

FOR SALE

**GILCHRIST / LEVY
RETAIL LAND**

\$ 1,595,000

FANNING SPRINGS LAND

SE of US 19 and SR 26
Fanning Springs, FL 32693

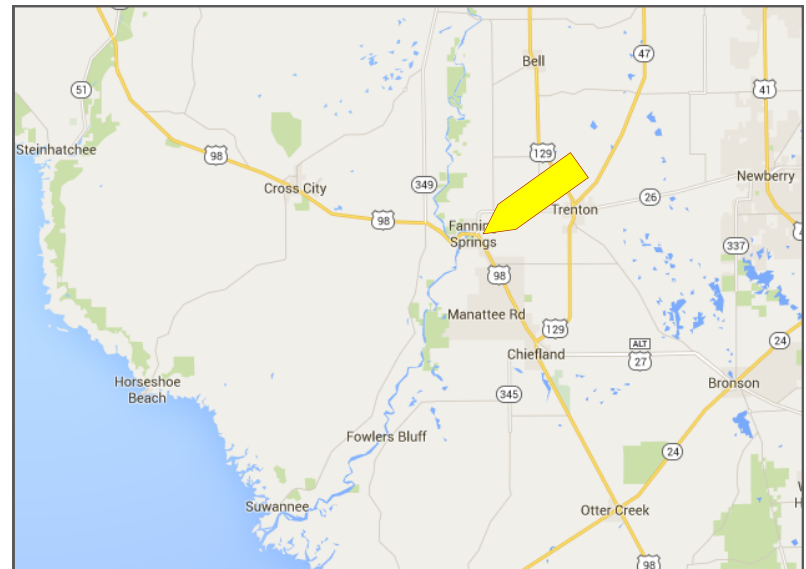


Offered is eight acres located at the intersection of US 19 and SR 26 near the Fanning Springs State Park and the Suwannee River.

These attractions draw visitors, travelers and traffic from near and far.

PROPERTY OVERVIEW

- ◆ 8 Acres MOL
- ◆ The County has broken ground on central sewer for this portion of US 19/98
- ◆ Area development:
 - ◆ A 60-bed hospital just north of Chiefland
 - ◆ The Jack Wilkinson Levy Campus of the College of Central Florida



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FANNING SPRINGS LAND

Asking Price:
\$ 1,595,000

SE of US 19 and SR 26
Fanning Springs, FL 32693

| DEMOGRAPHICS | 2015 | | |
|--------------------------|----------|----------|----------|
| | 1-mile | 5-mile | 10-mile |
| Population | 467 | 7,998 | 24,951 |
| Households | 202 | 2,852 | 9,725 |
| Average Household Income | \$49,216 | \$44,909 | \$44,113 |



Annual Park Visitors: 83,000



SUBJECT



- ◆ Property fronts on 3 highways
- ◆ One hour to Gainesville driving highway 26
- ◆ Heavy truck traffic



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