

I-75 COMMERCIAL DEVELOPMENT ACREAGE

I 75 & HWY 129 INTERCHANGE [EXIT 451]
JASPER, FL 32052

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Property Overview



Sale Price

\$1,415,000

OFFERING SUMMARY

Acreage:	51.6 Acres
Price / Acre:	\$27,422
City:	Jasper
County:	Hamilton
Property Type:	Vacant Commercial
Traffic Count:	44,500 Cars/Day

PROPERTY OVERVIEW

This vacant commercial development site zoned Commercial Highway Intensive (CHI) consists of 51 ± acres with over 1150' of I-75 road frontage. This property has excellent access to I-75 (exit 451) and Highway 129 and is conveniently located between Valdosta, GA and Lake City. The property offers high visibility from I-75 with an average daily traffic volume of 44,500. Love's Travel Stop adjoins the property which is said to be their busiest location in the South. This subject site consists of acreage on both sides of Highway 129 and the owner is willing to subdivide. The property would be an ideal location for a truck stop, restaurant, hotel, or RV park.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Commercial

Uplands / Wetlands:

29 ± Upland Acres

Zoning / FLU:

Commercial Highway Intensive (CHI)

Water Source & Utilities:

Water, Sewer, 3 Phase, & Natural Gas

Road Frontage:

1,150' on I-75 & 2,300' on Hwy 129

Current Use:

Vacant Commercial

Location

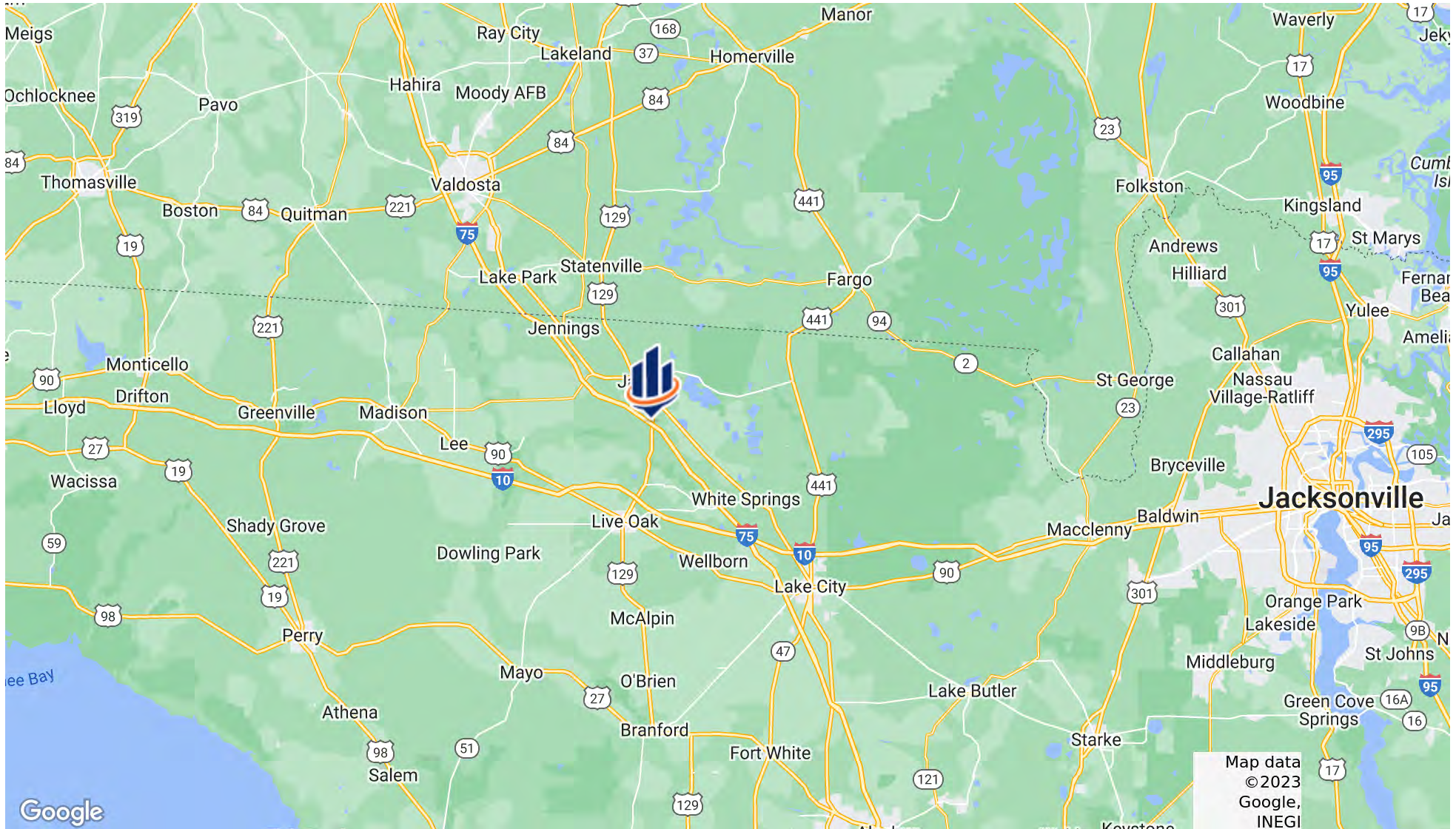


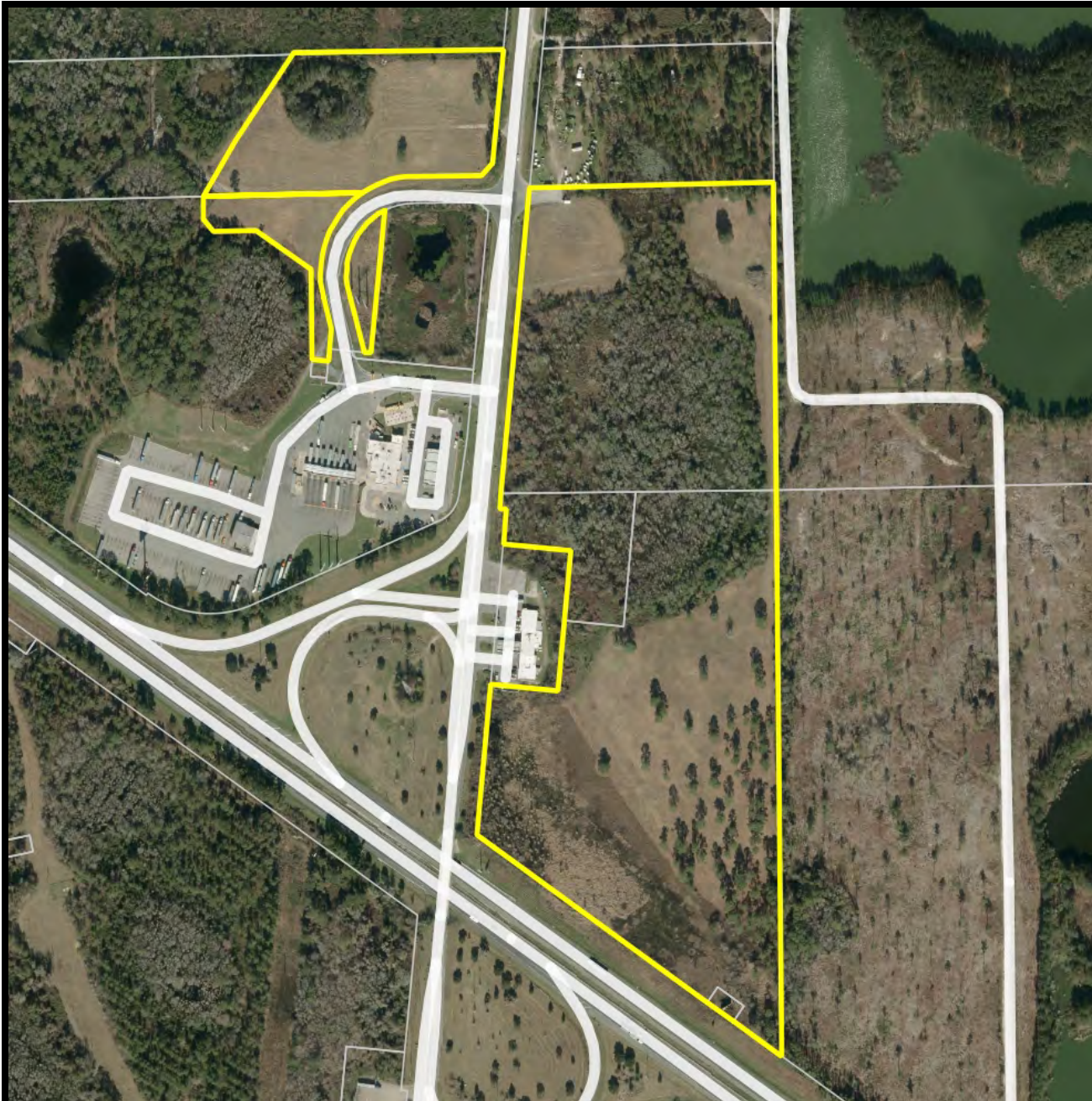
LOCATION & DRIVING DIRECTIONS

Parcel:	6994-035 6994-000 6994-030 6994-010 6994-020
GPS:	30.4495, -82.9315
Driving Directions:	Exit I-75 Northbound at exit 451 for Hwy 129 N
Showing Instructions:	Contact Agent











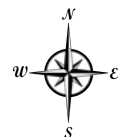
Regional Map





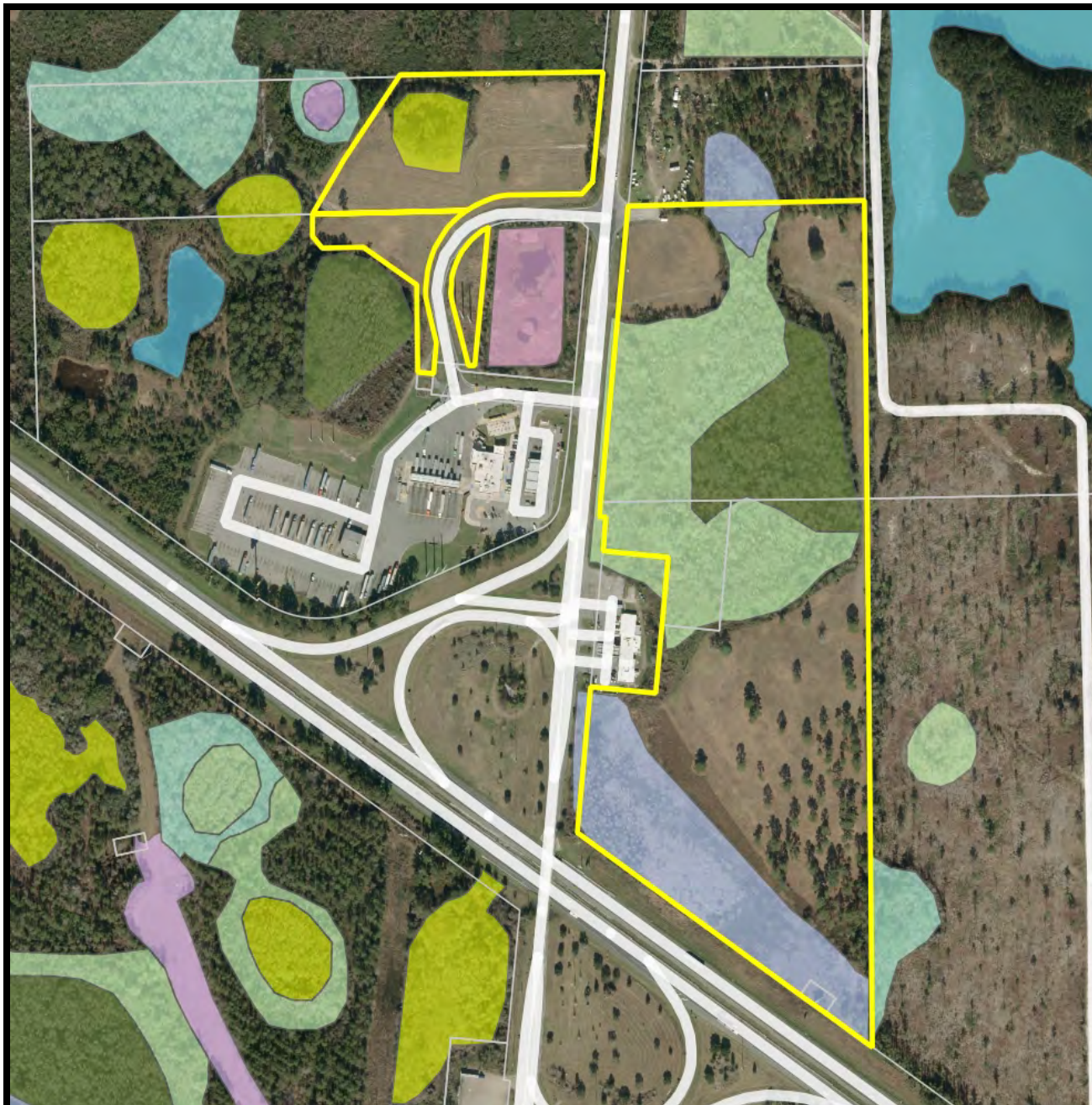
Overview Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets OSM Hybrid
-  Streets OSM Hybrid
-  Parcel Outlines



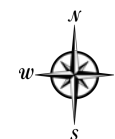
0 380 760 1140 ft

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Wetlands Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands



0 400 800 1200 ft

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Additional Photos



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