

An aerial photograph showing a multi-lane road, US 19, curving through a wooded area. A yellow line outlines a specific parcel of land located just off the road. The surrounding area includes trees, a parking lot, and some buildings.

US 19
AADT: 15,700

LAND FOR SALE / LEASE

1.57 Acres

7200 US 19 N
Fanning Springs, FL 32693

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Fanning Springs

7200 US 19 N, Fanning Springs, FL 32693



PROPERTY DESCRIPTION

Over 1.5 acres of high-visibility land located at the major intersection of U.S. Highway 19 and State Road 26 in Fanning Springs, Florida. This exceptional lot sits just minutes from the Fanning Springs State Park and the Suwannee River, two of the area's top natural attractions that draw steady traffic from tourists, locals, and passersby year-round.

PROPERTY HIGHLIGHTS

- LAND LEASE or SALE
- Almost 600' of frontage on SR 26
- Sewer and water lines in place
- Area development: A 60-bed hospital just north of Chiefland; The Jack Wilkinson Levy Campus of the College of Central Florida, Newly Built hotel and RV Water Park



OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	Negotiable
Lot Size:	1.57 Acres
Traffic Counts:	15,700

Brent Nye

Partner

C: 813.997.3333

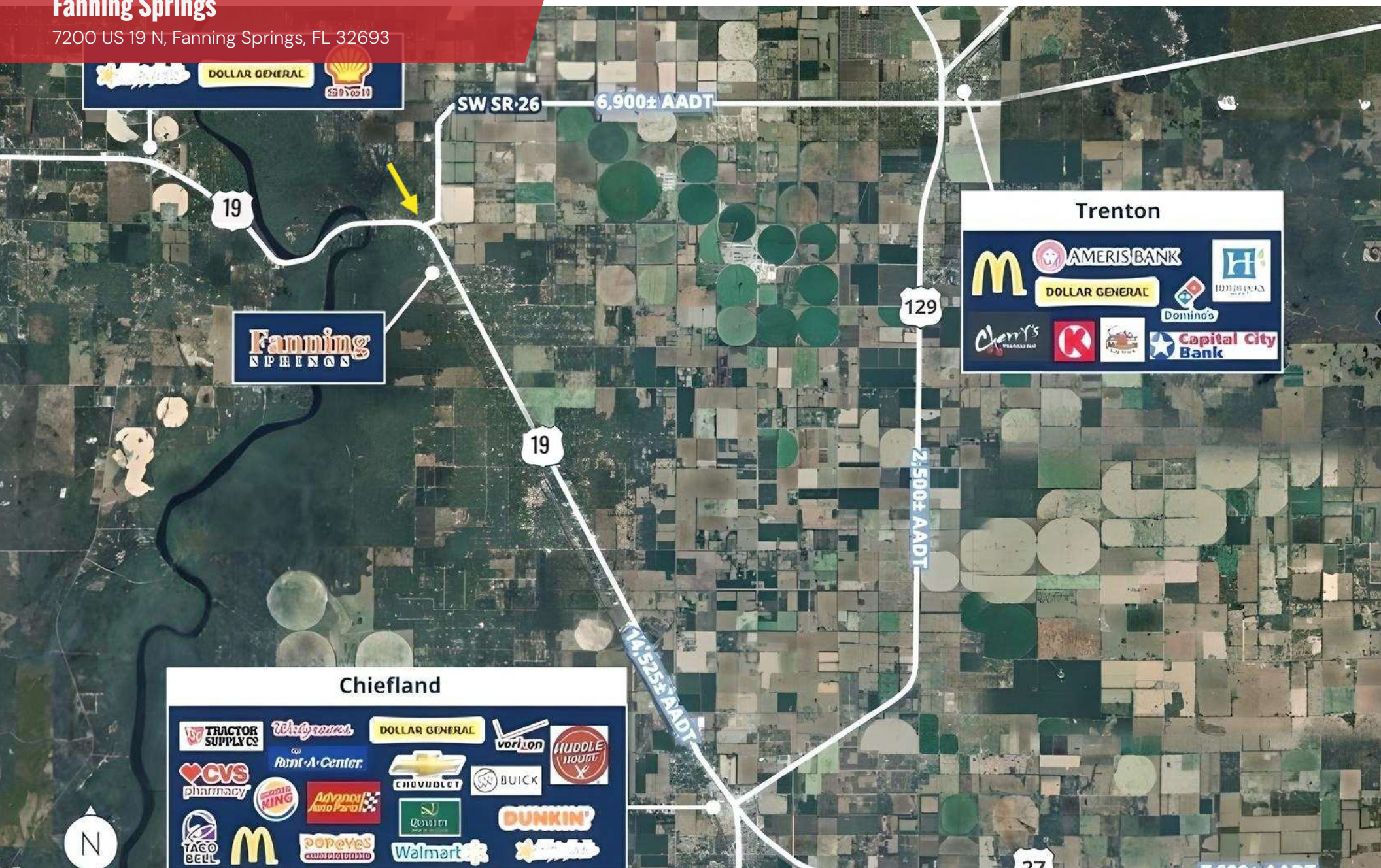
brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Fanning Springs

7200 US 19 N, Fanning Springs, FL 32693



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Meet the Broker

7200 US 19 N, Fanning Springs, FL 32693



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

BILL NYE

Bill is the Broker/owner of Nye Commercial Advisors, Inc. He graduated from West Virginia Wesleyan University with a Bachelor's degree in Math and Business and then obtained a Master's Degree in Administration (Westminster College, Pa.). Bill's Real Estate career commenced in 1974. His over 50 years of experience, education, knowledge, and expertise makes him a leader in the Tampa Bay area and surrounding Commercial Investment Community. He was the first CCIM (Certified Commercial Investment Member) Members in Pasco County, Florida (1980). Bill's focus lies in asset management, consulting, development, retail brokerage, land brokerage and industrial brokerage. He has represented clients in all facets of the commercial investment field and has been involved in transactions in excess of one billion dollars. Bill is the parent of three grown children, in the Real Estate field, and four (now 5) very loved grandchildren. He prides himself on family and community involvement and was instrumental in starting the "Day Break Rotary" in Zephyrhills in 1995 and remains a dedicated member.



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com