

# HWY 301 Interchange Outparcels

16

301

301

16

**CHI Zoning: Retail, QSR, Gas,  
Truck Stop, Self Storage  
Light Industrial  
Hotel/Motel**

**10.39+- Acres Available**

## Available Lots

Lot 1	3.5+- AC	\$665,000
Lot 2	2.5+- AC	\$475,000
Lot 3	2+- AC	\$380,000
Lot 4	2+- AC	\$380,000



NW 173rd St

1

W Market Rd

500 ft

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Market Force CRE Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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See CREXI/Loopnet Deal Room to  
Access Due Diligence Docs:

- Survey
- Appraisal
- ESA

# Executive Summary

## Offering Summary

**Zoning:** CHI – Commercial Highway Interchange

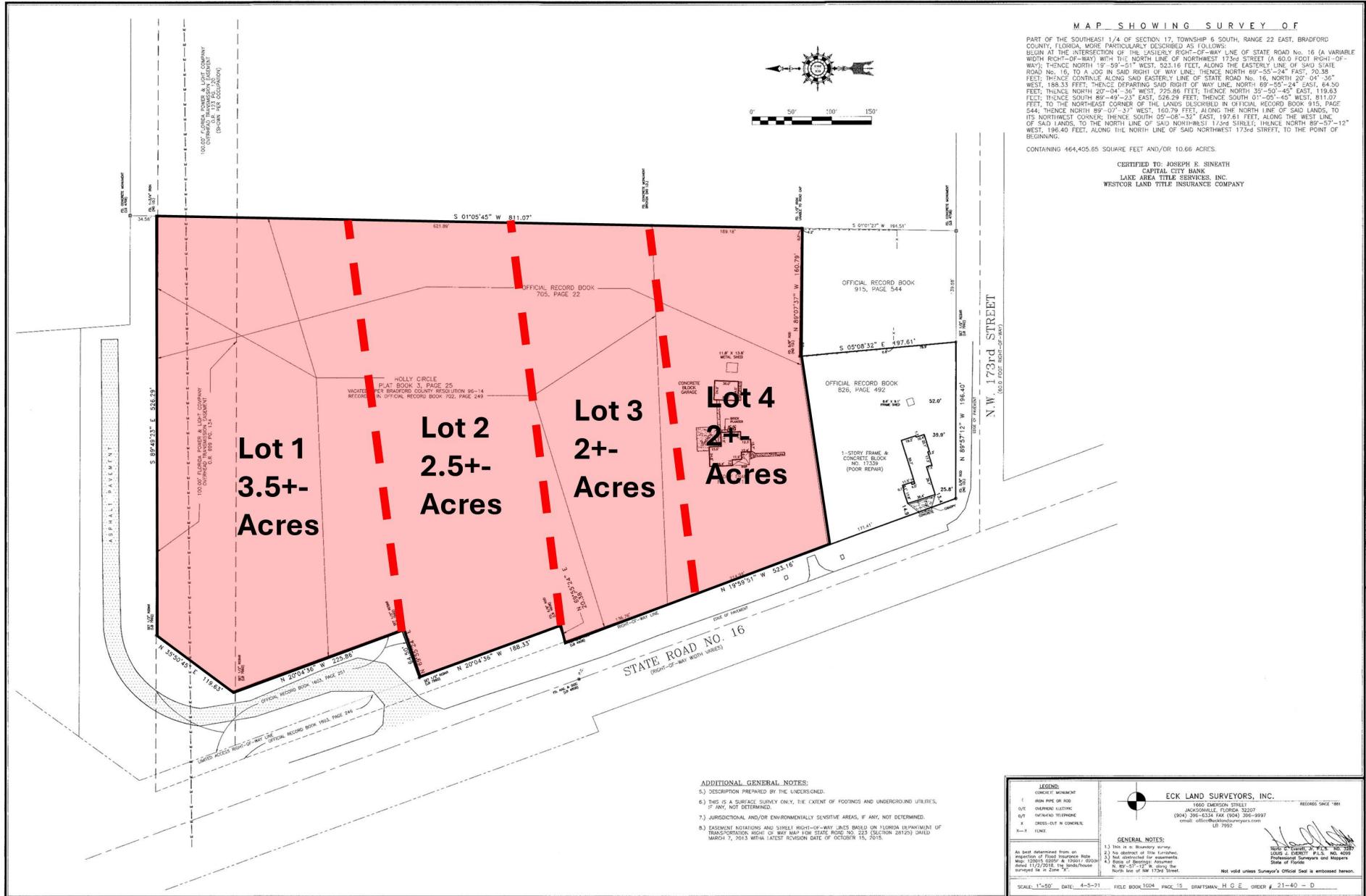
**Utilities:** City water and sewer available (verify connection status)

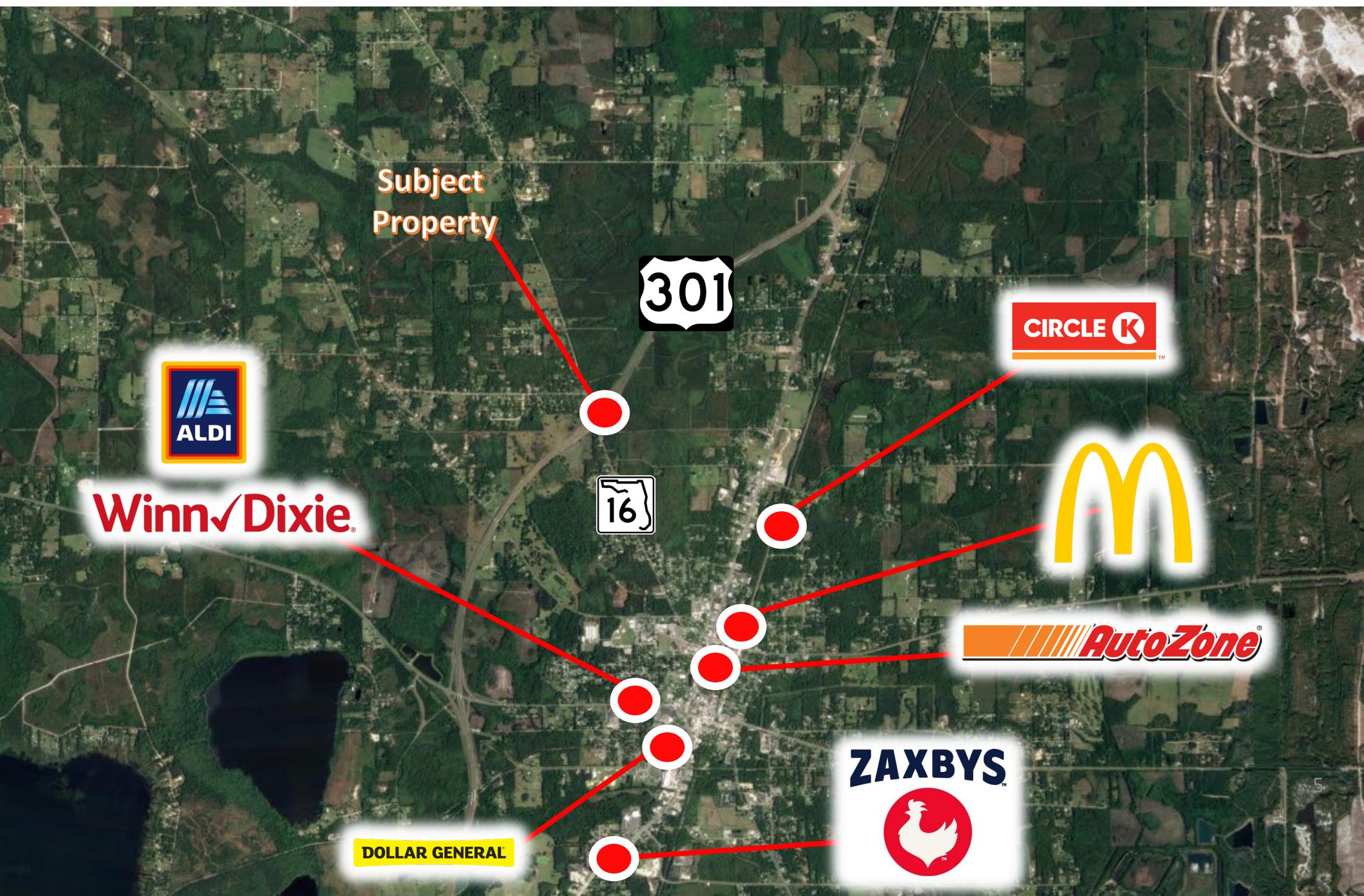
**Access:** SR-16 frontage with potential for shared access easements

**MARKET FORCE** is proud to present 17339 State Road 16, a 10.39± acre commercial property in the City of Starke, Florida, zoned CHI (Commercial Highway Interchange). The site is offered as four potentially subdivided parcels ideal for retail, QSR, hospitality, or light industrial uses. Located just off a major thoroughfare with regional connectivity, this site caters to traveling consumers and local businesses alike.



Lot	Size (Acres ±)	Asking Price	\$/Acre
Lot 1	3.5	\$665,000	\$190,000
Lot 2	2.5	\$475,000	\$190,000
Lot 3	2.0	\$380,000	\$190,000
Lot 5	2.0	\$380,000	\$190,000







17339 SR-16 | Starke FL

An aerial photograph of a highway interchange. A multi-lane highway runs horizontally across the frame. A smaller road with a roundabout leads into the interchange. The surrounding area includes a river on the right, a forested hillside on the left, and some cleared land. A small town with houses is visible in the distance.

Specifics and more details available on request.

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