

I-10 INTERCHANGE POTENTIAL COMMERCIAL DEVELOPMENT

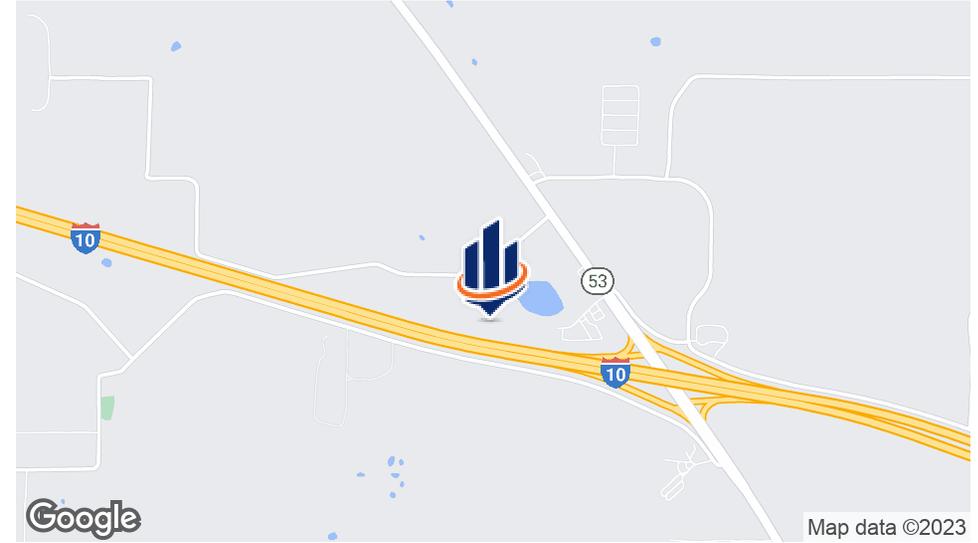
507 SW GENOA WAY
MADISON, FL 32340

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Property Summary



OFFERING SUMMARY

Sale Price:	\$575,000
Available SF:	
Lot Size:	36.32 Acres
Price / Acre:	\$15,831
Zoning:	Highway Interchange
APN:	18-1S-10-1271-004-000, 18-1S-10-1271-004-004,18- 1S-10-1276-001-001, and 18-1S-10-1276-001-01A

PROPERTY OVERVIEW

This vacant commercial development site consists of 36.32 ± acres with over 1900 feet of I-10 frontage and over 1300 feet of frontage on SW Genoa Way. The property has excellent access to I-10 (Exit 258) and SR 53 and is conveniently located between Lake City and Tallahassee. The property offers high visibility from I-10 with an average daily volume of 21,000 vehicles and would be an ideal site for a restaurant, flea market, RV park, or service center.

PROPERTY HIGHLIGHTS

- 1900 ± Feet of Frontage on I-10
- Zoned Highway Interchange
- 10.9 ± Acre Lake

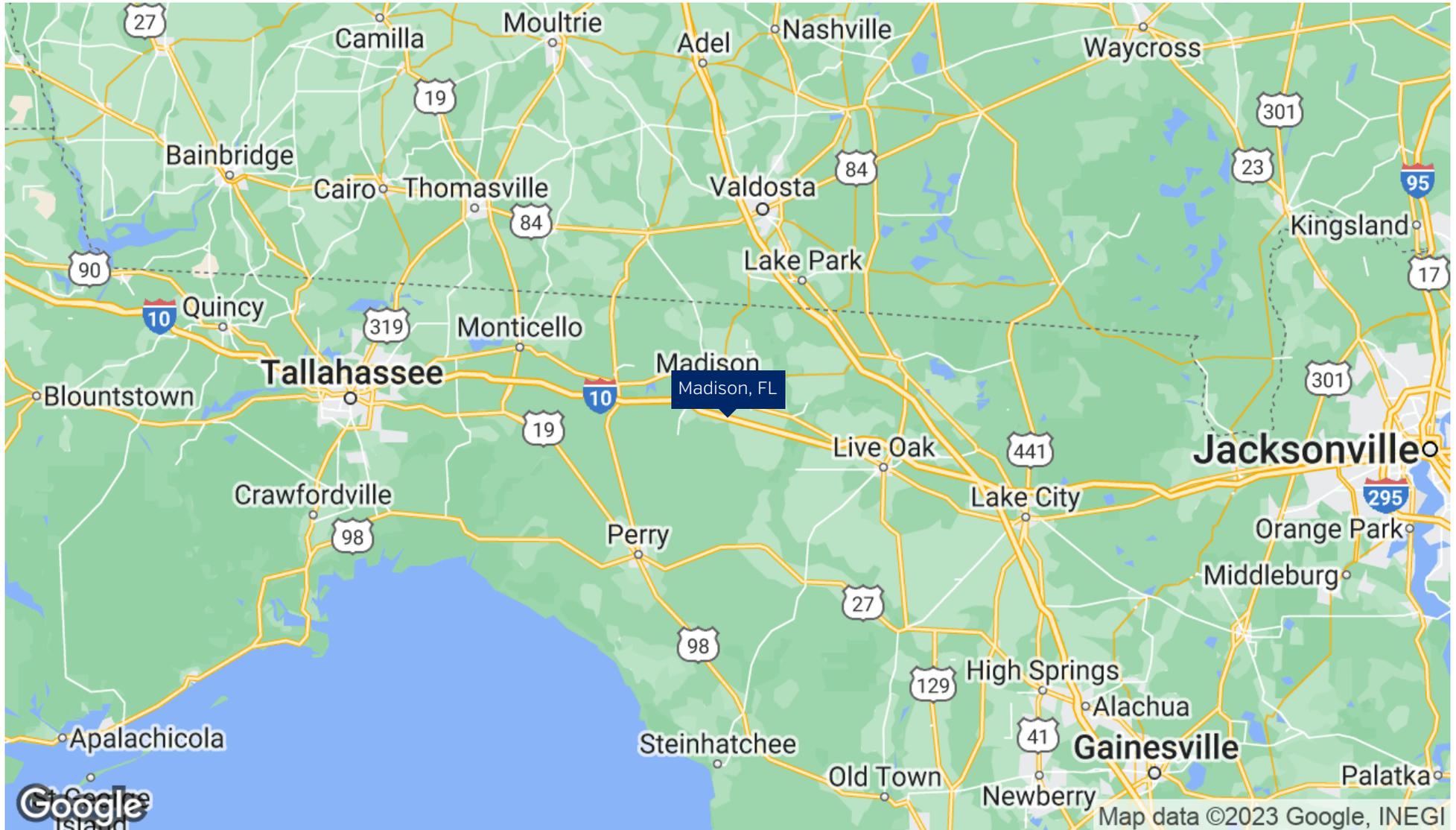
1 LOCATION INFORMATION

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Location Map



Regional Map

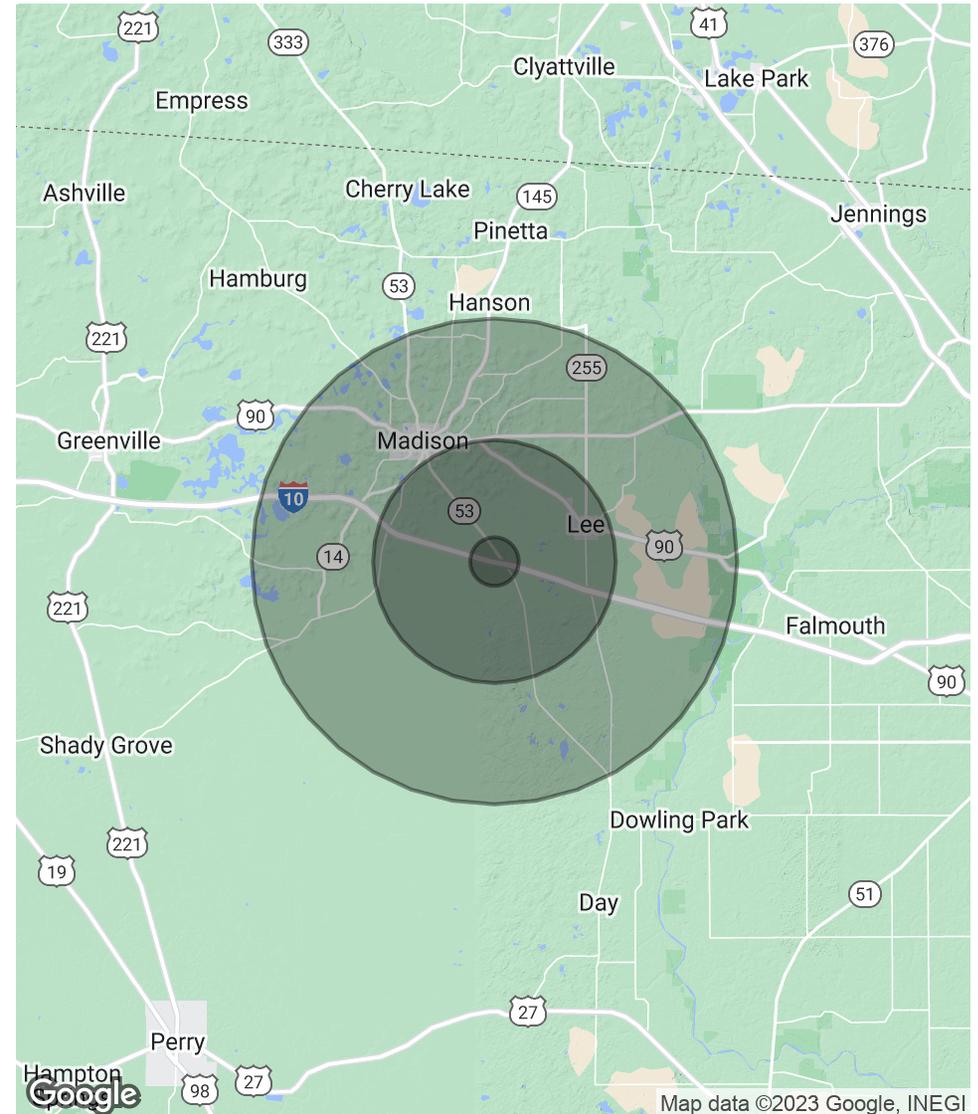


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census



2 MAPS AND PHOTOS

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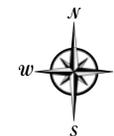
Additional Photos





Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads



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MIKE LANSDELL, ALC

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PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in:

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BRYANT PEACE, ALC

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PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land sales, as well as, business development for SVN Saunders Ralston Dantzler throughout Florida and Georgia. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

- Timberland & Development
- Recreational Land
- Agricultural Properties

SVN | Saunders Ralston Dantzler

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Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

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