

# HWY 301 Interchange Outparcels



**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

**Lot 1**

**Lot 2**

**Lot 3**

**Lot 4**

NW 173rd St

W Market Rd

500 ft



## DISCLAIMER

The information contained in the following listing presentation is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Market Force CRE and it should not be made available to any other person or entity without the written consent of Market Force CRE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the listing proposal. If you have no interest in the subject property, please promptly return this listing proposal to Market Force CRE. This listing proposal has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Market Force CRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this listing proposal has been obtained from sources we believe reliable; however, Market Force CRE has not verified, and will not verify, any of the information contained herein, nor has Market Force CRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Market Force CRE hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Market Force CRE has not and will not verify any of this information, nor has Market Force CRE conducted any investigation regarding these matters. Market Force CRE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Market Force CRE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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

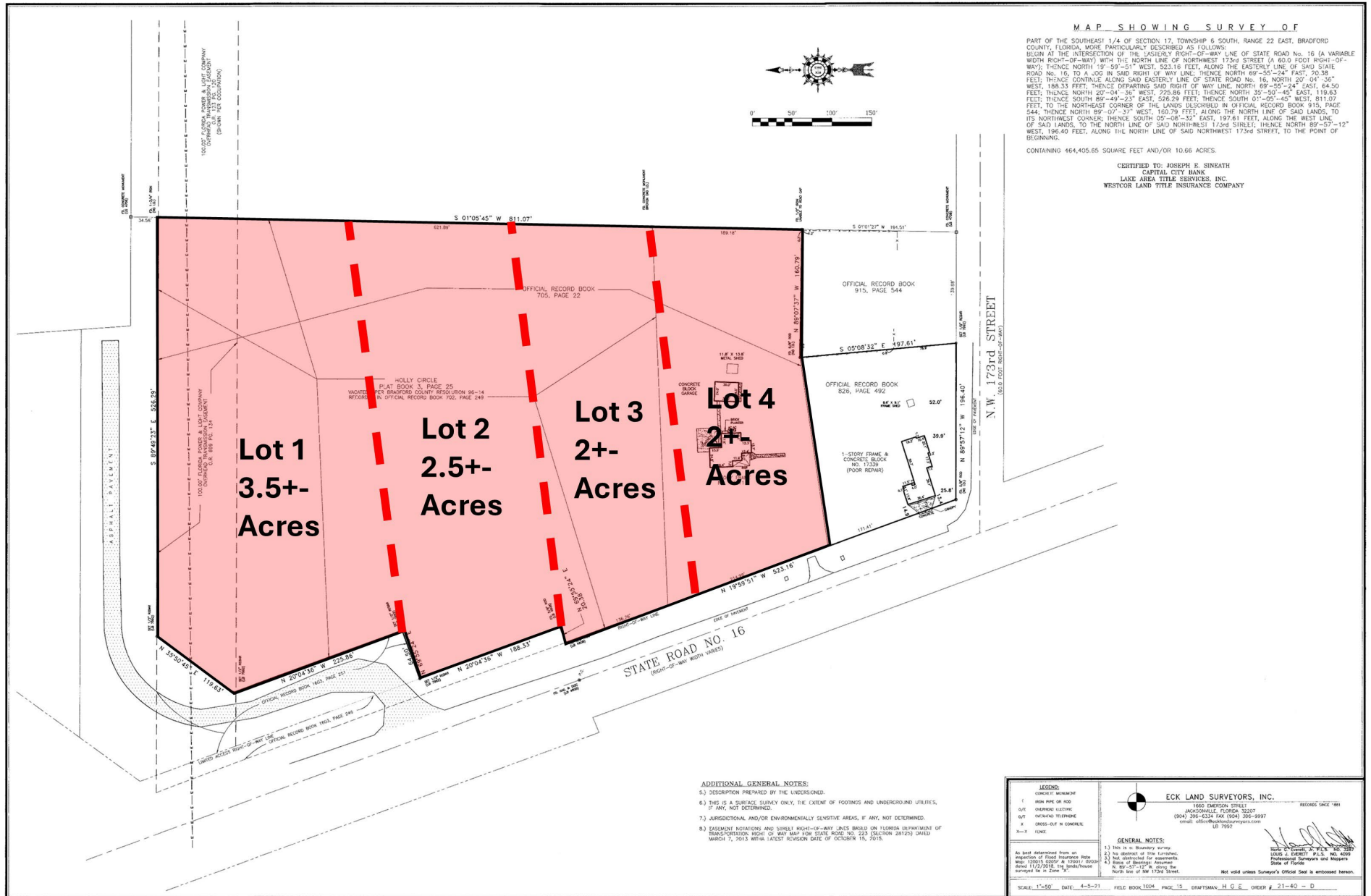
**Utilities:** City water and sewer available (verify connection status)

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

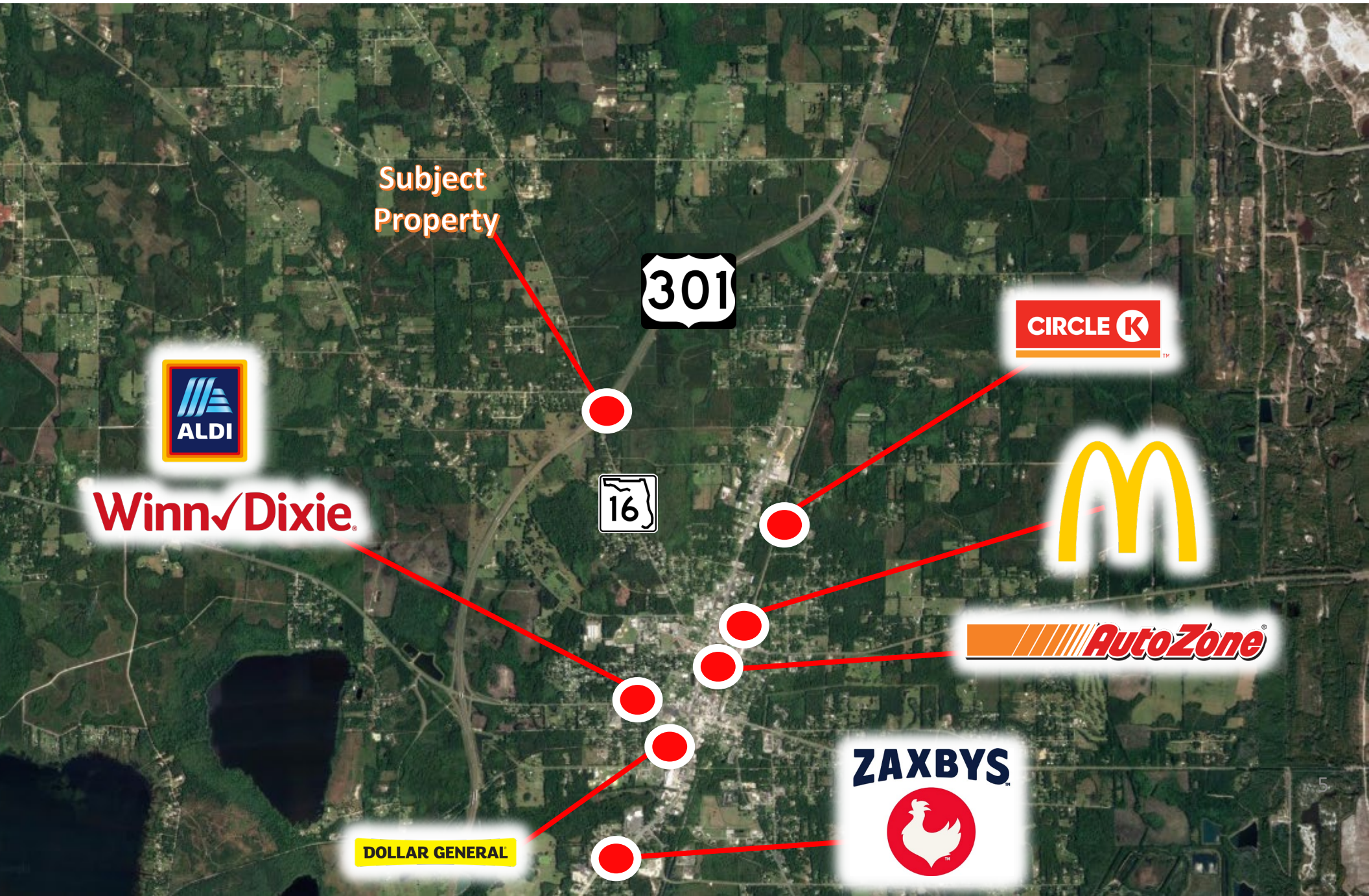
**MARKET FORCE** is proud to present 17339 State Road 16, a 10.39± acre commercial property in the City of Starke, Florida, zoned CHI (Commercial Highway Interchange). The site is offered as four potentially subdivided parcels ideal for retail, QSR, hospitality, or light industrial uses. Located just 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**

**Specifics and more details available on request.**

**Direct all Inquiries to:**

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