

Fort White
Middle & High School

Fort White Town Center



10 ± Acres

10 ± Acre Commercial Development Retail Site in Fort White

8255 SW U.S. 27, Fort White, Florida 32038

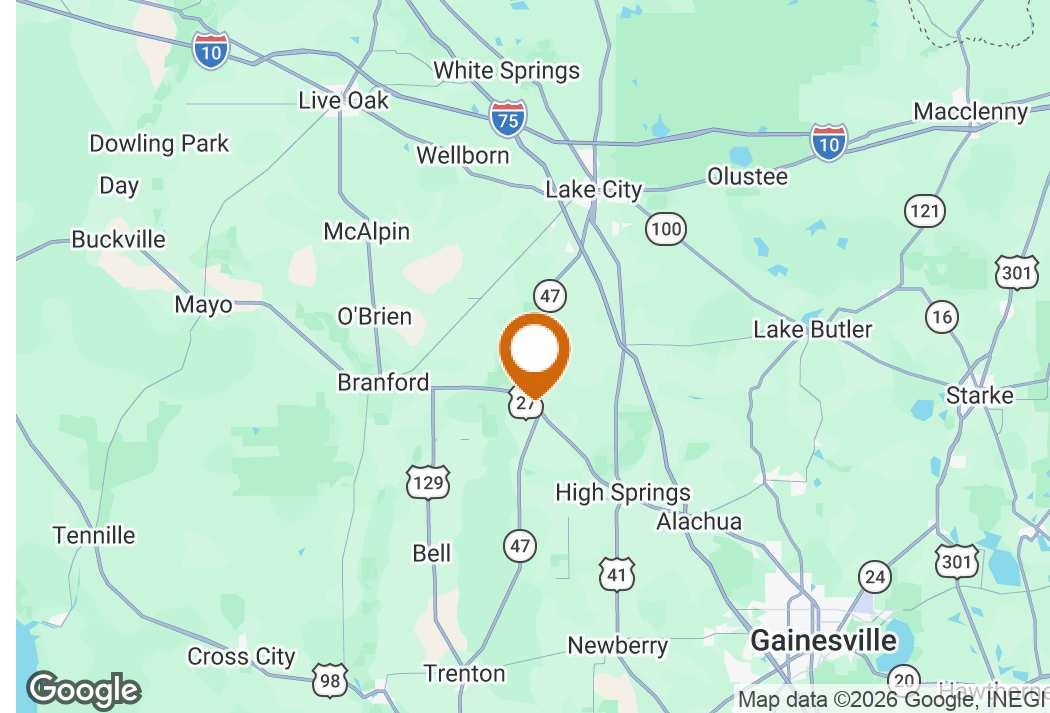
PROPOSED
DOLLAR GENERAL

6,100 ±
Cars/Day



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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$700,000
Lot Size:	10 Acres
Price / Acre:	\$70,000
Zoning:	Commercial
Market:	North Central Florida
Submarket:	Fort White & Lake City
Traffic Count:	6,100 ± Vehicles/Day
Road Frontage:	454.84 ± FT (U.S. Hwy 27)
PIN:	00-00-00-14305-000
City:	Fort White
County:	Columbia
State:	Florida
Property Type:	Development Land

Location Overview

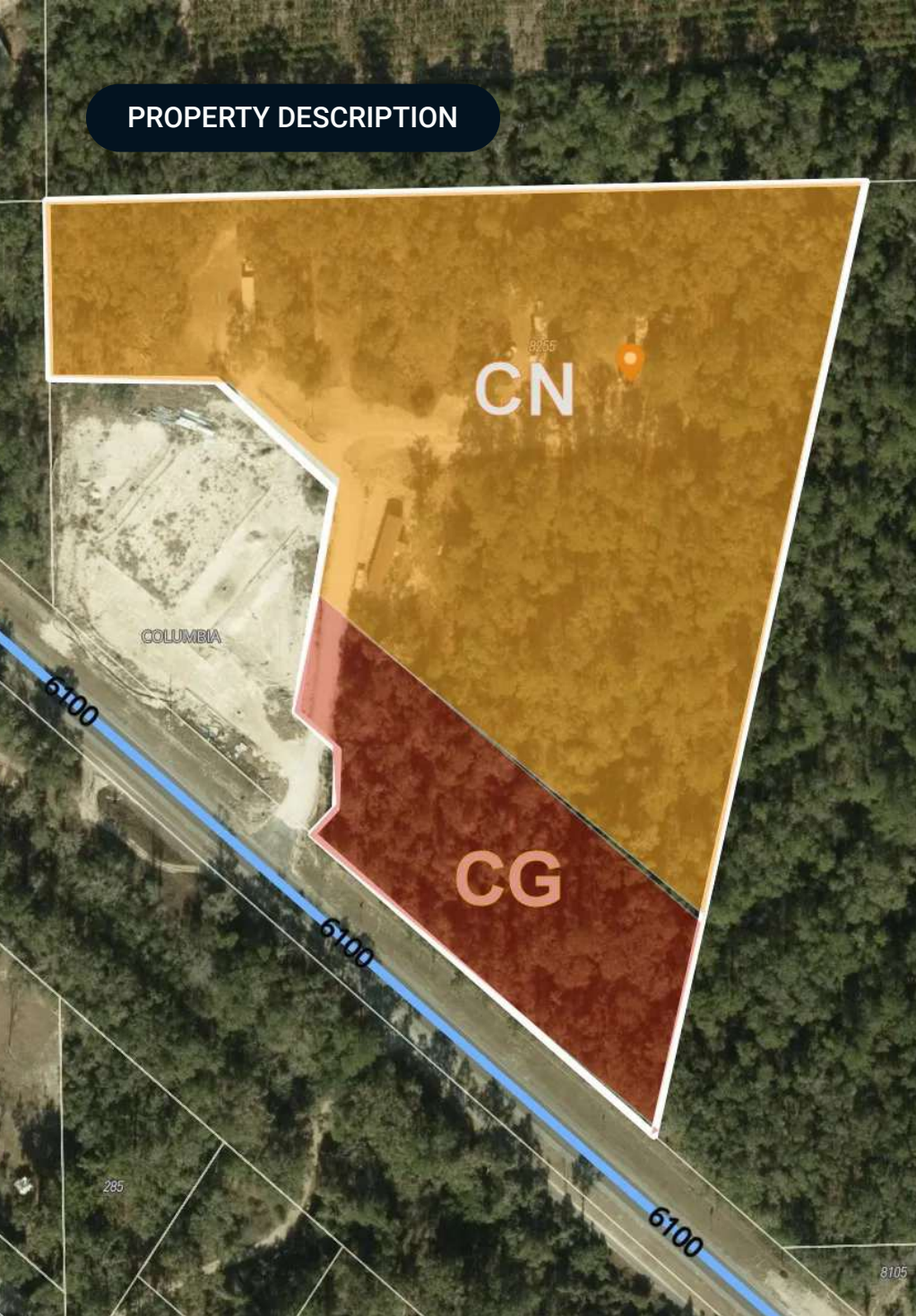
10 ± acre tract fronting US Highway 27 in Fort White, Columbia County, within the North Central Florida corridor linking Lake City to High Springs and Gainesville. US 27 is the principal arterial serving Fort White and carries 6,100 vehicles per day, according to Florida Department of Transportation annual average daily traffic data. Fort White sits at the convergence of Columbia, Alachua, and Gilchrist counties.

Drive distances: Lake City is 22 ± miles north; Interstate 75 is 15 to 17 miles away, depending on the exit; High Springs is 10.5 miles south; and Gainesville and the University of Florida are 34 ± miles southeast. Columbia County grew from 69,698 residents at the 2020 Census to an estimated 73,977 as of July 2024, an increase of 6.1 percent. Tourism traffic from Ichetucknee Springs significantly inflates this count from May through September.

Tourism Driver

Ichetucknee Springs State Park (2,669 acres) is 4 miles northwest on US 27, the same highway as the subject property. Peak summer weekends draw 3,000+ daily visitors, with holidays exceeding 10,000. This seasonal traffic drives demand for fuel, food, lodging, and outfitter services along the corridor.

PROPERTY DESCRIPTION



Property Description

10 ± acre split-zoned commercial tract carrying 454.84 feet of US 27 frontage, all of it within the Commercial, General (CG) district and located within the City limits of Fort White. The 2.63 ± acre CG frontage permits retail, restaurant, office, medical and dental, banking, lodging, and vehicular service, giving a buyer a highway pad without a rezone.

The remaining 7.37 ± acres sit behind the pad in the Commercial Neighborhood (CN) district. CN permits by right single-family dwelling units, retail outlets for the sale of food, hardware, and drugs, barber or beauty shops, laundry or dry cleaning pickup stations, public parks and recreational facilities, and public and private elementary, middle, and high schools. Day care centers, financial institutions, commercial greenhouses and plant nurseries, places of worship and assembly, home occupations, and public buildings and facilities are available by special use permit. Rezoning the CN portion to CG may be pursued through the applicable land development code process.

A proposed Dollar General has received approval for construction on the adjoining parcel to the northwest, the cleared and graded site visible between the subject tract and the highway. National discount retail commitment on the abutting frontage establishes commercial demand on this segment of the corridor and generates daily cross-shopping traffic directly adjacent to the CG pad.

US Highway 27 carries 6,100 vehicles per day at the site, per FDOT annual average daily traffic. The tract is unimproved and wooded apart from a cleared interior area within the CN acreage. Ichetucknee Springs State Park lies 6 miles from the site and is the dominant regional visitor draw. The park recorded 224,598 visitors in fiscal year 2022-2023, generating \$27,788,125 in direct economic impact and supporting 389 jobs, per the Florida Department of Environmental Protection. Three additional state park units within a short drive recorded a combined 192,378 visits in the same period. Florida State Parks advises that Ichetucknee reaches capacity on weekends and holidays and temporarily closes to arriving visitors.

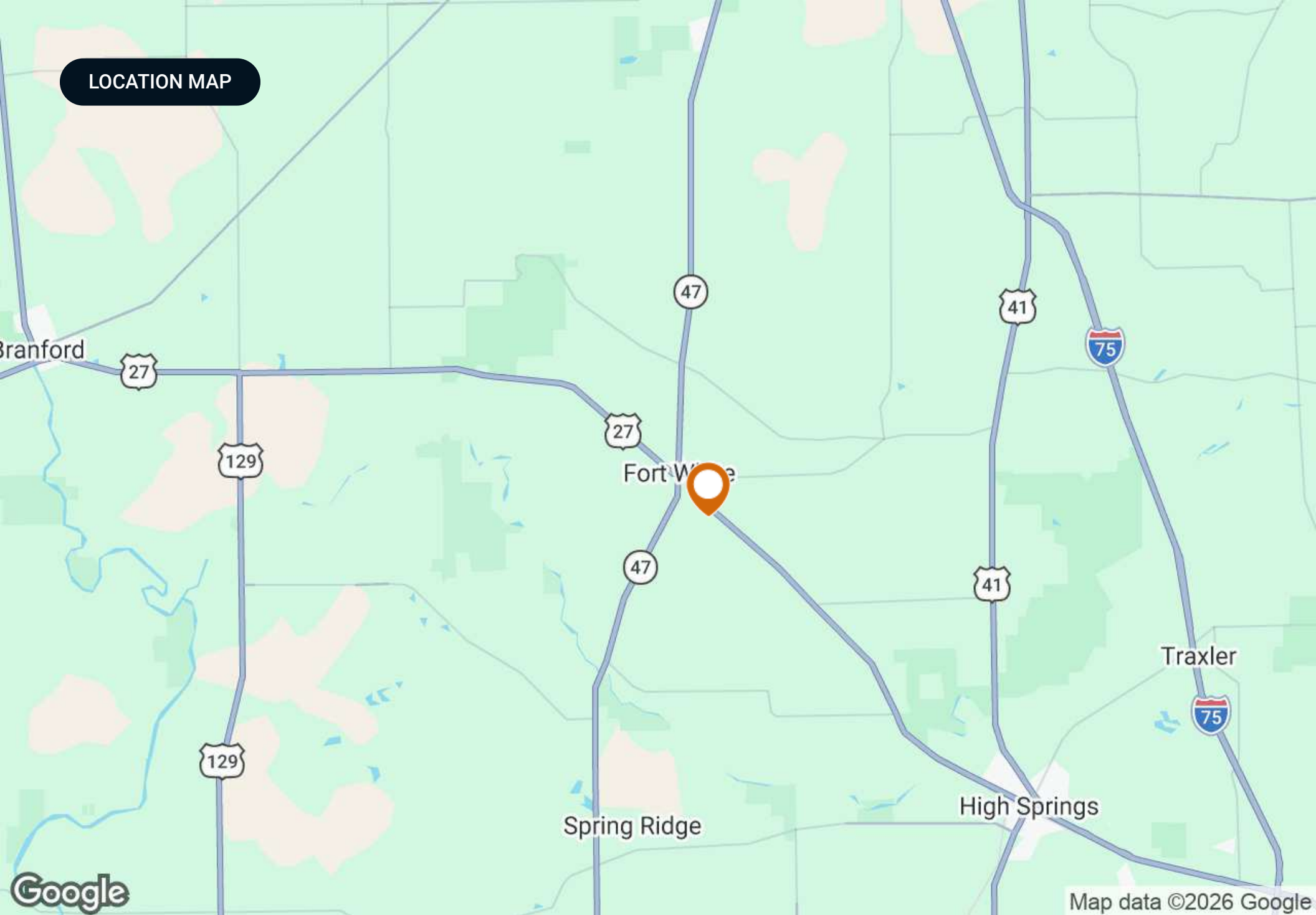
Utilities, Power, & Water Description

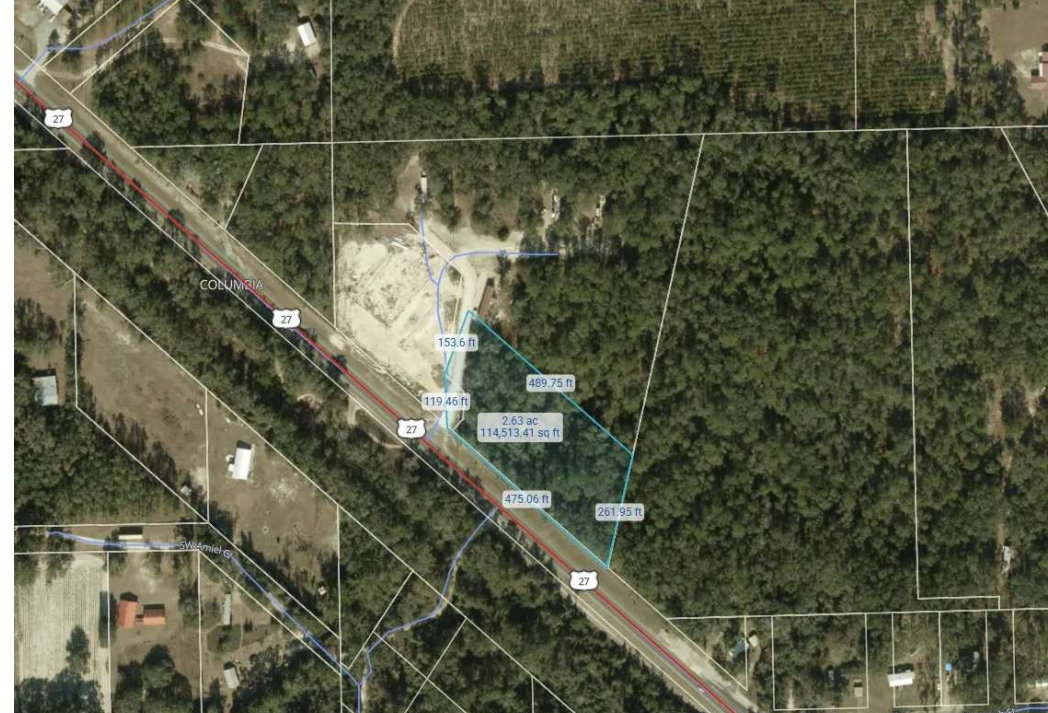
Utilities: Water/North Florida Water Utility

Power: Electric/Duke Energy

Water: Wastewater/Onsite Septic

LOCATION MAP





AERIAL PHOTOS

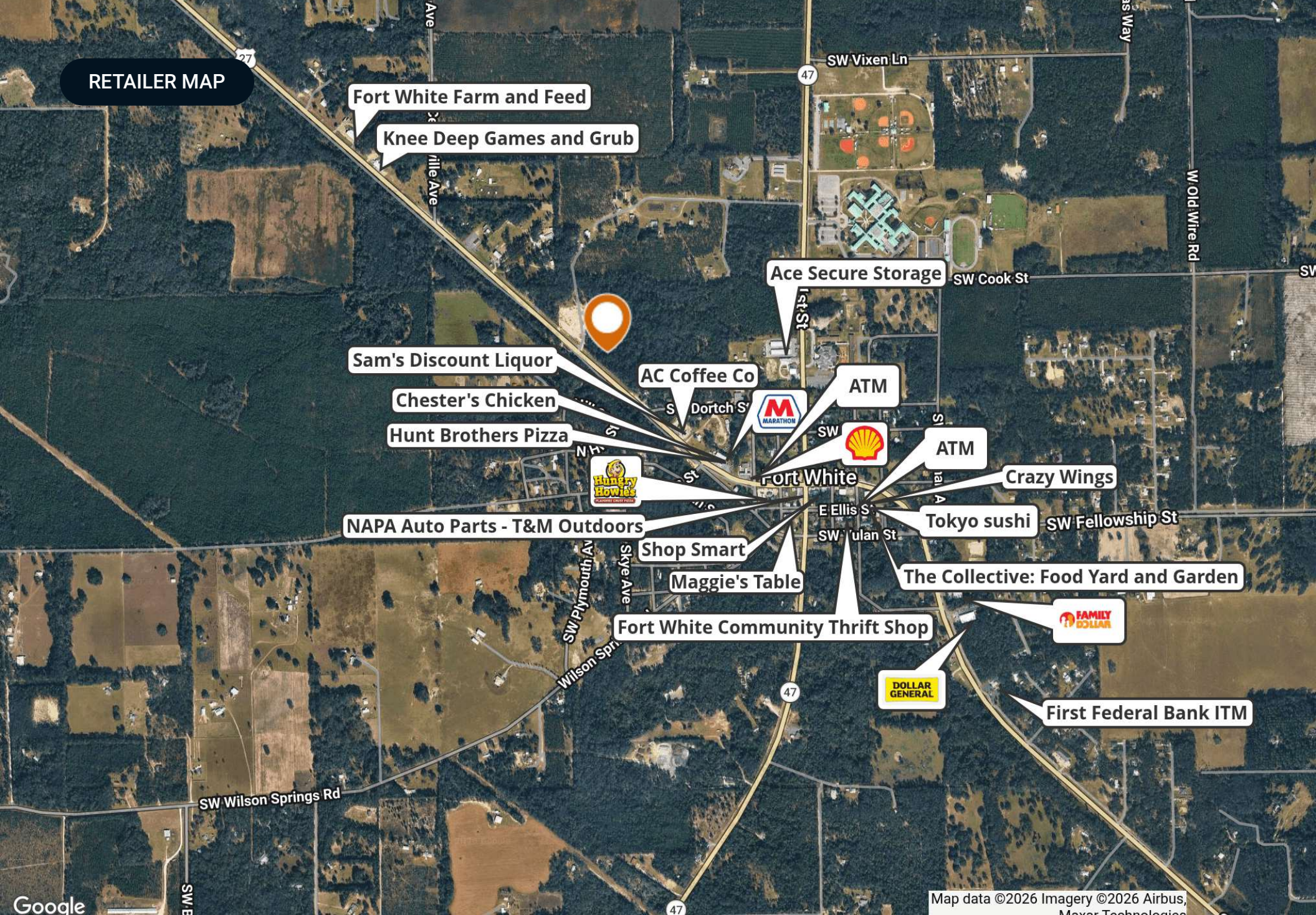
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RETAILER MAP



DEMOGRAPHICS MAP & REPORT

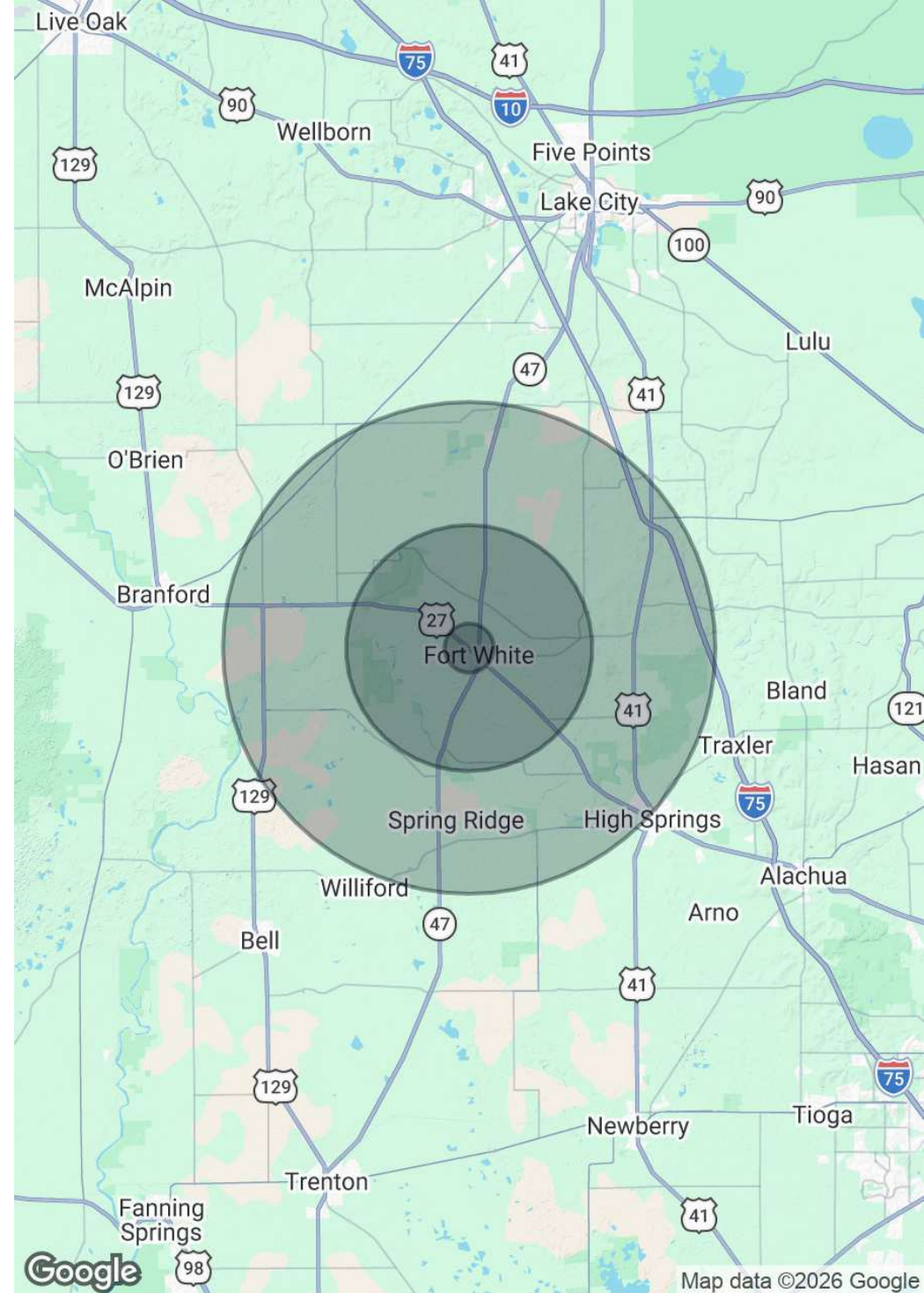
Population

	1 Mile	5 Miles	10 Miles
Total Population	362	7,473	22,595
Average Age	50.5	49	47.3
Average Age (Male)	52.2	49.3	45.2
Average Age (Female)	48.6	48.5	47.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	138	2,896	8,977
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$72,319	\$73,247	\$78,518
Average House Value	\$168,326	\$182,917	\$198,976

2023 American Community Survey (ACS)

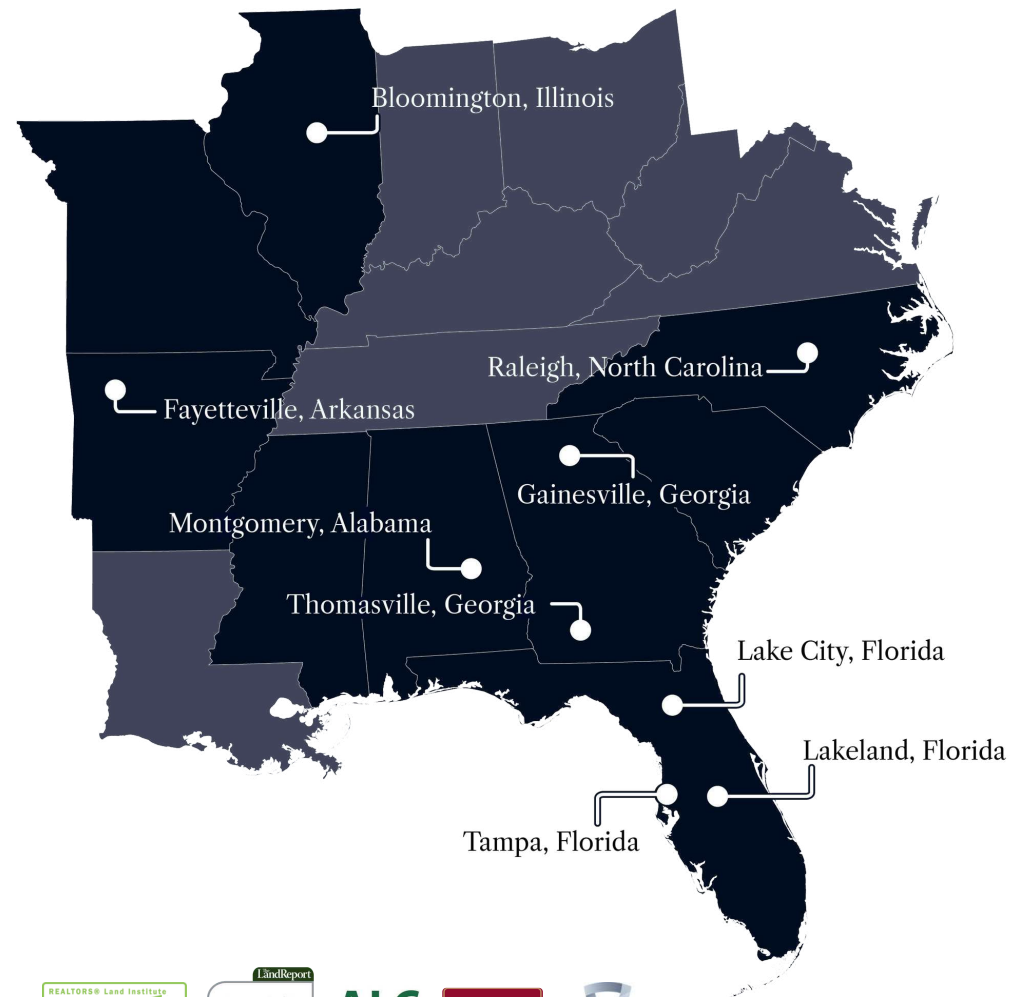




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