



COMMERCIAL LAND – 1.01 AC | FOR SALE

6567 US Hwy 90
Glen St Mary, FL 32040

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PROPERTY OVERVIEW

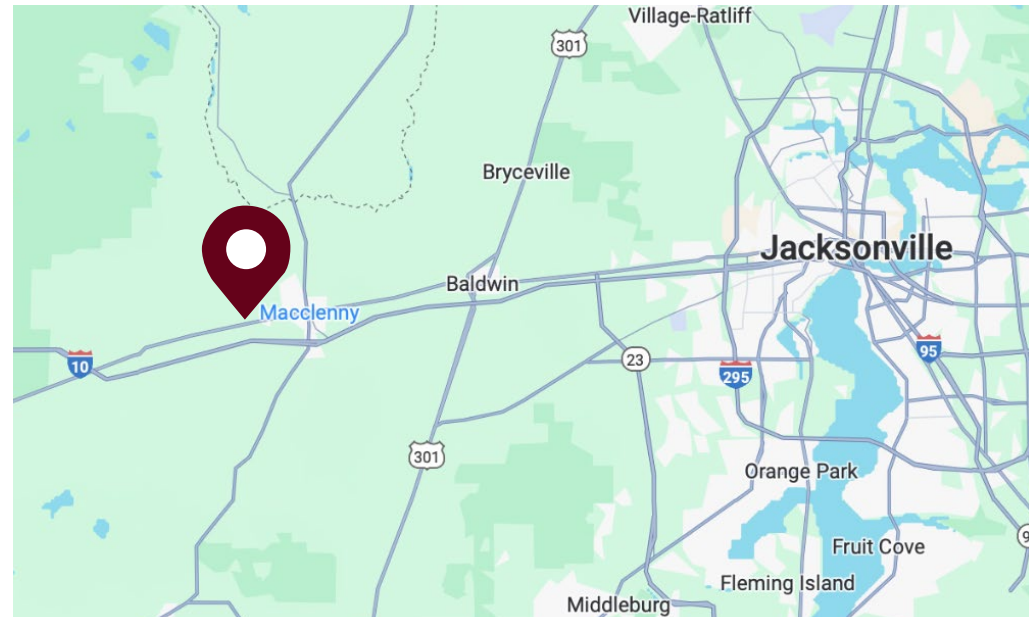
Located directly off **US Highway 90** in **Glen St. Mary**, this **1.01± acre vacant commercial parcel** offers excellent visibility, easy access, and strong surrounding traffic drivers. Positioned in front of **Hagan's Ace Hardware** and adjacent to **Dairy Queen**, the site benefits from established retail synergy and consistent daily consumer activity.

The property is less than $\frac{1}{2}$ mile from **Baker County High School**, providing steady traffic from students, faculty, and local families. Situated within a growing commercial corridor serving Glen St. Mary and the greater Baker County area, this site is well-suited for a wide range of commercial development opportunities.

Zoned **Vacant Commercial (FLU 1000)** and fully entitled for all commercial uses, the level and usable acreage allows for efficient site planning. Ideal for **retail, quick-service restaurants, medical, or service-oriented users**, this property presents a rare opportunity to secure a highly visible commercial outparcel in a supply-constrained market.

PROPERTY DETAILS

Address:	6567 US Highway 90, Glen St. Mary, FL 32040
Sale Price:	\$495,000
Parcel #:	36-2S-21-0000-0000-0042
Acreage:	1.01± Acres
Zoning:	Vacant Commercial (FLU 1000)
County:	Baker County



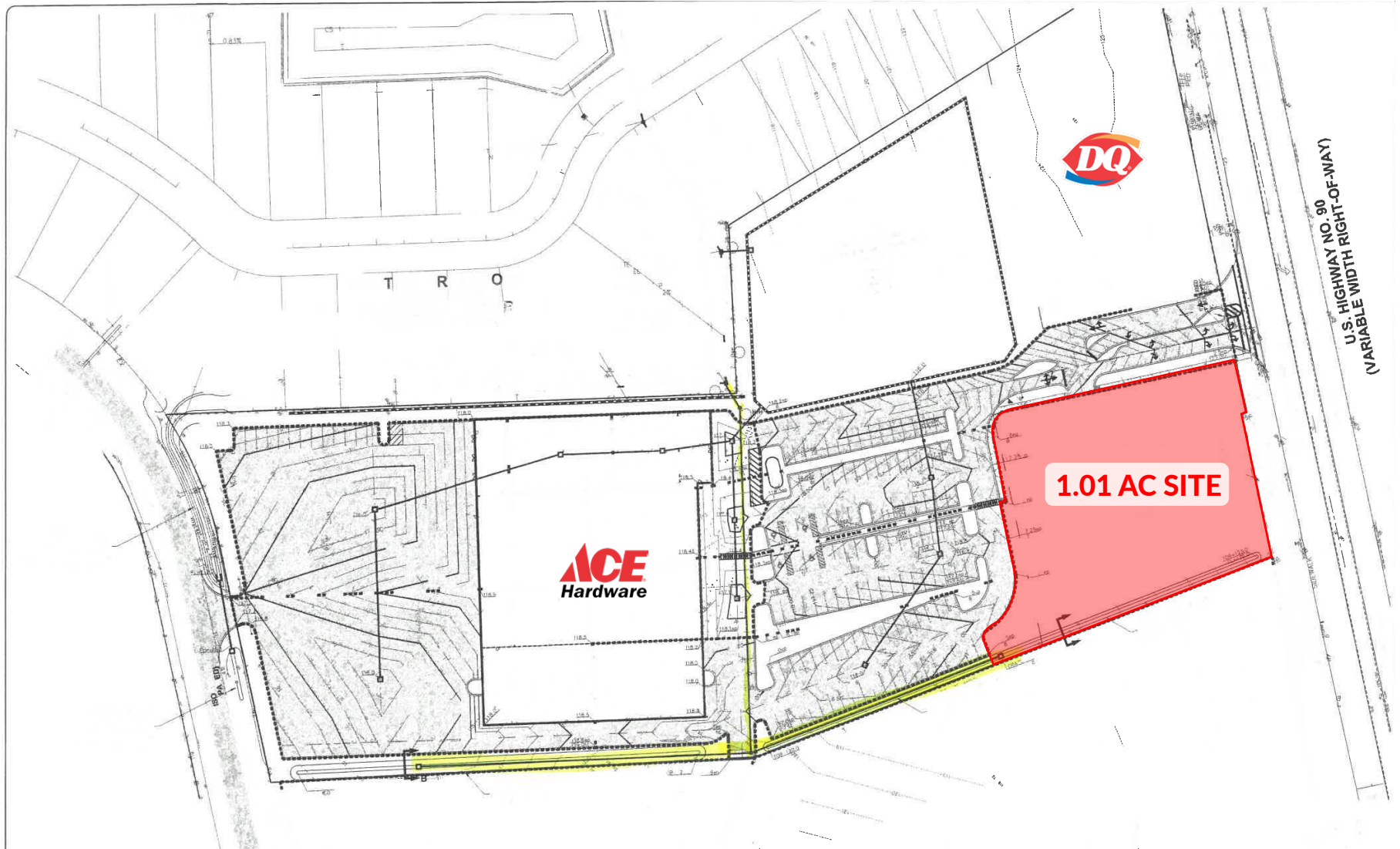
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SURVEY



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SURROUNDING AREA



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