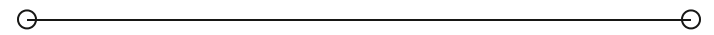


**SALE**

**12 +/- Acres**

**0 LM GAINES BOULEVARD**

Starke, FL 32091



**PRESENTED BY:**

**GUY R. RIZZO**

O: 386.383.0848

[guy.rizzo@svn.com](mailto:guy.rizzo@svn.com)

FL #SL3622940

**ELIZABETH RIZZO**

O: 386.453.0525

[elizabeth.rizzo@svn.com](mailto:elizabeth.rizzo@svn.com)

FL #SL3622926





EXECUTIVE SUMMARY



SALE PRICE	\$2,400,000
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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

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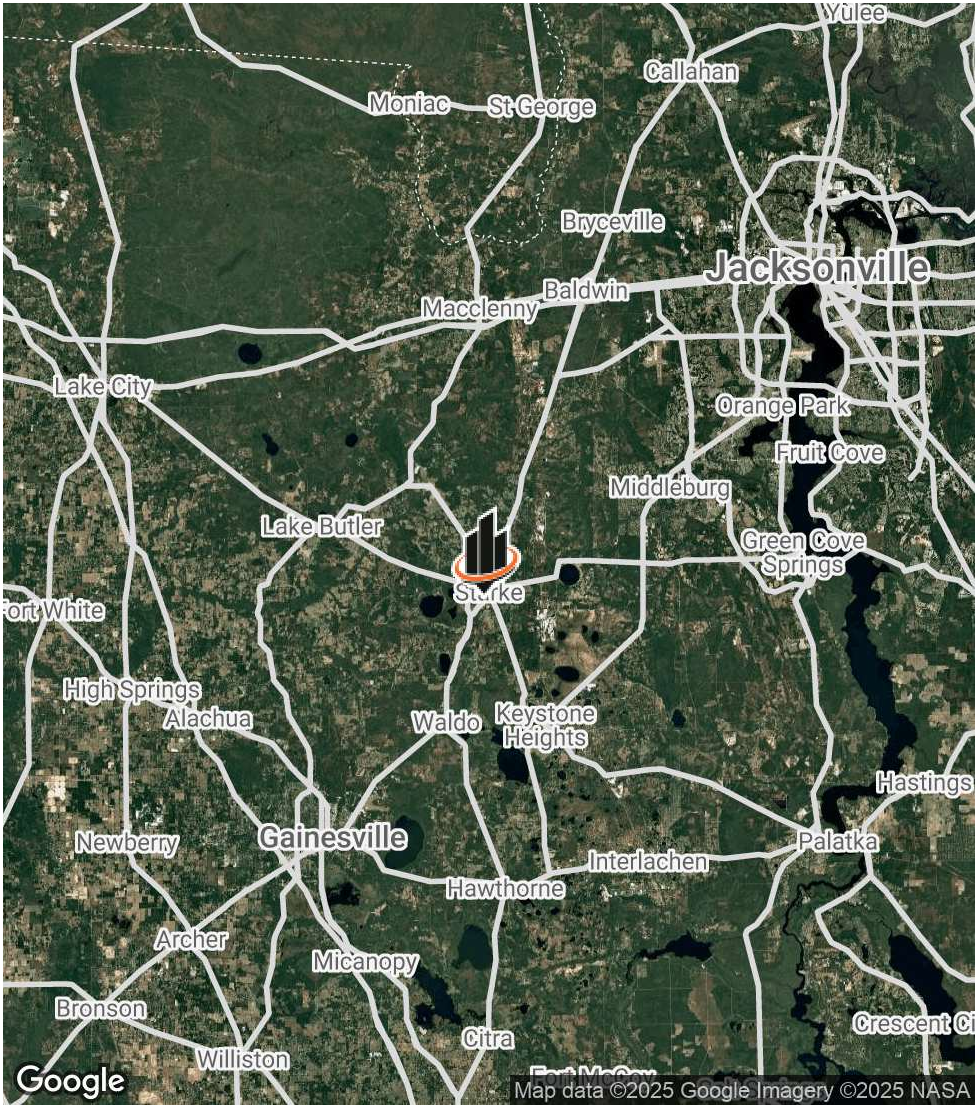
# LOCATION

## LOCATION DESCRIPTION

Strategically positioned near major transportation corridors, with US301 running through the city center—providing direct connections north to I-10/Jacksonville and southwest toward Gainesville—and additional links to State Road230 (Call Street) and SR100, 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	O LM Gaines Blvd.
CITY	Starke
STATE	Florida
ZIP	32091
COUNTY	Bradford



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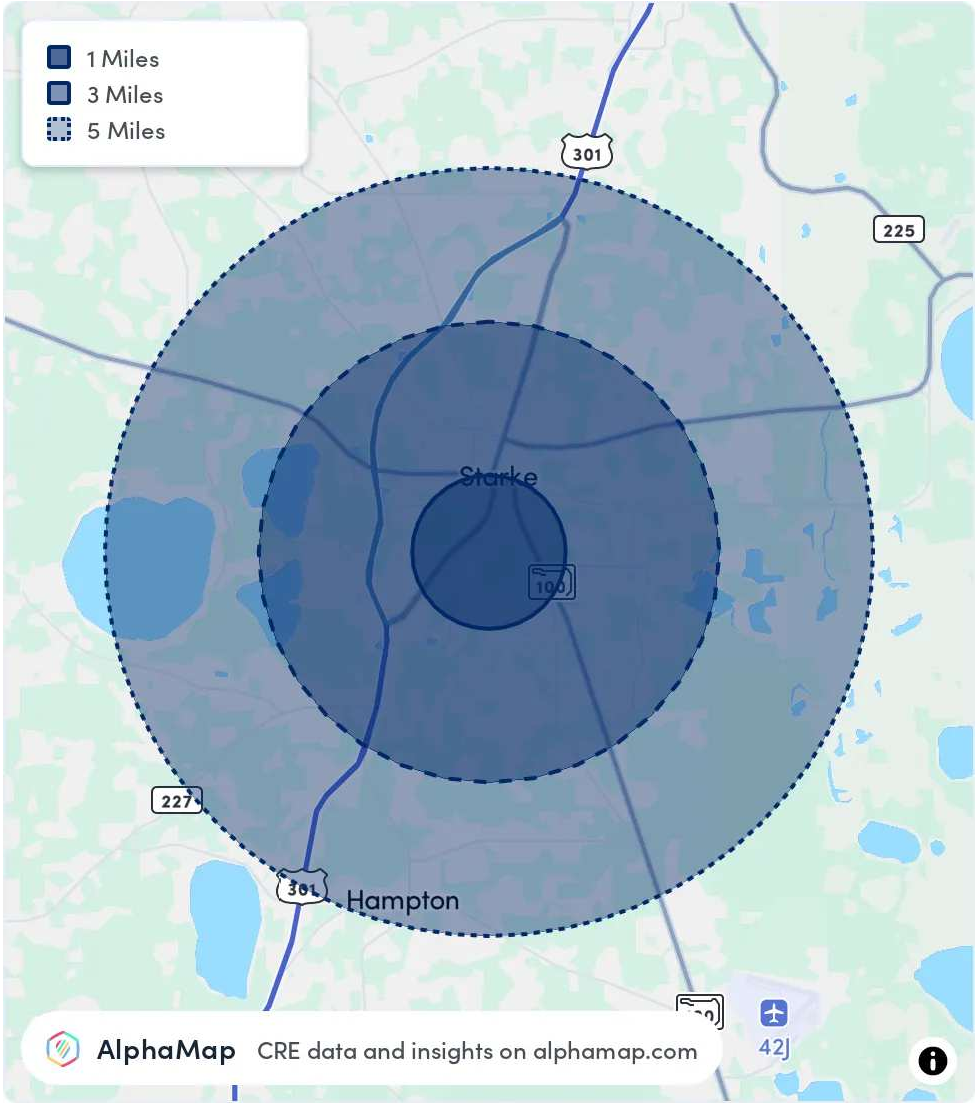


AREA ANALYTICS

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



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