

SALE

8100 STATE ROAD 207

Hastings, FL 32145



PROPERTY DESCRIPTION

Unlock boundless possibilities over 50 acres of pristine land with approximately 28.95 plus useable acres. Nestled in a strategic locale, this expansive parcel beckons entrepreneurs and developers alike. Whether crafting an industrial haven or a commercial gem, the possibilities are boundless. Structures onsite do not convey with current list price but could be negotiated.

PROPERTY HIGHLIGHTS

- Average Annual Daily Traffic of 22,000!
- Cleared and Ready for Immediate Occupancy!
- FLU is Mixed Use!
- Available Now!

OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	50.5 Acres
Zoning:	OR
APN:	0386300000, 0384800021, 0384800020, 0386200050

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	36	1,461	9,731
Total Population	87	3,962	20,676
Average HH Income	\$99,556	\$63,281	\$69,532

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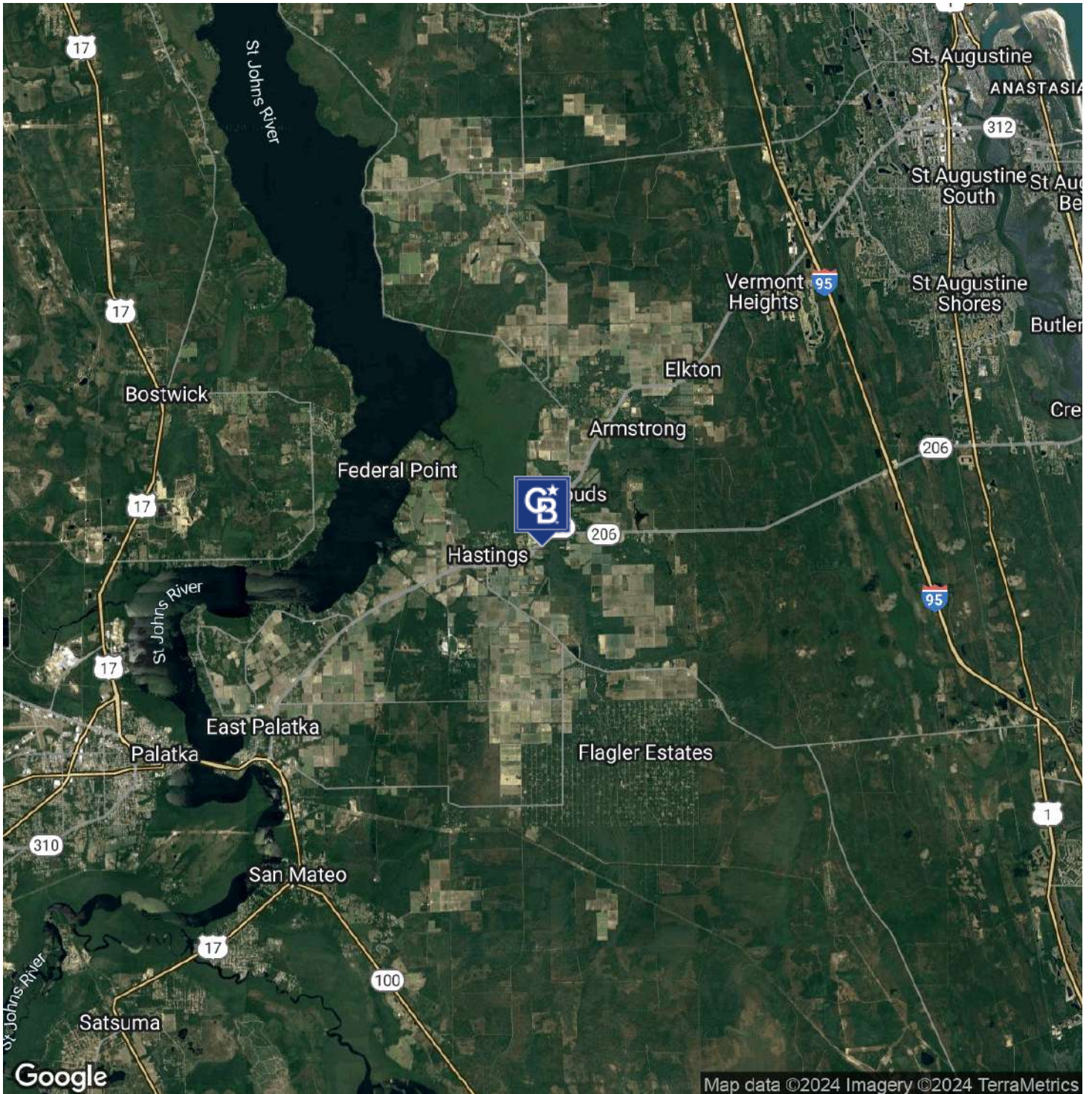


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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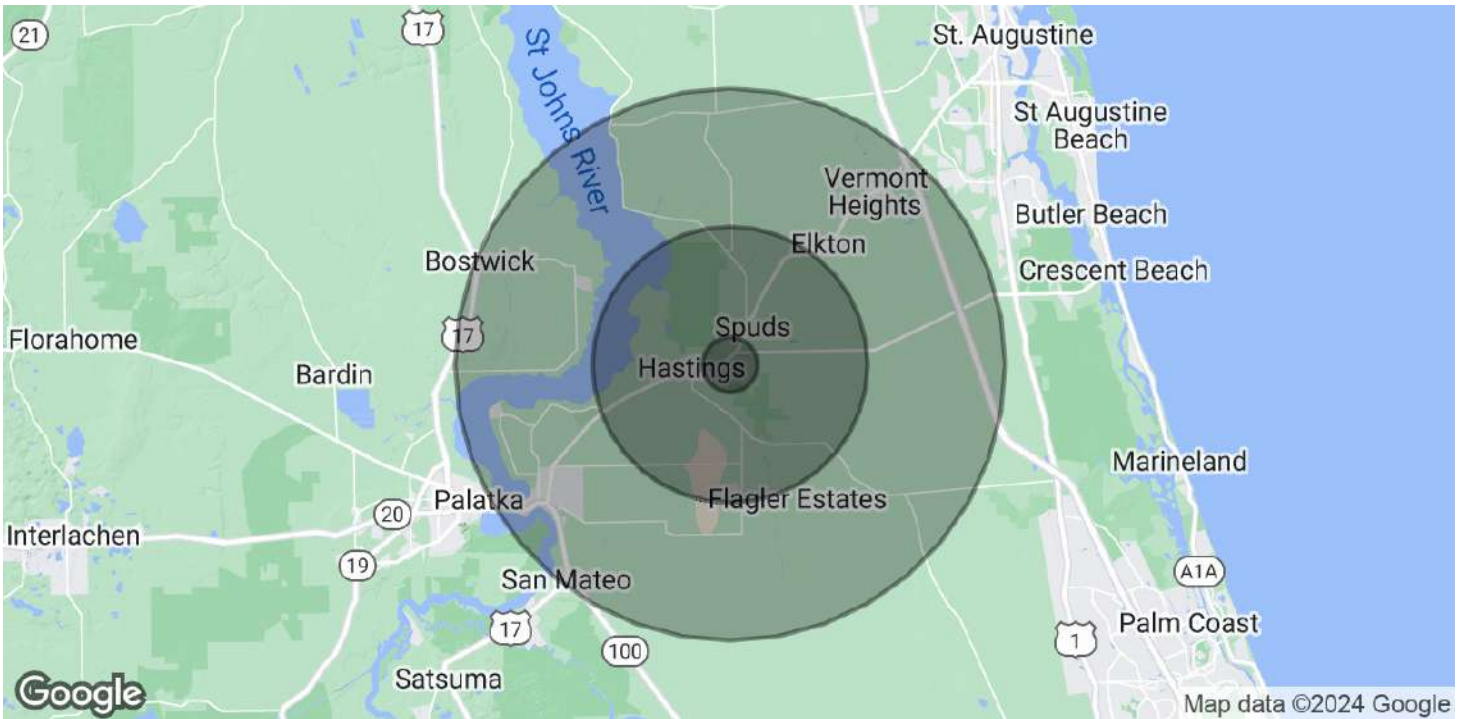


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	87	3,962	20,676
Average Age	48.7	41.8	47.8
Average Age (Male)	52.3	38	46.3
Average Age (Female)	50.1	46.1	50.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	36	1,461	9,731
# of Persons per HH	2.4	2.7	2.1
Average HH Income	\$99,556	\$63,281	\$69,532
Average House Value	\$216,400	\$174,341	\$194,764

* Demographic data derived from 2020 ACS - US Census

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