

9.15 ACRE DEVELOPMENT SITE

Hwy 301 & CR 227 Starke, FL 32901



FOR SALE

FOR MORE INFORMATION:

Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

9.15 ACRE DEVELOPMENT SITE

EXECUTIVE SUMMARY

Hwy 301 & CR 227 Starke, FL 32901



OFFERING SUMMARY

Sale Price: \$1,250,000

District: Commercial

Lot Size: 9.15 Acres

Price / Acre: \$136,612

PROPERTY OVERVIEW

9.15-acre development site situated south of the newly built HWY 301 Bypass. Adjacent to a recently sold 7.23-acre RaceTrac truck stop, the site offers access to HWY 301 and County Road 227, complemented by established cross easements.

PROPERTY HIGHLIGHTS

- Commercial Zoning
- Just reduced
- Tax Parcel #: 04761-0-00000
- Ingress/egress from 301 is being constructed and funded by RacTrac
- AADT 29,249

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REGIONAL MAP

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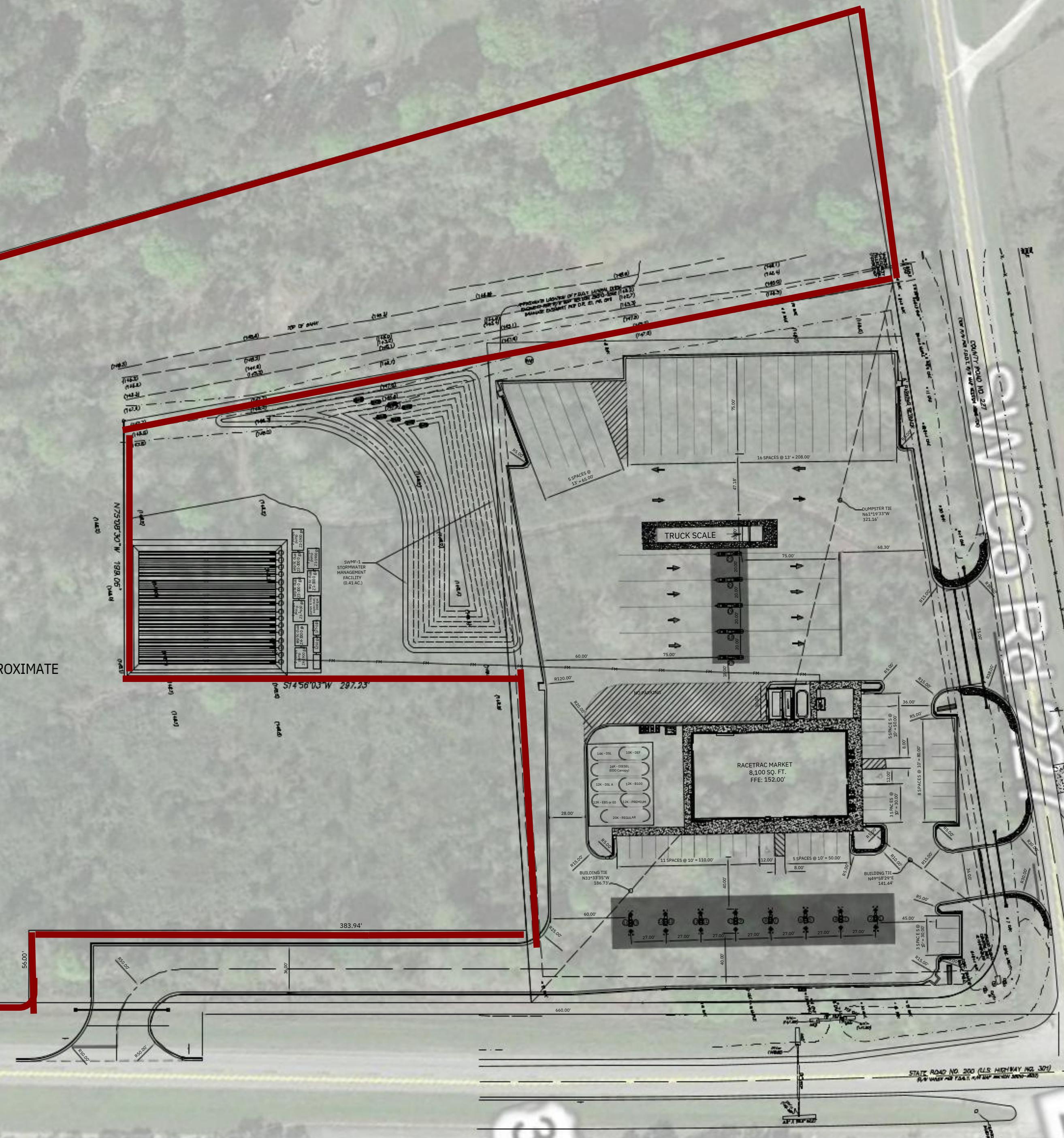
Know what's below.
Call before you dig.

SW-57-Ave

Subject Property

SUBJECT PROPERTY
719614 SQ. FT. ±

1.005 ACRES ±
NOTE: PROPERTY BOUNDARIES ARE APPROXIMATE



0 30 60 120

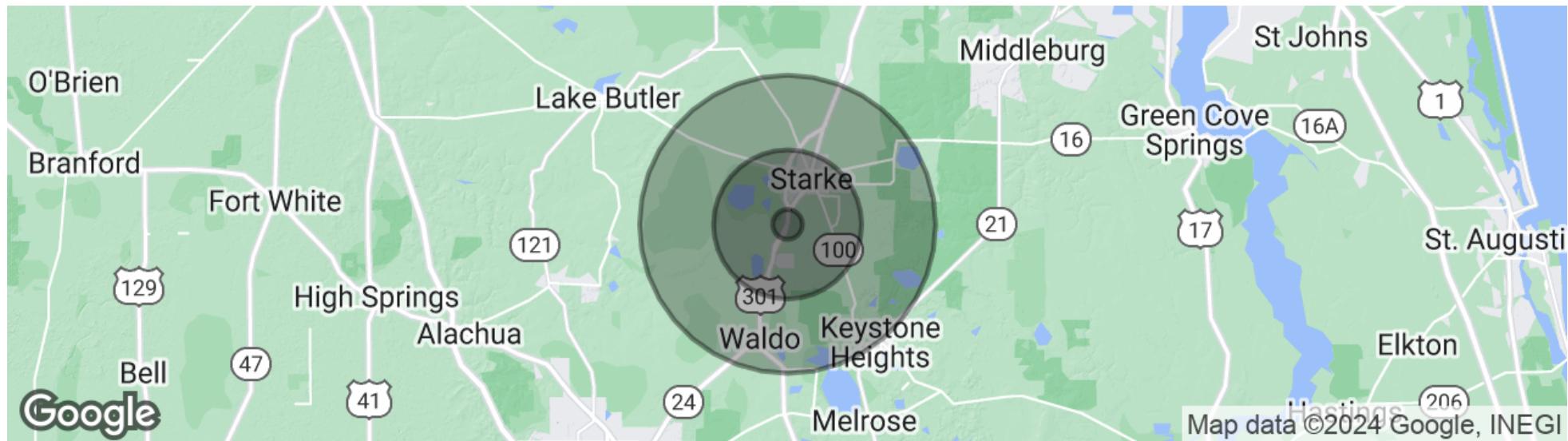
| PROJECT NAME / INTERSECTION | SITE PLAN |
|---|--|
| | THESE PLANS ARE SUBJECT TO FEDERAL USE OF SAME RACETRAC PETROLEUM, INC. EXPRESSED WRITTEN WITHOUT THE 2006 GALLERIA PARKWAY, SUITE 900 ATLANTA, GA 30339 RACETRAC PETROLEUM, (770) 431-7600 INC. IS PROHIBITED. |
| | COPYRIGHT LAW: ANY USE OF SAME RACETRAC PETROLEUM, INC. EXPRESSED WRITTEN WITHOUT THE 2006 GALLERIA PARKWAY, SUITE 900 ATLANTA, GA 30339 RACETRAC PETROLEUM, (770) 431-7600 INC. IS PROHIBITED. |
| DRAWN-BY AWONG DATE 4/15/2021 SCALE 1" = 60' DRAWING NAME: Starkie TC Parcel Overlay.dwg | |
| SHEET NO. VERSION | |

DATE

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DEMOGRAPHICS MAP & REPORT

Hwy 301 & CR 227 Starke, FL 32901



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 245 | 8,225 | 26,296 |
| Median age | 41.6 | 39.2 | 39.8 |
| Median age (Male) | 40.6 | 38.6 | 38.8 |
| Median age (Female) | 44.6 | 41.7 | 41.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 80 | 2,716 | 8,745 |
| # of persons per HH | 3.1 | 3.0 | 3.0 |
| Average HH income | \$54,050 | \$48,723 | \$50,501 |
| Average house value | \$173,148 | \$171,045 | \$179,575 |

* Demographic data derived from 2020 ACS - US Census

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ADVISOR

Hwy 301 & CR 227 Starke, FL 32901



ERIC LIGMAN

Director

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them through the complex world of local commercial real estate.

MEMBERSHIPS

ICSC

Florida Association of

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