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# For Sale

## **Baldwin Development Opportunity**

12.88 acres

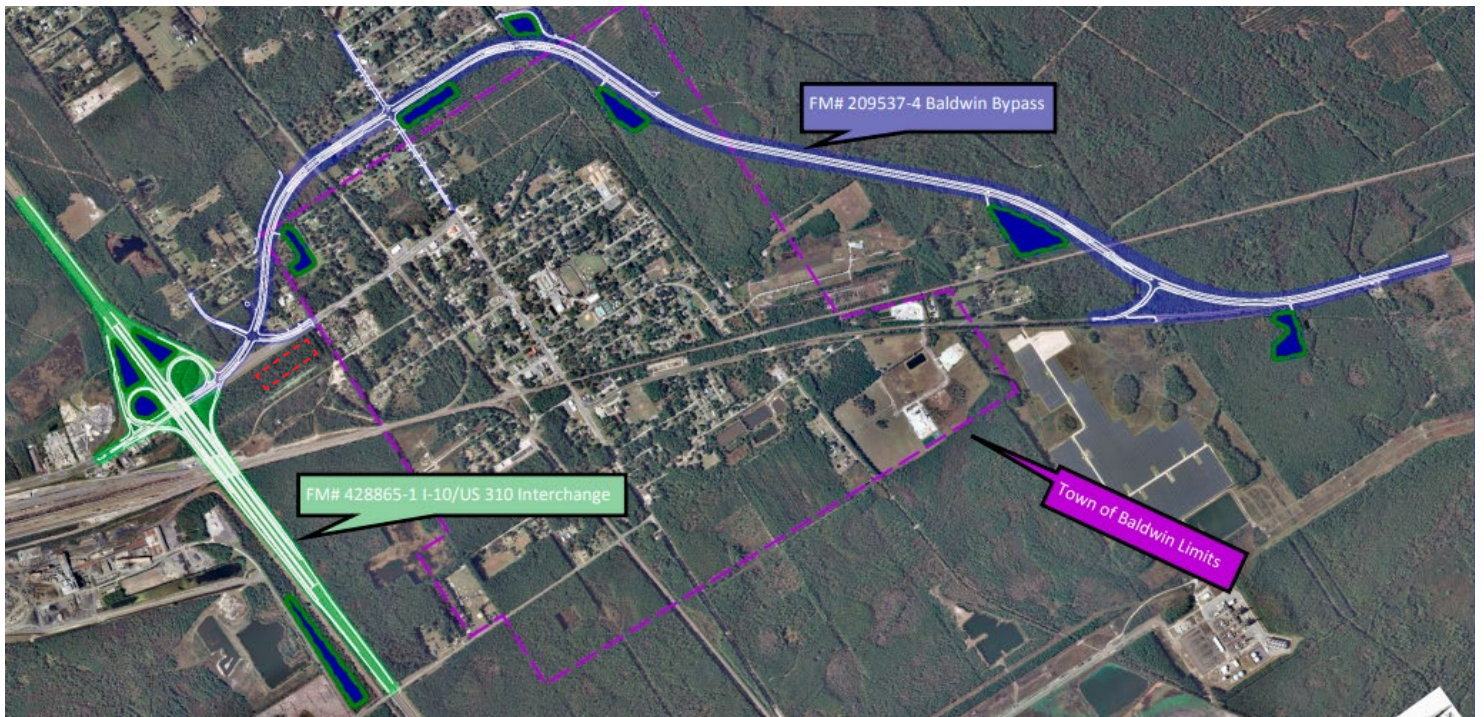
- Zoning: CCG-1
- Tax parcel: 000623-0000
- Located at intersection of US-301 and I-10
- ±1,200 ft of frontage on US- 301
- Easy access to US-90, US-301, and I-10
- Access off I-10 with new US-301 interchange



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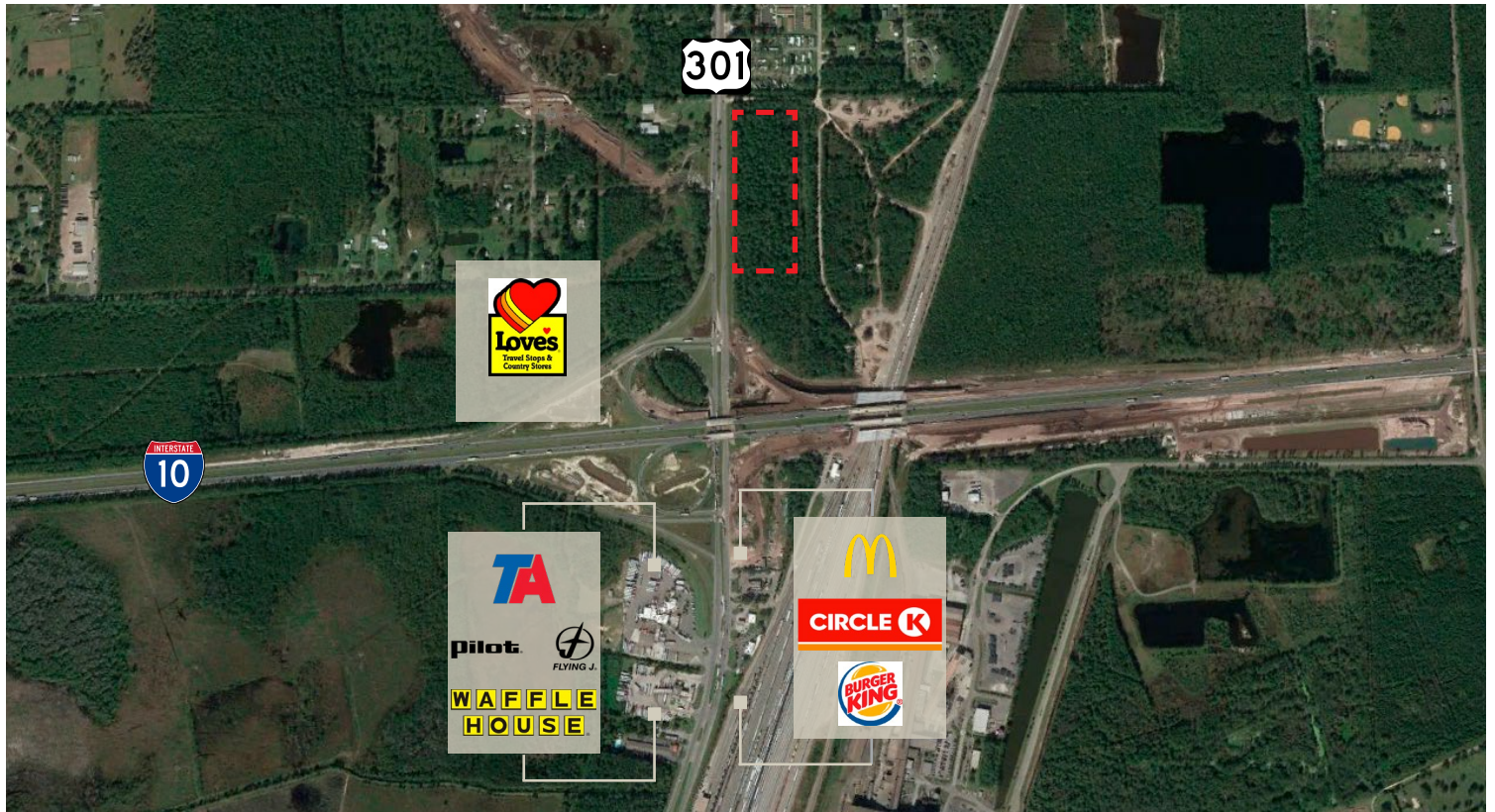


# Baldwin Bypass Project



Construction began February 2017 on a bypass around the Town of Baldwin that is expected to be completed by Spring 2020. The project includes constructing a new four-mile, four-lane divided highway beginning north of the I-10 westbound on-ramp and two new signalized intersections at Beaver Street (U.S. 90) and Brandy Branch Road. The project also includes building overpasses across two CSX railroad crossings and over the Jacksonville-Baldwin Rail Trail to alleviate traffic congestion and improve operational efficiency of U.S. 301.

## Aerial



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