



2.92± AC Callahan Parcels for Sale

542640 US Highway 1
Callahan, FL 32011

Contact us

Robert W. Selton, III
Executive Vice President
+1 904 861 1111
robert.selton@colliers.com

Matt Enriken
Vice President
+1 904 861 1148
matt.enriken@colliers.com

1139933

Property Highlights

- A 29,100± SF proposed and permitted, shovel-ready office warehouse project in growing Florida market
- Prime location on major traffic corridor in Callahan, FL
- 15.3 miles to Yulee, 24.9 miles to Amelia Island and 20.7 miles to Jacksonville
- Excellent connectivity to southern Georgia
- Full engineering plans available

Sale price: \$1,150,000

Rendering



Demographics | 10 mile radius

Source: ESRI Business Analyst



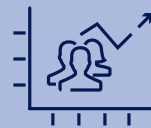
2024 Estimated
Population

30,459



2024 Est. Avg.
Household Income

\$95,931



2029 Projected
Population

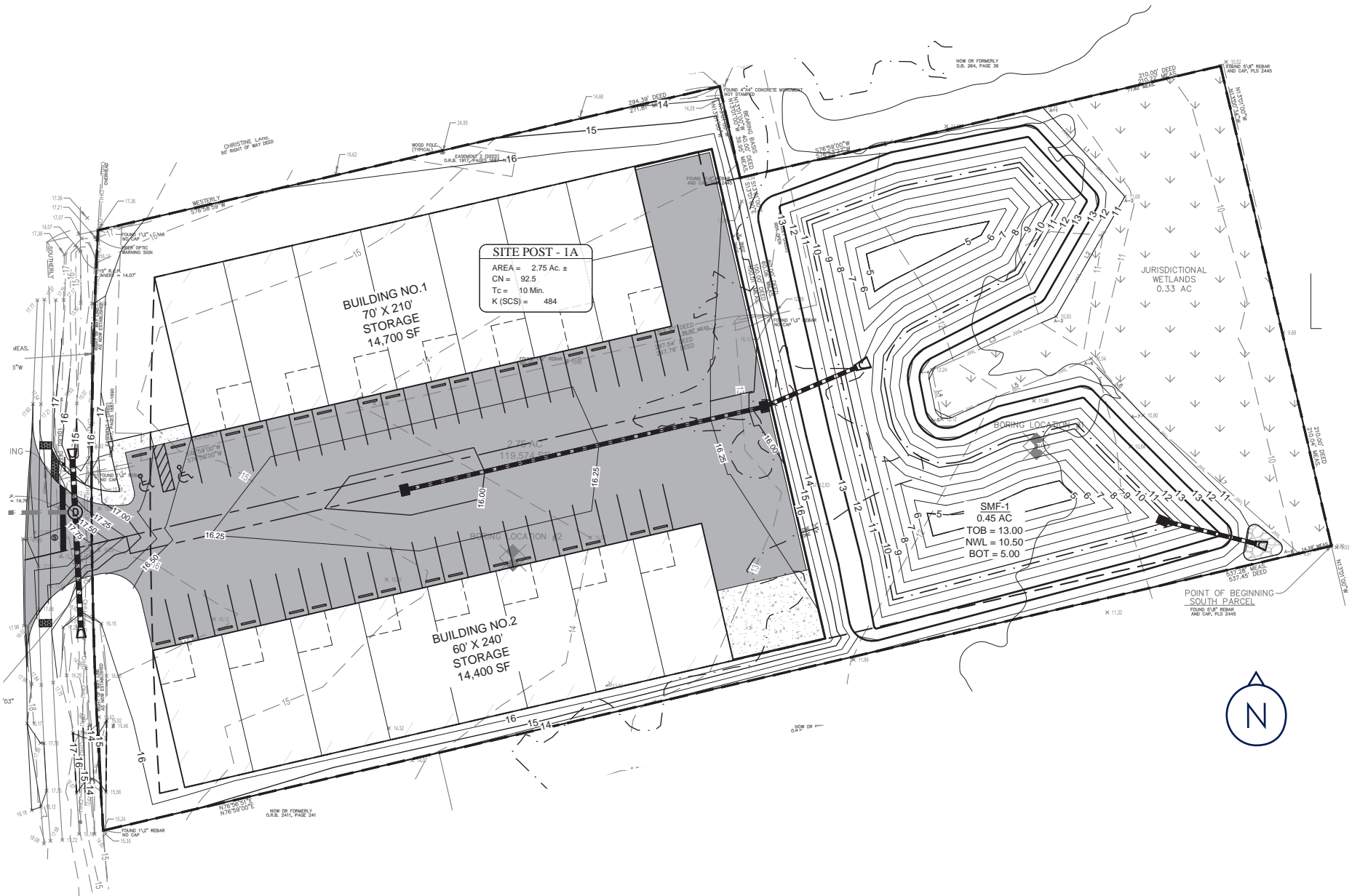
33,683

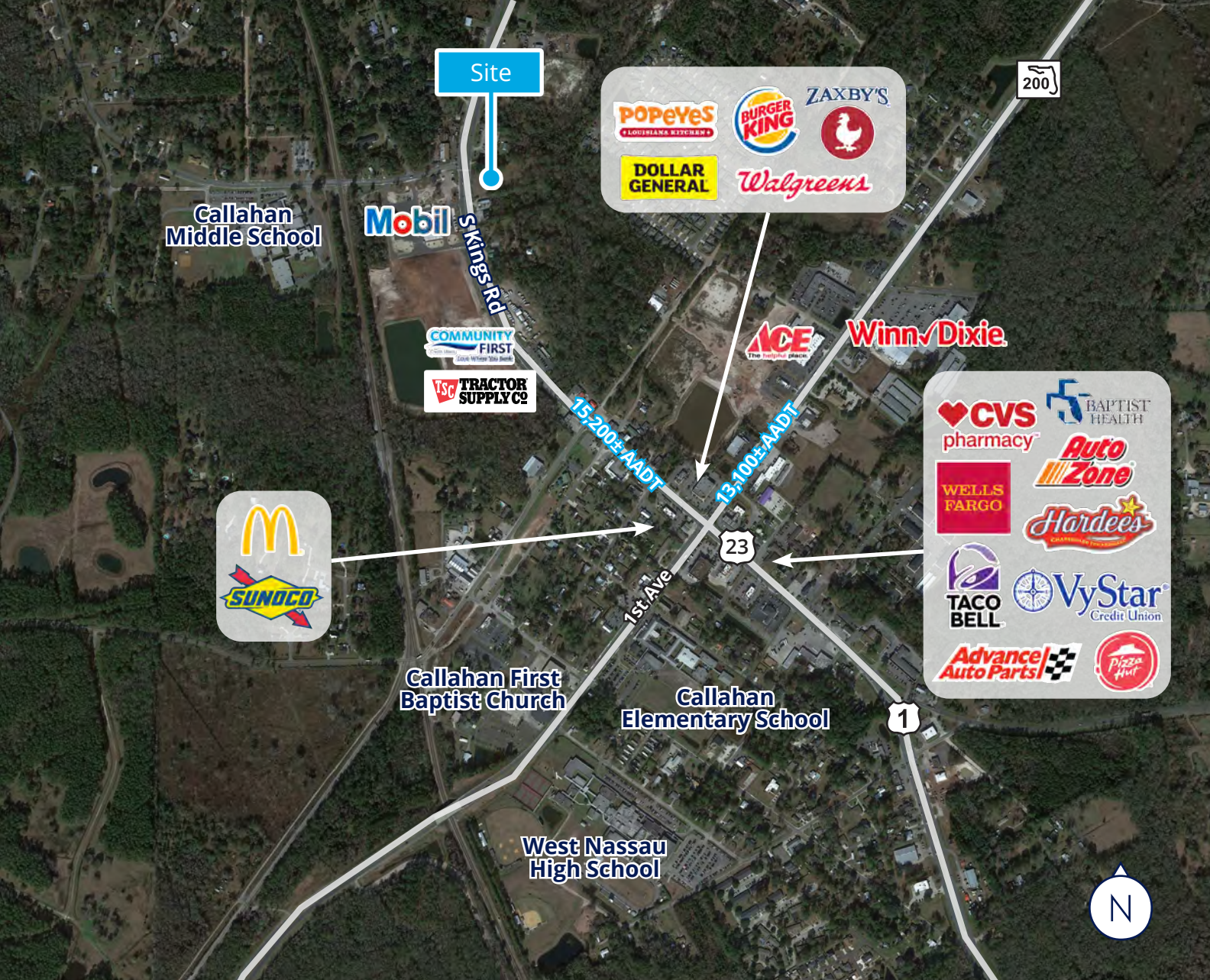


2029 Proj. Avg.
Household Income

\$114,611

Site Plan





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76 S. Laura Street, Suite 1500
 Jacksonville, FL 32202
 colliers.com/jacksonville

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