

For Sale | 5± - 201.46± AC

Wellborn, FL 32094 | Call for Pricing

Zoned Commercial Heavy Interchange (CHI)

Colliers



Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph M. Turri
Associate Vice President
+1 904 861 1159
joseph.turri@colliers.com

Michael Cassidy
Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Associate
+1 904 861 1124
gordon.olson@colliers.com

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

PROPERTY Overview



201.46± AC LOT SIZE



Commercial Highway Interchange

The Bumgarner Industrial Team is pleased to offer this exceptional 201.46± acre parcel of land in Wellborn, Florida, boasting an impressive 4,196.06± feet of frontage on the bustling I-10 highway. With endless possibilities for commercial use, this property is an investment opportunity not to be missed. May be divided from 5± up to 201.46± AC.

Whether you're looking to create a premier RV park, a gas station or convenience store, or any other business that could benefit from prime highway exposure, this property has everything you need. And with the experienced guidance of the Bumgarner Industrial Team, you can be sure that your investment is in the best possible hands.

Parcel ID's:

29-02S-15E-00240-002000 | 38.63± AC
29-02S-15E-00248-000000 | 64.04± AC
28-02S-15E-00233-000002 | 49.51± AC
33-02S-15E-00282-001000 | 49.28± AC

Gross Acres:

201.46± AC

Wetland Acres:

51.74± AC

Upland Acres:

149.72± AC (est.)

Zoning:

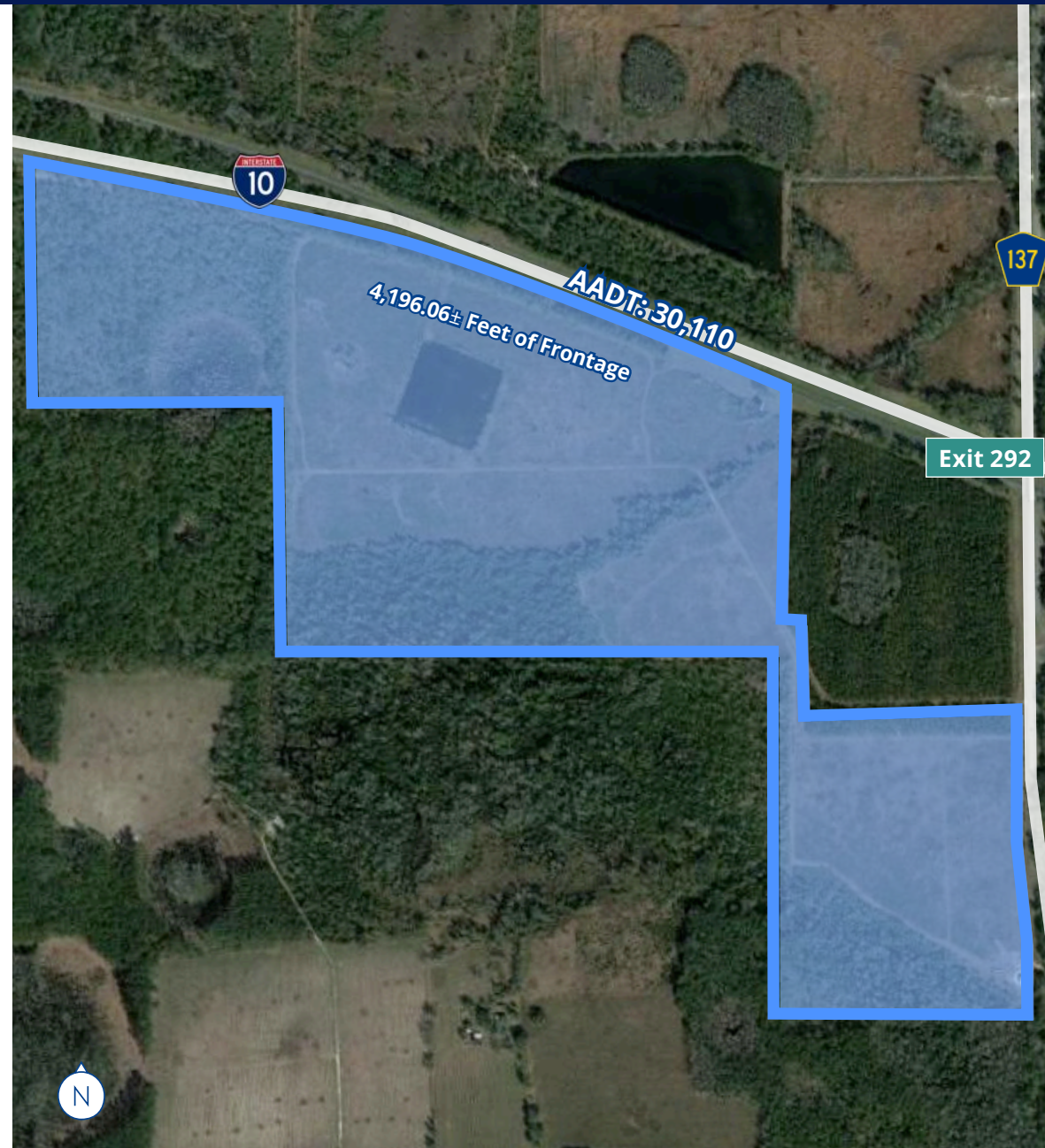
Commercial Highway Interchange

Egress/Ingress:

I - 10 and CR-137

Water & Sewer:

In front of site along CR-137





SECTION 4.14 “CHI” COMMERCIAL, HIGHWAY INTERCHANGE

4.14.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 14.19.6 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers, and trucks.
3. Restaurants.
4. Hotels and motels.
5. Retail commercial outlets for sale of fruit, gifts, novelties, and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.
8. Wholesale and retail factory outlets for sale of goods.
9. Business and professional offices.
10. Printing, lithographing, publishing, photographic processing, blue printing, or similar establishments.

Unless otherwise specified, the above uses are subject to the following limitations: for all developments, site and development plan approval is required (see Article 14).

4.14.5 SPECIAL EXCEPTIONS AND SPECIAL PERMITS

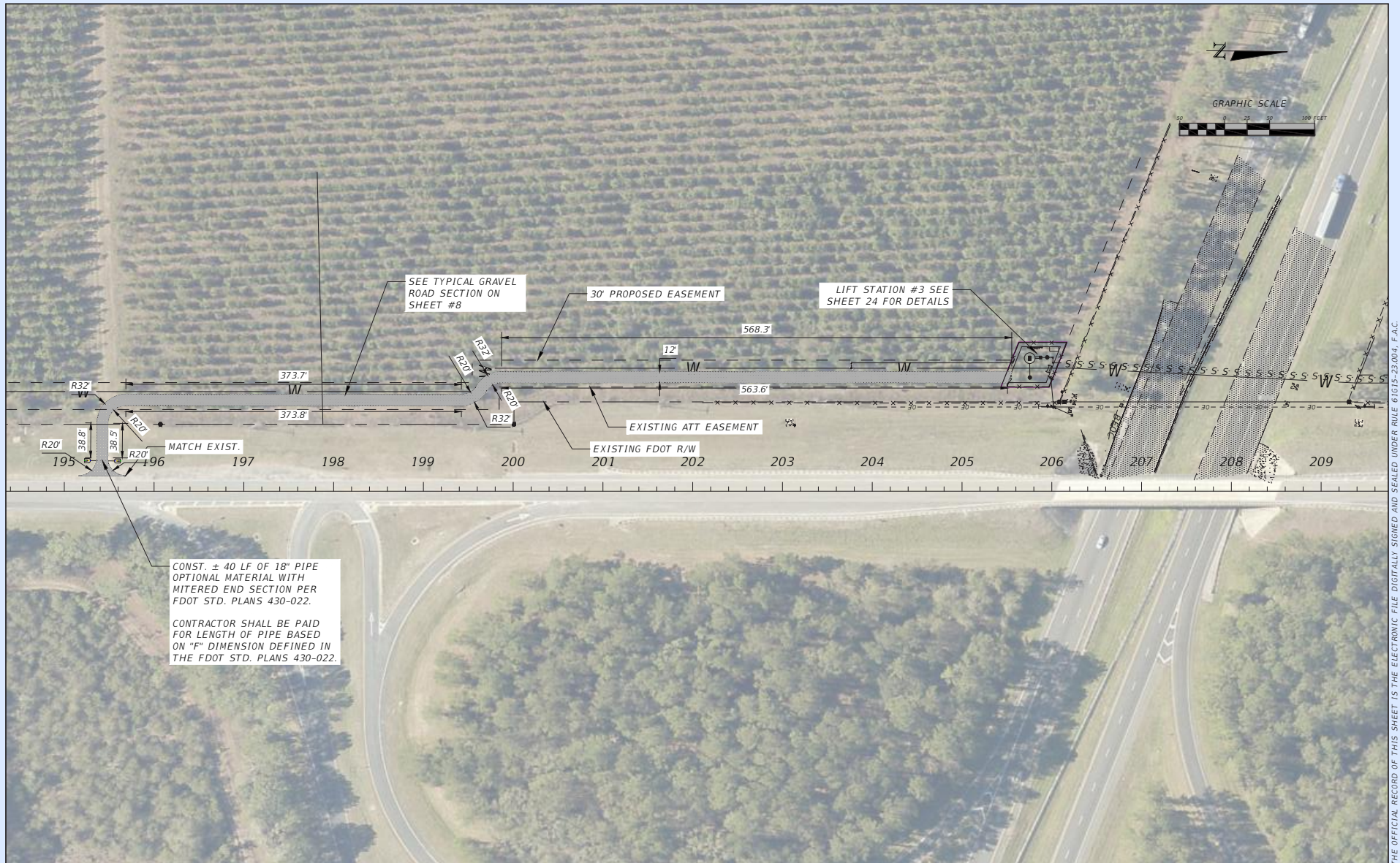
A. Special Exceptions (see Sections Articles 12 and 13)


1. Truck stops
2. Travel trailer parks or campgrounds (see Section 20.24).
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
5. Bed and breakfast inns.
6. Pawn shop.
7. Sporting good store.
8. Off-site signs.

PROPERTY
Wetland Map



PROPERTY Water / Sewer Site Plan



REVISIONS		 NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	JOB NUMBER: L210524SUW EOR: TERRY R. WHITE, JR. P.E. NO.: 37390	LIFT STATION #3 OVERALL SITE PLAN CR 137 / CR 136 UTILITY MAIN EXTENSIONS SUWANNEE COUNTY, FLORIDA		SHEET NO. 23
DATE	DESCRIPTION					

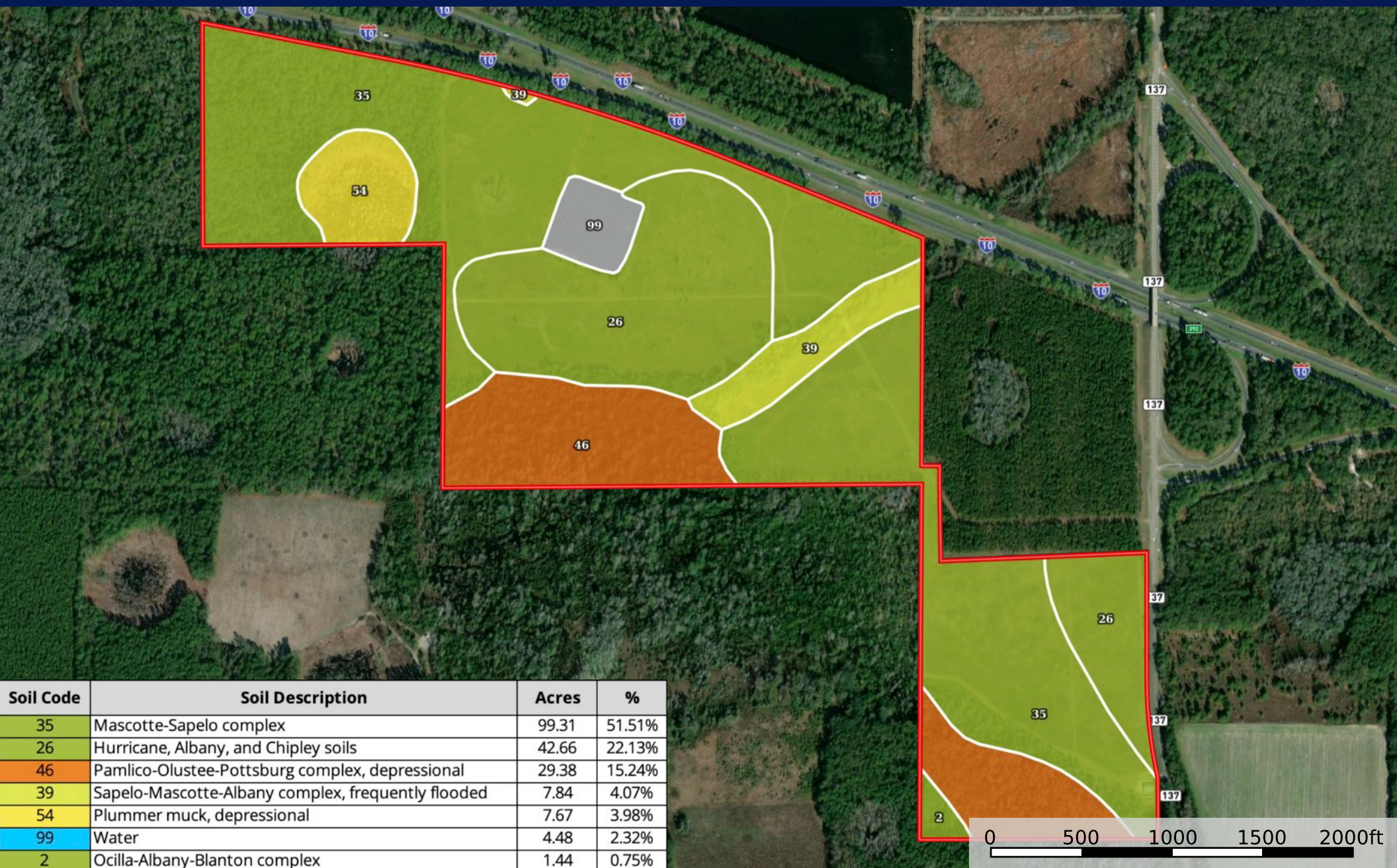
Cayden Sanders

11/23/2021 10:43:26 AM

x:\2021\210524suw\h.cadd\Roadway\PLANRD02.dwg

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

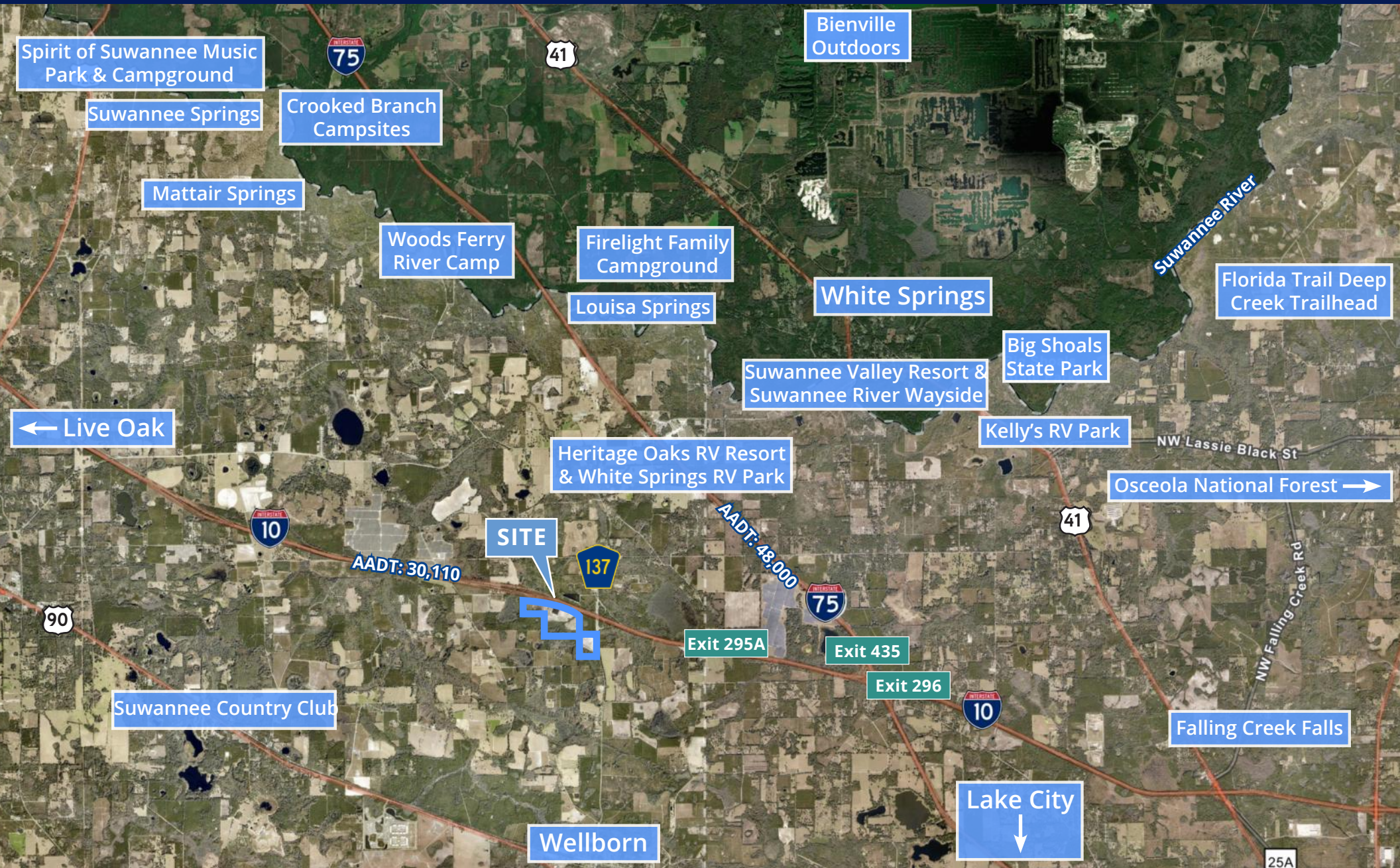
PROPERTY Soils Map



PROPERTY Location



Click to view location





Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph M. Turri
Associate Vice President
+1 904 861 1159
joseph.turri@colliers.com

Michael Cassidy
Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Associate
+1 904 861 1124
gordon.olson@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

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