

# Location, Location, Location!

*520 Acres Right in the Path of Explosive Growth...*



## *Nassau Ridge*

*Just North of Metropolitan Jacksonville, Florida*

520 Acres, \$10250 per acre

**This is a multiple page document... be sure to scroll through all pages.**



Nassau Ridge is located on Hwy 108, just east of Evergreen, Florida in Nassau County  
As you can see by the enclosed satellite image, this property is just at the very fringe of the Jacksonville metropolitan area.  
Possibilities include immediate development, buy and hold, or land bank.

Tax Parcel ID's 083n26000000030000, 173n26000000010000, 08-3N-26-0000-0001-0090

florida

520 Acres

17.5 miles to Jacksonville International  
23 miles to the center of downtown Jacksonville

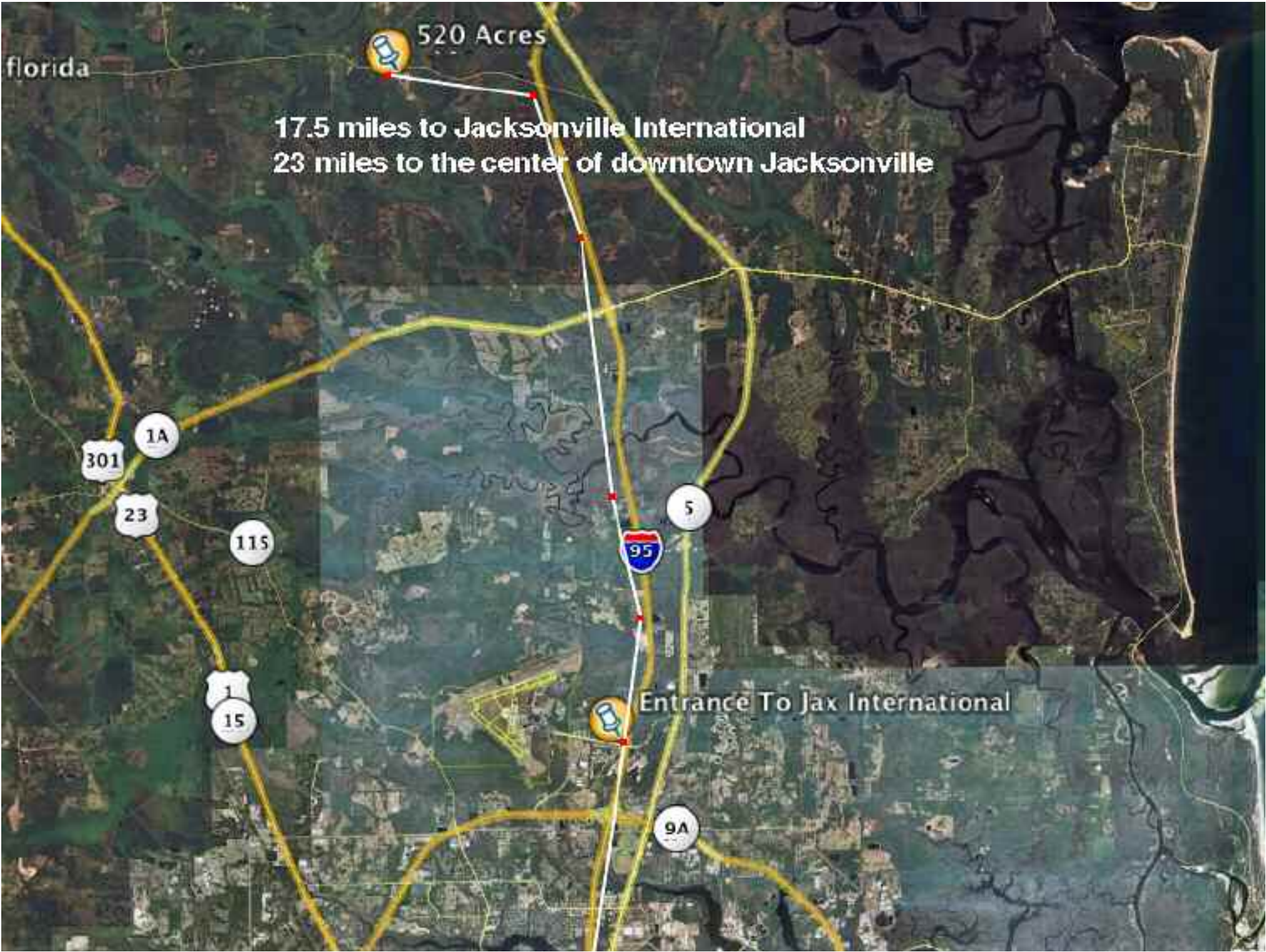
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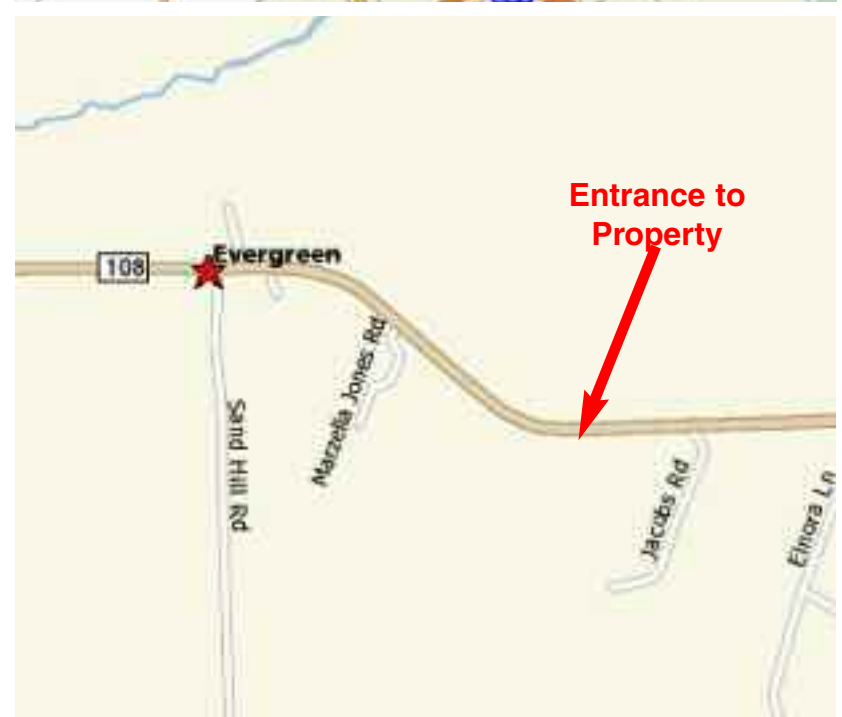
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Entrance To Jax International

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# How Can The Best Property Guy Help YOU?

Simple. The Best Property Guy maintains an extensive inventory of vacant land, primarily in the southeastern United States ... from one-half acre homesites to one million acre timber tracts ... and everything in between. We also offer land in Texas, Mexico, Central and South America.

So whether you are searching for property for your dream home or you are a major developer locating property for your next development — or you represent a land investment firm looking for an appropriate land bank — we probably have the land that fits your needs.

Our inventory is so extensive that we do not have all of our land advertised that we have for sale. If you are in the market for vacant land, please call us and see how The Best Property Guy can help YOU!



## **Lyle Benjamin, CBR**

Licensed Real Estate Agent  
**Charles Rutenberg Realty**  
255 Exec. Drive, Ste. 104  
Plainview, NY 11803

**Cell (917) 683-2625 Anytime**

Tel. (212) 594-0636 • Fax (718) 897-4935

**Email: [BestPropertyGuy@aol.com](mailto:BestPropertyGuy@aol.com)  
[www.TheBestPropertyGuy.com](http://www.TheBestPropertyGuy.com)**

# Got Land For Sale?

Call us! The Best Property Guy is constantly searching for land to purchase that fits our business model. Your land must be beautiful land, and it must be priced right ... If so, we are prepared to offer you a quick closing, so that we can offer the land to our extensive list of buyers at wholesale prices.

## **We Buy and Sell Beautiful Land at Wholesale Prices!**

For more information or an  
Appointment to inspect the land that's  
Just right for YOU, please call

**Lyle Benjamin, CBR**  
Land Consultant  
Cell (917) 683-2625

You may call me at any reasonable hour  
Weekends and holidays included

To see more beautiful land at wholesale prices, go to  
**[www.TheBestPropertyGuy.com](http://www.TheBestPropertyGuy.com)**



Charles Rutenberg Realty

