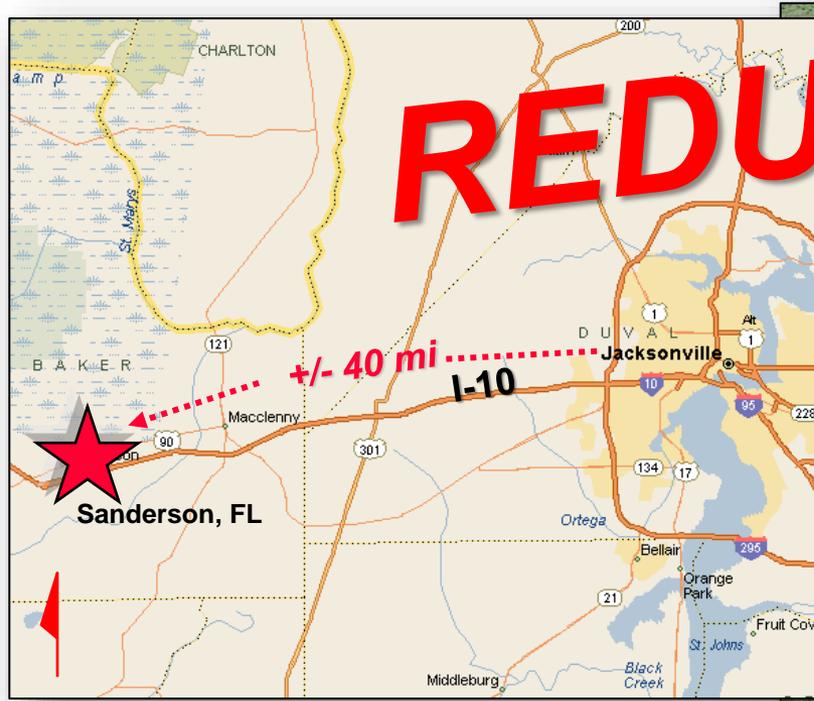


FOR SALE +/- 48 ACRES ON I-10 (Sanderson, FL)

Commercial-Retail and/or Transportation Use



LOCATION: NE quadrant of I-10 and CR-229.

SIZE/FRONTAGE: +/- 32 acres net, usable uplands per current topo; +/- 2,600 ft I-10 frontage; +/- 800 ft CR-229 frontage.

ZONING: CH (Commercial Highway)

CONDITION: Excellent condition, ready for development.

USE: +/- 300,000 sf of total improvements can be constructed.

Truck Stop, Transportation Facility, Hotel, Motel, RV Park, Restaurant and/or Convenience w/Fast Food.

PRICE: ~~\$2,220,000.00~~

REDUCED TO: \$1,635,000.00

CONTACT:

Michael J Canella

Commercial R.E. Broker

(904) 382-3274

michael@canellacommercial.com

www.canellacommercial.com



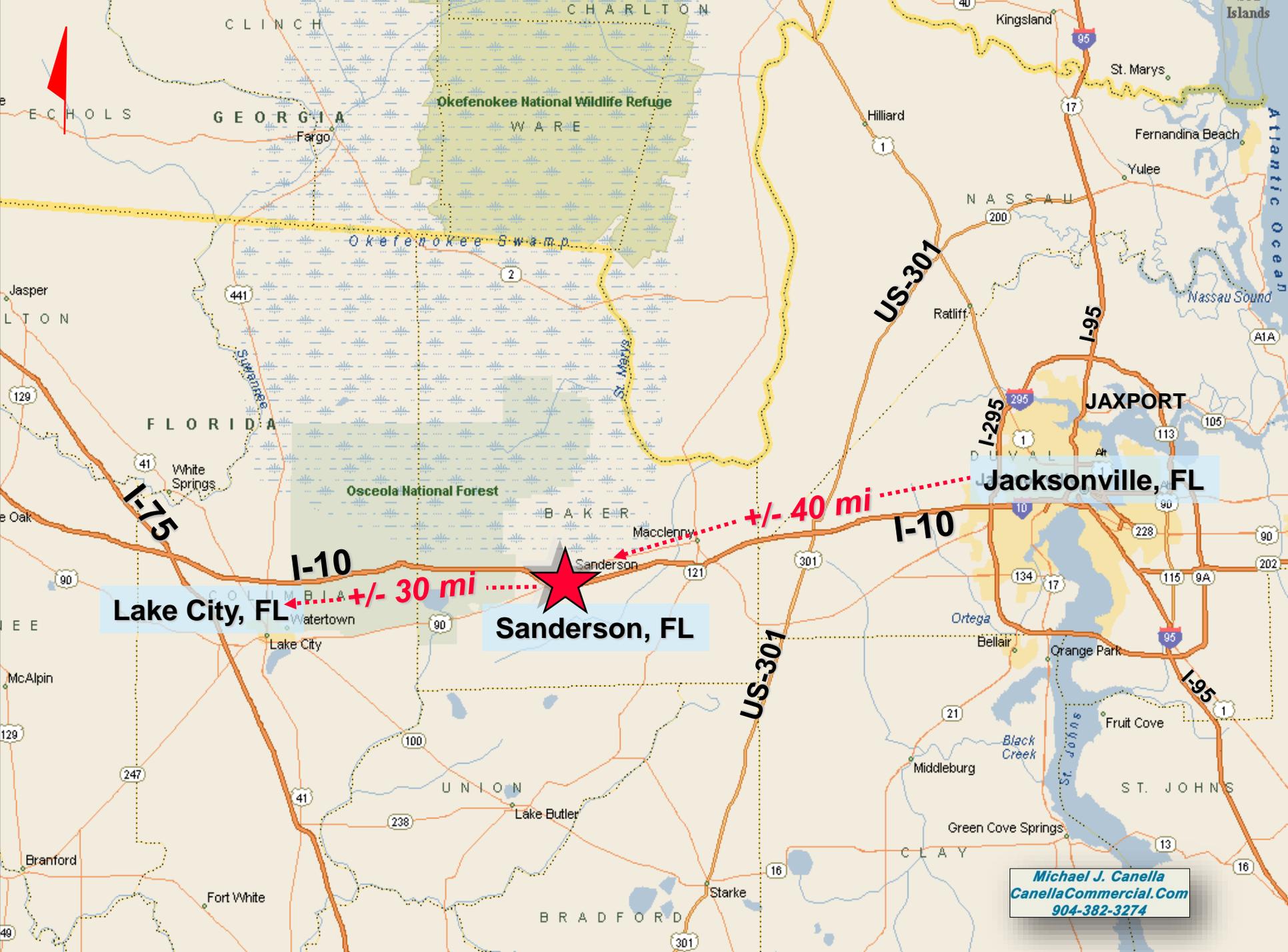
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Jacksonville, FL

Sanderson, FL

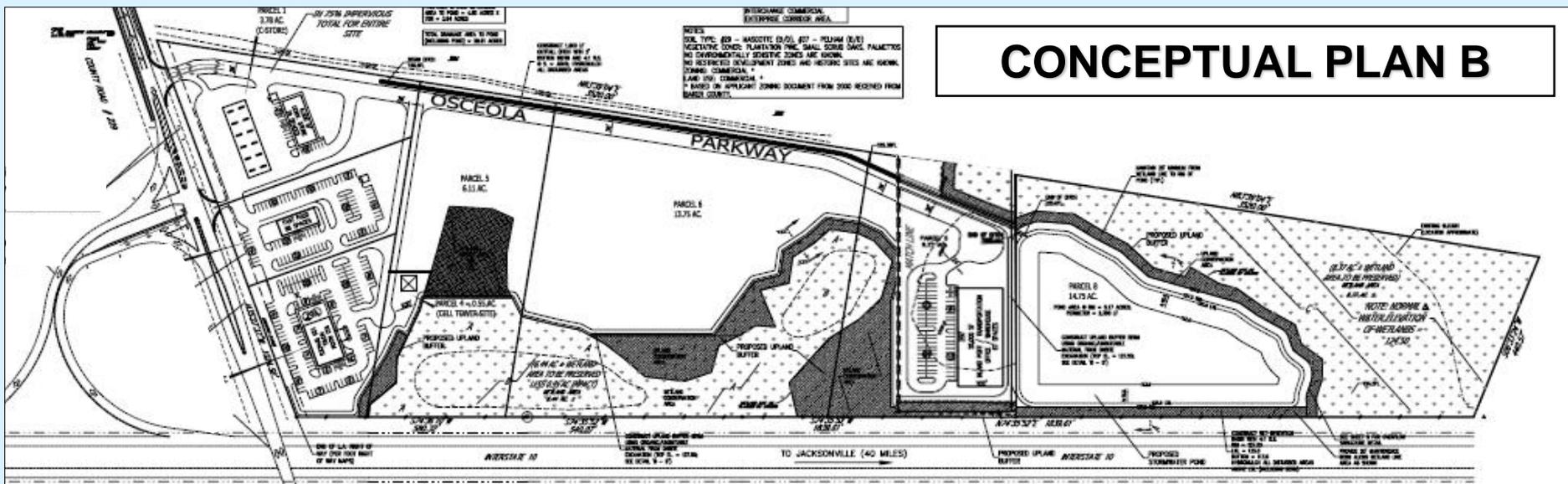
Lake City, FL

+/- 40 mi

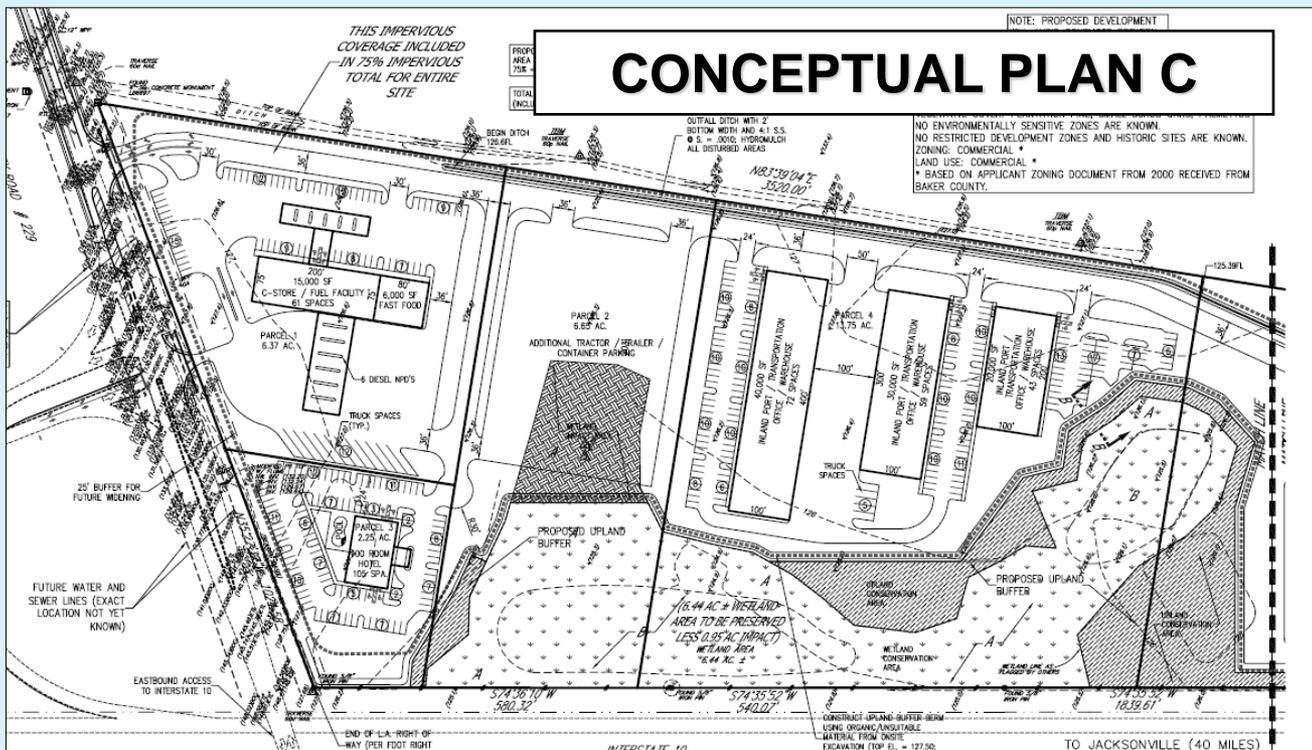
+/- 30 mi

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CONCEPTUAL PLAN B



CONCEPTUAL PLAN C



Michael J. Canella, R. E. Broker
 LIC # BK437885

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All information furnished in regard to above property, for sale or lease was obtained from sources considered reliable, but no warranty or representation is made by owner as to the accuracy thereof and should not be relied upon, and the same is submitted subject to errors, omissions, change of lease rate, change of sale price, prior and/or withdrawal without notice.



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CR 229

I-10

+/- 800'

+/- 2,600'



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I-10

+/- 2,600'

CR 229

+/- 800'