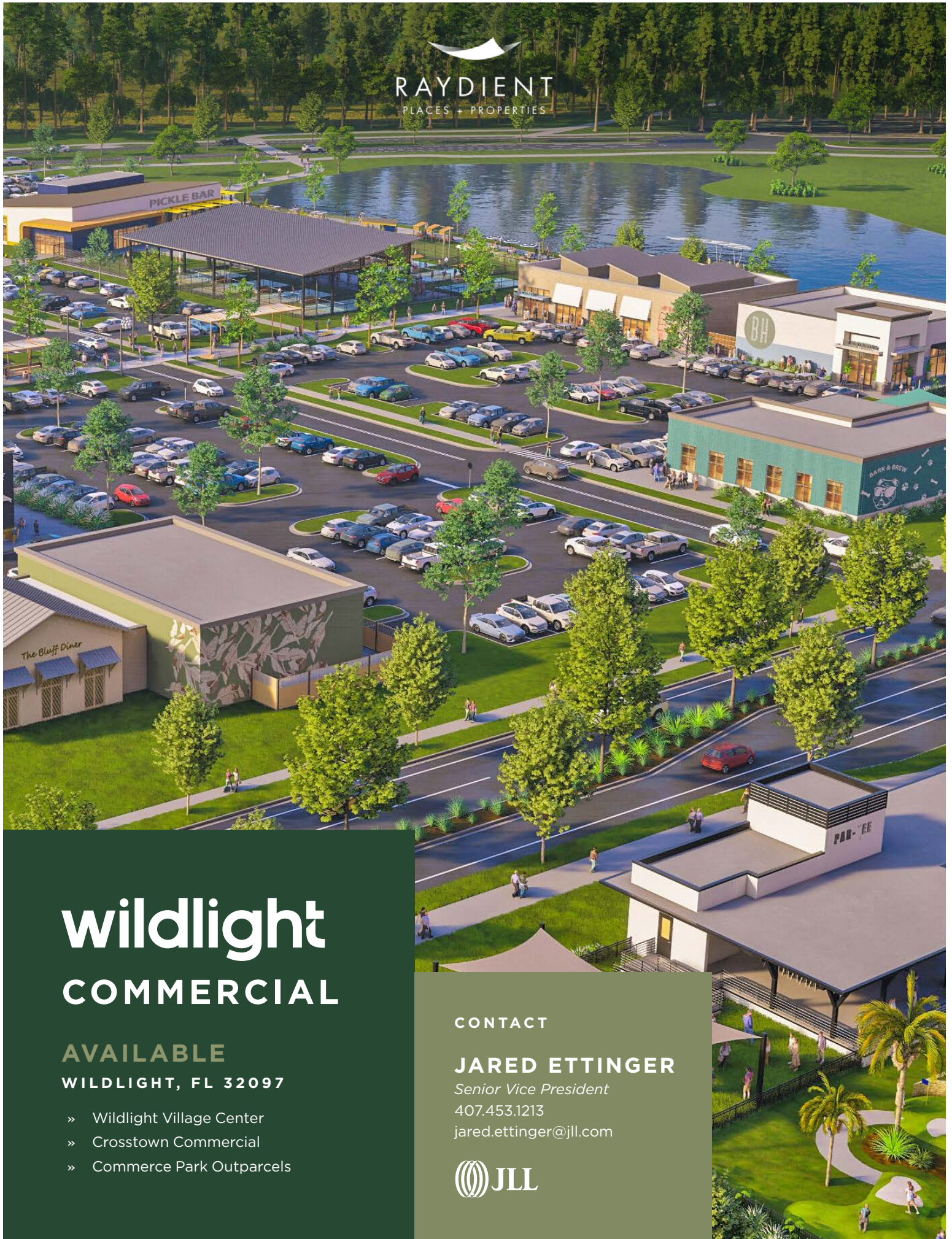




RAYDIENT
PLACES + PROPERTIES



wildlight COMMERCIAL

AVAILABLE

WILDLIGHT, FL 32097

- » Wildlight Village Center
- » Crosstown Commercial
- » Commerce Park Outparcels

CONTACT

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WELCOME TO wildlight

HIGHLIGHTS

- » 18,000-square-foot building - 2nd generation brewery space available for lease
- » Retail opportunities for sale ranging from 0.74 to 4.09 a.c. in Wildlight, one of Florida's most significant residential developments underway
- » Master-planned community by Raydient Places + Properties (Rayonier subsidiary), featuring leading homebuilders PulteGroup, Del Webb, David Weekley and many others
- » All retail sites are strategically situated along SR-200
- » Wildlight boasts a distinctively unique "Florida Lowcountry Living" aesthetic honoring the area's natural beauty and creating unique settings for retailers
- » Strategically nestled in Yulee, a mere 20 minutes from the city vibe of Jacksonville and the beaches of Amelia Island, offering unparalleled convenience and accessibility
- » Nassau County is an under-served market with strong rental rates and lease-up velocity, benefiting the retail sector with affluent residents
- » Key operations in and surrounding Wildlight include Publix, YMCA, UF Health, Florida Public Utilities and Rayonier HQ
- » Situated in the A-rated Nassau County School District, attracting residents seeking quality education and lifestyle
- » The community's first school, Wildlight Elementary, is in the top 5% in the state and serves approximately $\pm 1,025$ students
- » Currently, $\pm 2,649$ homes proximate to the retail sites are in a phase of development
- » Projected completion: 24,000 residential units ($\pm 57,600$ residents), 11M s.f. of commercial space, and abundant parks and miles of trails

A NEW KIND OF LOWCOUNTRY

Wildlight is the masterplan of Raydient Places + Properties, and combines the coastal charm of Amelia Island with Jacksonville’s natural Lowcountry surroundings. Which means that here, you’ll find front porches that connect people and winding trailways that connect everything else. And beyond an emphasis on neighborliness is a commitment to wellness embodied in the UF Health and YMCA just a short walk or bike ride from the homes (and retail center) here. Guided by a century of sustainable forestry as Rayonier, the vision for Wildlight honors the land, fostering a place where conservation and community thrive hand-in-hand. Renowned developers like Pulte Group, Del Webb, Riverside Homes and Dostie Homes have all joined the development to build exceptional homes that complement the location’s naturally distinct canvas.

WILDLIGHT AT BUILDOUT

11MM

Commercial square feet

24K

Residential units

50+

Miles of trails

1.1K

Acres of regional, community and neighborhood parks

9MI

Interstate 95 frontage

10.5K

Acres of preservation and conservation land

COMMITTED TO EXTRAORDINARY



WILDLIGHT



WHO’S ALREADY HERE

Many international, national and regional businesses have migrated into the area to serve the flourishing community of Wildlight. Paired with a favorable business climate, both a talented workforce and strong career opportunities continue to emerge.



HEADQUARTERS

- » Rayonier Headquarters
- » Florida Public Utilities Headquarters



DINING & RETAIL

- » Publix at The Crossings @ Wildlight
- » Wawa @ Wildlight
- » Añejo Cocina Mexicana
- » Cold Stone Creamery
- » Mocama Beer Company
- » Firehouse Subs
- » Hana Sushi
- » Tasty’s Fresh Burgers



HEALTH & WELLNESS

- » UF Health Medical Centers
- » First Coast YMCA
- » Family Dental



SERVICES

- » First Federal Bank
- » Kindercare
- » Royal Amelia Dance Academy
- » St. Clare Early Learning Center



UF HEALTH AND FIRST COAST YMCA



RAYONIER HEADQUARTERS



FLORIDA PUBLIC UTILITIES HEADQUARTERS



PUBLIX AT WILDLIGHT

WELL WITHIN REACH

Wildlight is situated in Yulee, Florida, a part of Nassau County. The beaches of Amelia Island are 20 minutes to the east, while the city vibe and culture of Jacksonville is 20 minutes to the south. Residents who want to venture a little further can get to St. Augustine in about an hour, and Savannah, Georgia in just under two. Air travel is easy, too, with the Jacksonville International Airport within a 15-minute drive.



LOCATION BREAKDOWN



Nassau County’s population is projected to increase by 36.5% between 2019 and 2030*, by far exceeding growth in Florida overall.



The city of Jacksonville is 20 minutes to the south of Wildlight, allowing residents a quick, easy commute to the city’s center.



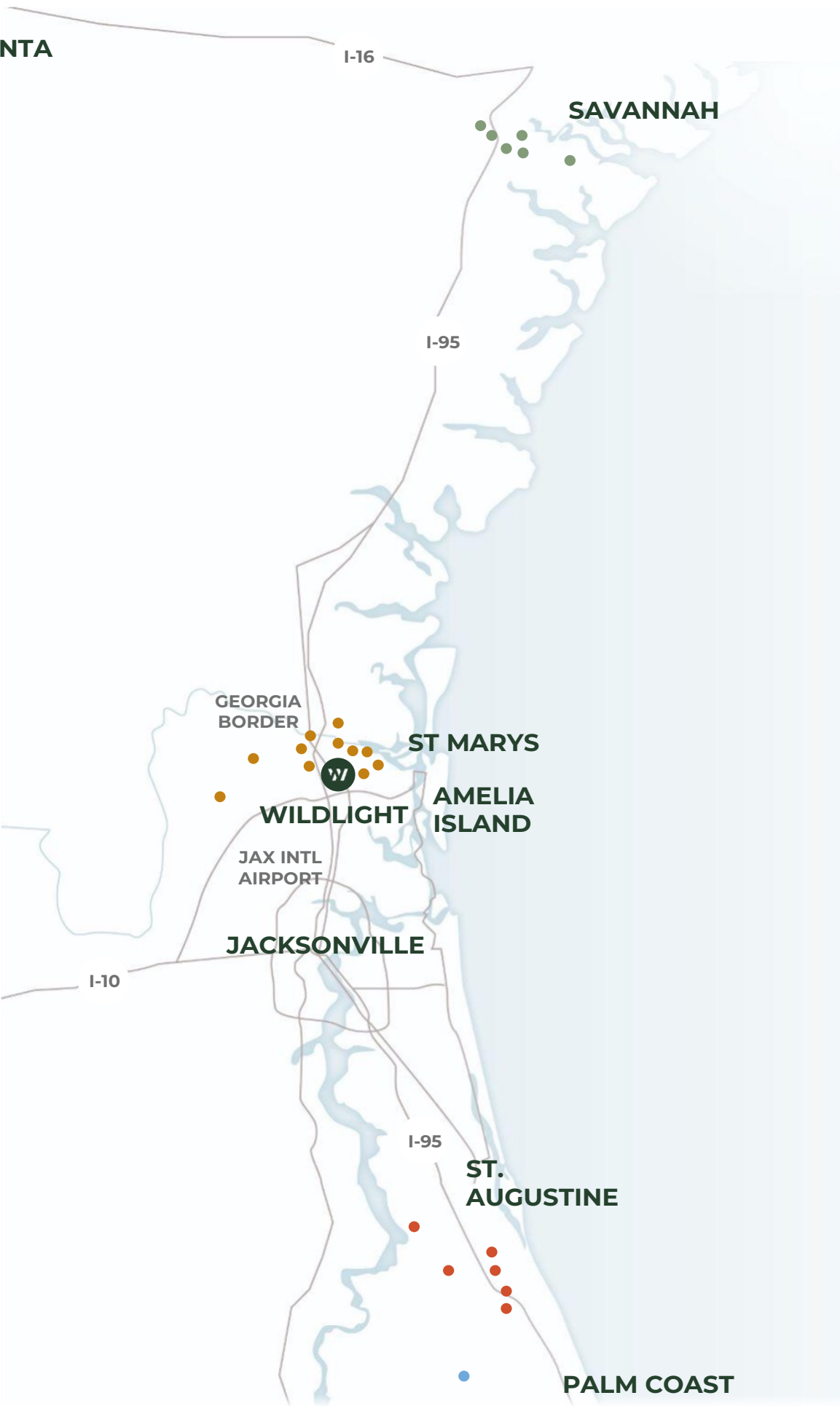
Amelia Island is 20 minutes to the east of Wildlight, and offers some of the best of Florida’s natural landscapes, including its beaches.

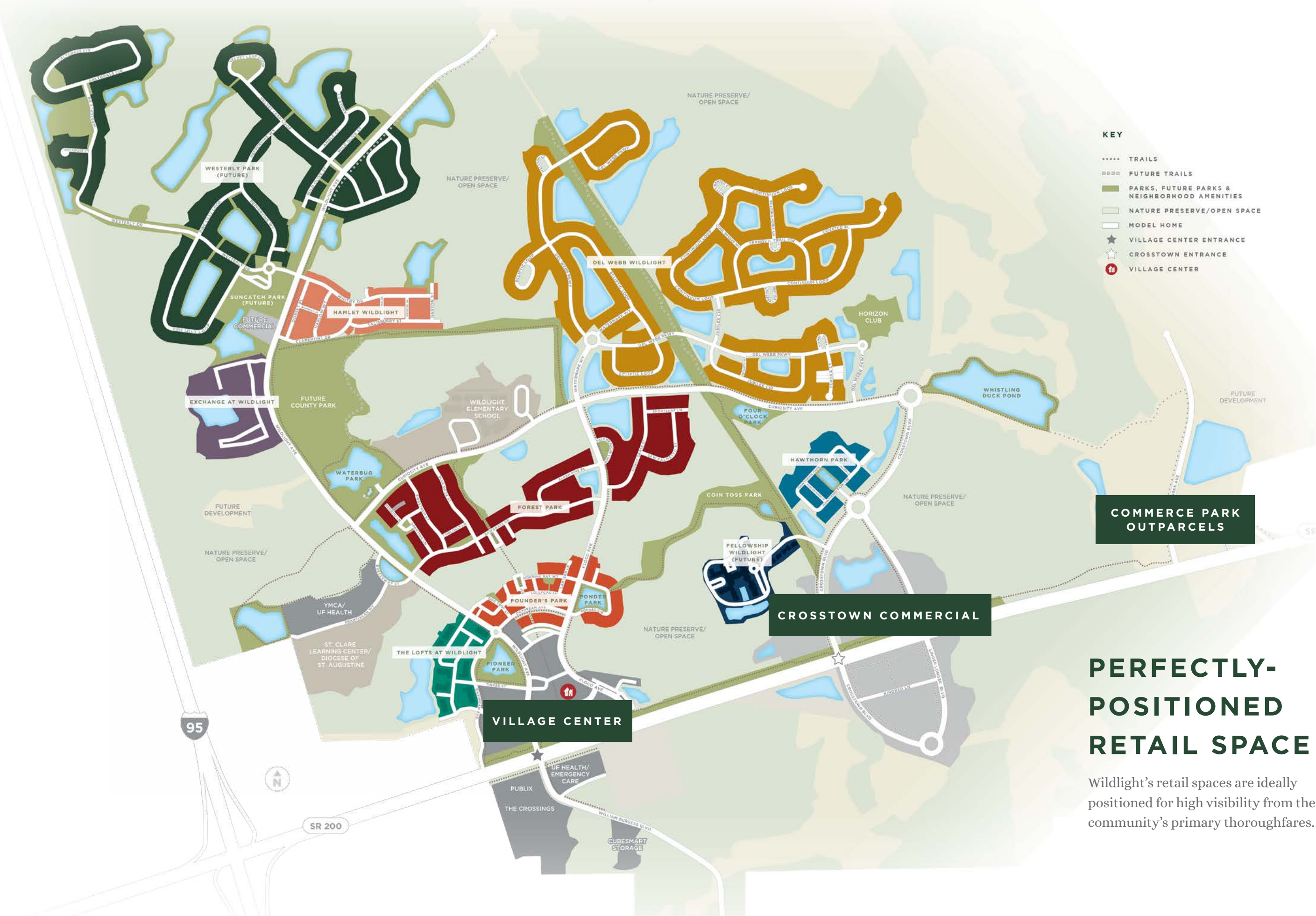


The Jacksonville International Airport (JAX) is 15 minutes to the south of Wildlight — an easy drive for air travelers.

**Source: US Census Bureau*

ATLANTA





- KEY
- TRAILS
 - FUTURE TRAILS
 - PARKS, FUTURE PARKS & NEIGHBORHOOD AMENITIES
 - NATURE PRESERVE/OPEN SPACE
 - MODEL HOME
 - ★ VILLAGE CENTER ENTRANCE
 - ☆ CROSSTOWN ENTRANCE
 - 🏠 VILLAGE CENTER

COMMERCE PARK OUTPARCELS

CROSSTOWN COMMERCIAL

VILLAGE CENTER

PERFECTLY-POSITIONED RETAIL SPACE

Wildlight's retail spaces are ideally positioned for high visibility from the community's primary thoroughfares.

CONNECTING COMMUNITIES



SURROUNDING TRADE AREA



A NEW PATH TO GROWTH



wildlight

COMMERCIAL

WILDLIGHT VILLAGE CENTER



WILDLIGHT



SITE PLAN

WILDLIGHT VILLAGE CENTER

SITE DIRECTORY

LOT ID	SIZE (±)
1A - For Sale	1.57 AC
1B - Former Mocomma Brewery (Lease)	1,400 SF

Available Sold At Lease/LOI



wildlight

COMMERCIAL

CROSSTOWN COMMERCIAL



WILDLIGHT



SITE PLAN

CROSSTOWN COMMERCIAL

SITE DIRECTORY

LOT ID	ACREAGE (±)
1 - For Sale	4.09
2 - For Sale	1.21
3 - For Sale	1.96
4 - For Sale	1.25
5 - For Sale	1.01
6 - For Sale	3.36
7 - For Sale	0.98
8 - For Sale	0.95
9 - For Sale	4.02
10 - National Drug Store	1.46
11 - For Sale	0.74
12 - LOI	0.95
13 - For Sale	1.46
14 - Church of Eleven22	10.28
15 - LOI	1.77

Available

Sold

At Lease/LOI



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COMMERCE PARK OUTPARCELS



WILDLIGHT



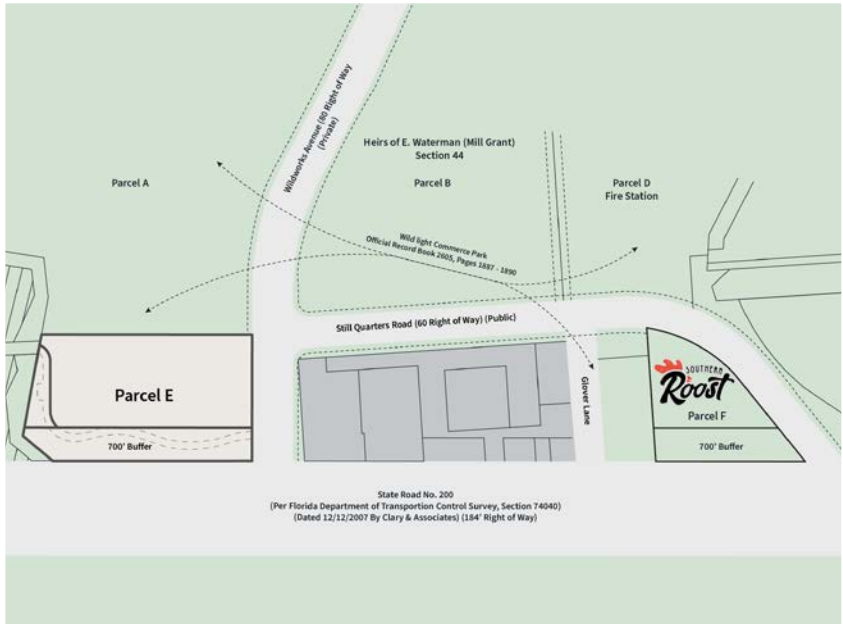
SITE PLAN

COMMERCE PARK OUTPARCELS

SITE DIRECTORY

LOT ID	ACREAGE (±)
Industrial - Sold	31.82
Industrial - Sold	5.08
Industrial - Sold	86.35
Fire Station	3.86
Under Contract	2.41
Retail F - Southern Roost	1.12

Available Sold At Lease/LOI



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wildlight COMMERCIAL



TO LEARN MORE ABOUT ALL RETAIL OPPORTUNITIES, PLEASE CONTACT:



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[JLL.COM/RETAIL](https://www.jll.com/retail)