

SALE

12 +/- Acres

OLM GAINES BOULEVARD

Starke, FL 32091

PRESENTED BY:

GUY R. RIZZO
O: 386.383.0848
guy.rizzo@svn.com
F1 #SI 3622940

ELIZABETH RIZZO
O: 386.453.0525
elizabeth.rizzo@svn.com
EI #SI 3622926



ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY



SALE PRICE

\$2,400,000

OFFERING SUMMARY

LOT SIZE:	12 +/- Acres
PRICE / ACRE:	\$200,000
ZONING:	I-2
APN:	04444000100 & 04445000100

PROPERTY OVERVIEW

This prime industrial parcel is situated within the City of Starke in Bradford County's I-2 zoning district, allowing for a wide range of heavy industrial uses including manufacturing, warehousing, logistics, and equipment storage. Strategically located with direct adjacency to the CSX rail line, the I-2 zoning designation supports intensive industrial development, permitting generous building height, outdoor storage, and heavy equipment use, while ensuring compatibility with surrounding properties through required buffering and environmental performance standards. With ample yard space and access to critical utility infrastructure, this site is well-suited for businesses seeking to expand or establish operations in a pro-growth North Florida market with regional workforce availability and proximity to major transportation corridors.

PROPERTY HIGHLIGHTS

- Zoned I-2 (Heavy Industrial): Permits a wide range of uses including manufacturing, fabrication, warehousing, and distribution.
- Ideal for Heavy Operations: Supports outdoor storage, heavy equipment, and trucking
- Excellent Access: Located near U.S. Highway 301 with direct routes to I-10 and I-75 for statewide logistics.
- Pro-Business Environment: Bradford County and the City of Starke offer a supportive permitting process for industrial development

GUY R. RIZZO ELIZABETH RIZZO

O: 386.383.0848

guy.rizzo@svn.com

FL #SL3622940

O: 386.453.0525

elizabeth.rizzo@svn.com

FL #SL3622926

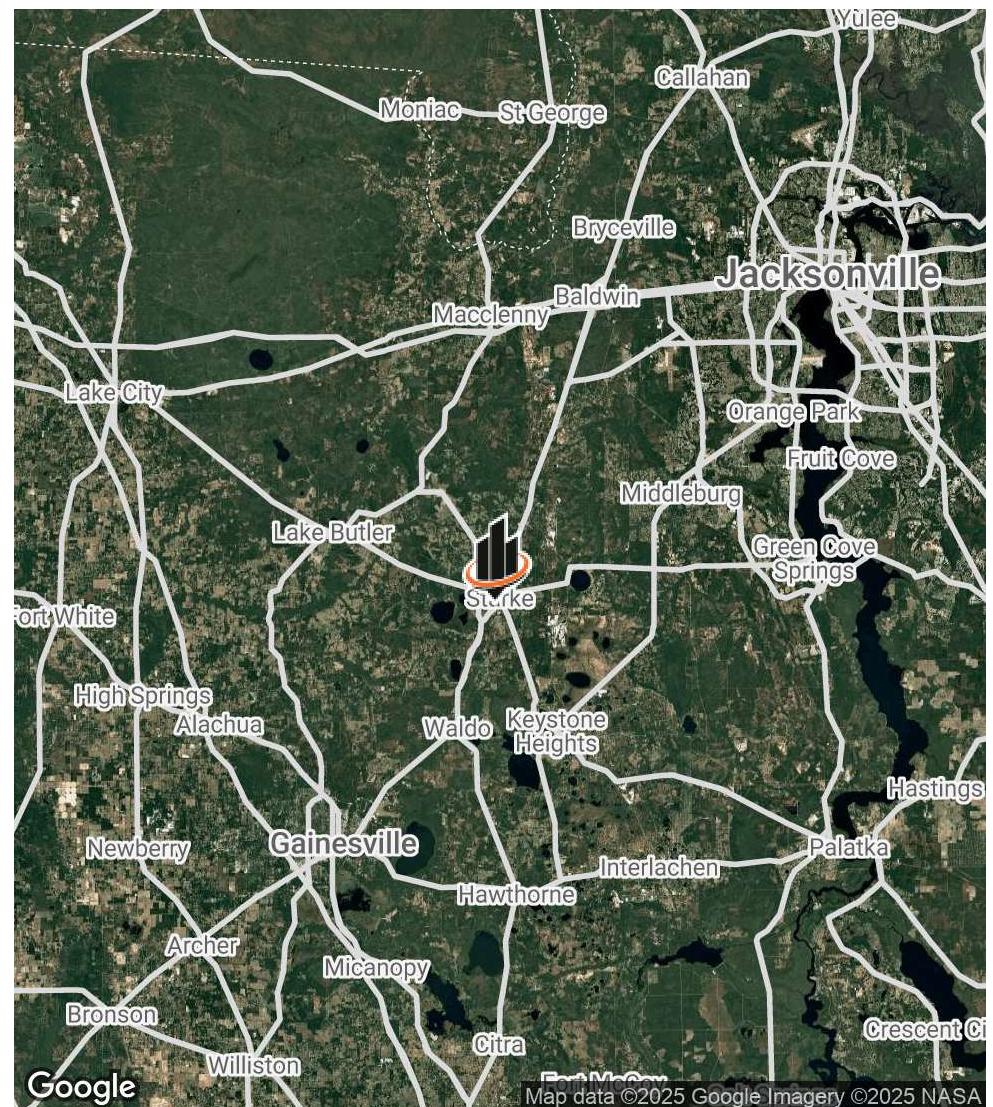
LOCATION

LOCATION DESCRIPTION

Strategically positioned near major transportation corridors, with US 301 running through the city center—providing direct connections north to I-10/Jacksonville and southwest toward Gainesville—and additional links to State Road 230 (Call Street) and SR 100, enhancing regional haulage and interstate accessibility. With its industrial parks and general-heavy zoning areas, Starke presents an ideal environment for companies seeking land for heavy fabrication, processing, or distribution. The synergy created by proximity to other industrial, transportation, and utility operations fosters a collaborative ecosystem designed for efficient build-outs and scalable operations. Whether for expansion or new builds, I-2 zoned properties in Starke offer the space, infrastructure, and strategic connectivity essential for heavy industrial ventures' long-term growth.

LOCATION INFORMATION

STREET ADDRESS	0 LM Gaines Blvd.
CITY	Starke
STATE	Florida
ZIP	32091
COUNTY	Bradford



GUY R. RIZZO ELIZABETH RIZZO

O: 386.383.0848

guy.rizzo@svn.com

FL #SL3622940

O: 386.453.0525

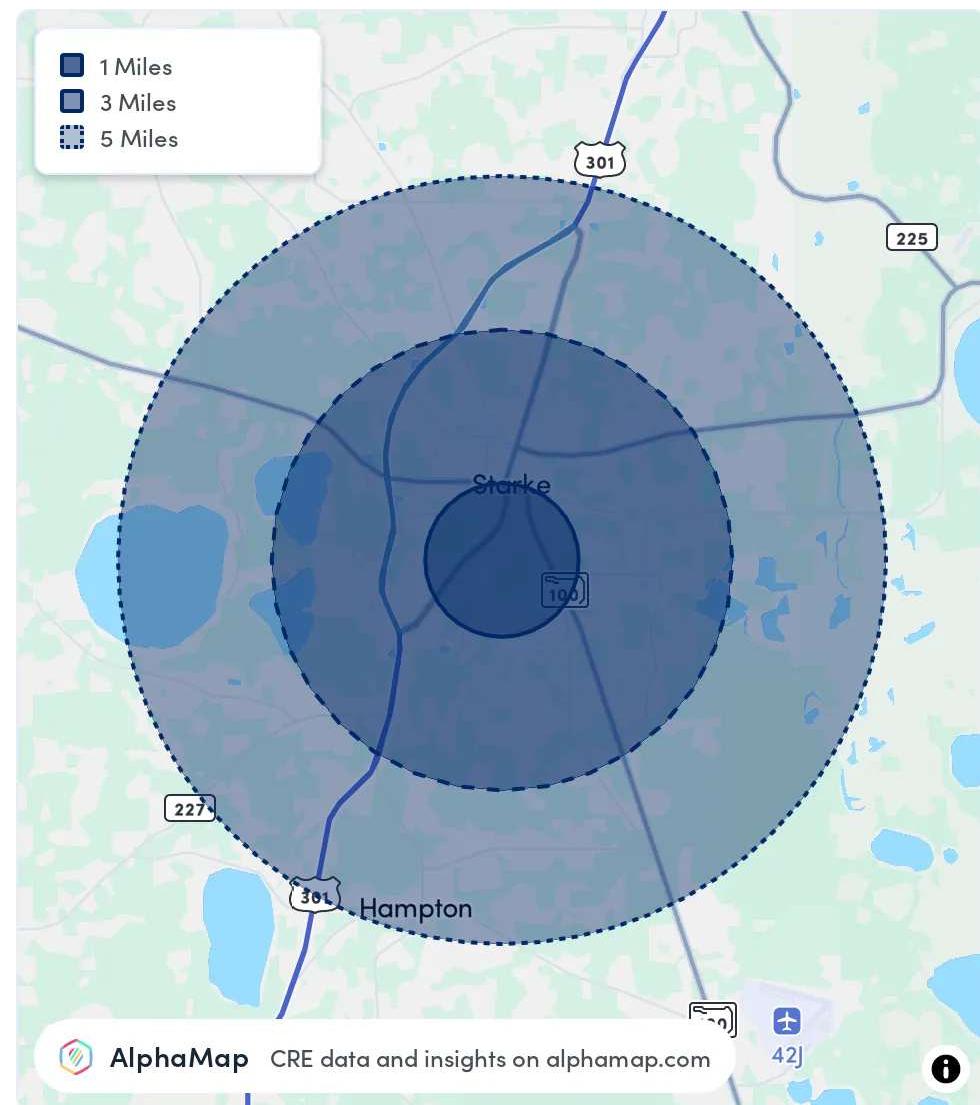
elizabeth.rizzo@svn.com

FL #SL3622926

AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,786	8,442	12,248
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	43	43	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	671	3,210	4,667
PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$62,700	\$68,461	\$69,224
AVERAGE HOUSE VALUE	\$142,682	\$170,032	\$179,995
PER CAPITA INCOME	\$23,222	\$26,331	\$26,624

Map and demographics data derived from AlphaMap



GUY R. RIZZO **ELIZABETH RIZZO**
 O: 386.383.0848 O: 386.453.0525
 guy.rizzo@svn.com elizabeth.rizzo@svn.com
 FL #SL3622940 FL #SL3622926