



# COMMERCIAL LOTS FOR SALE

## I-75 INTERCHANGE AT US 129

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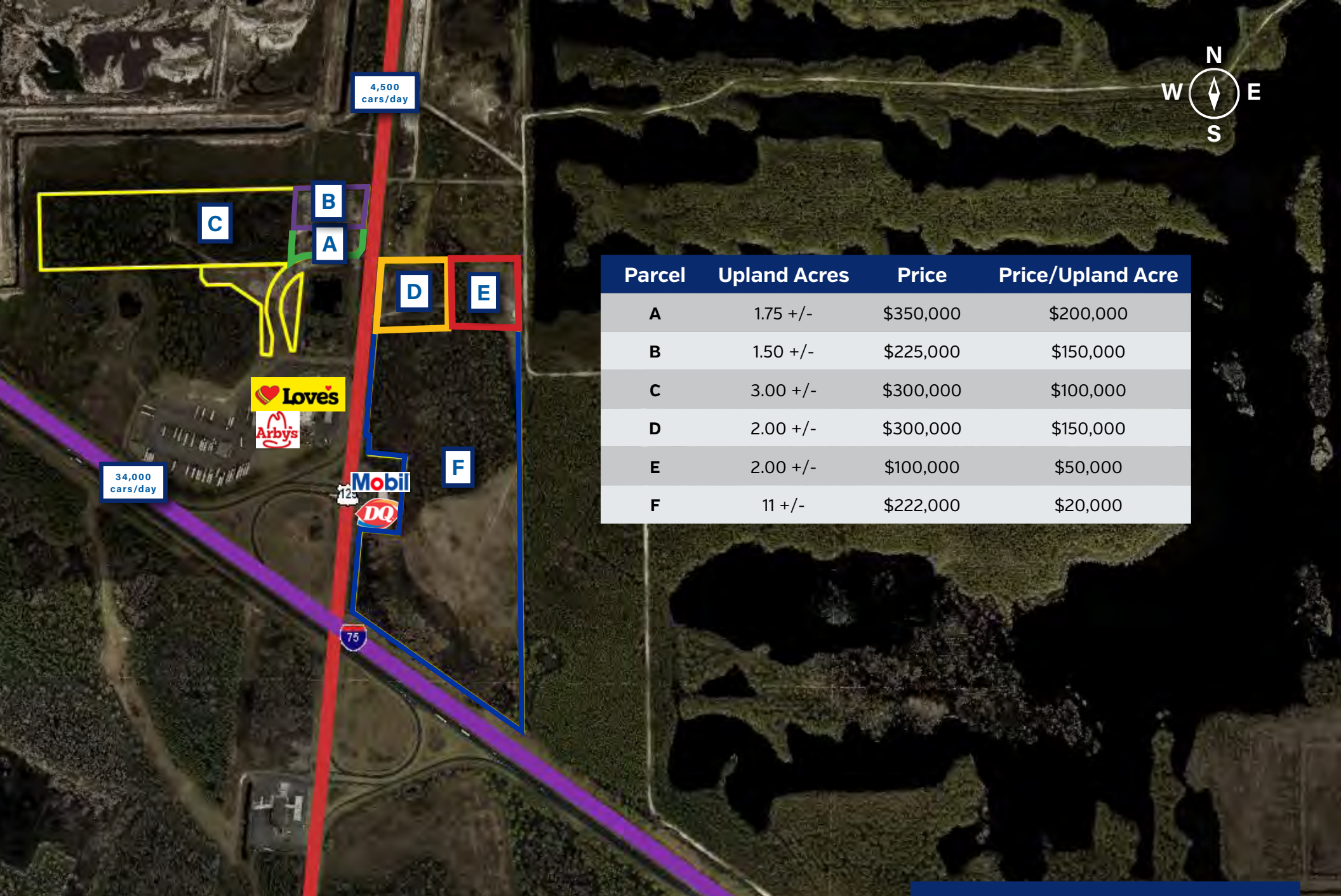
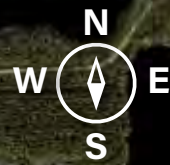


## EXECUTIVE SUMMARY

# HIGHWAY 129 S JASPER, FL 32052

The subject property is a collection of parcels in Hamilton County at the interchange of I-75 and US 129. The parcels can be subdivided into smaller commercial or industrial sites. Love's built a large truck-stop at this interchange in 2012, and have since improved adjacent roadways to account for additional traffic. These commercial and industrial sites are ideal for fast food, service uses, and warehouse/manufacturing users that would benefit from quick access to I-75 for regional distribution.

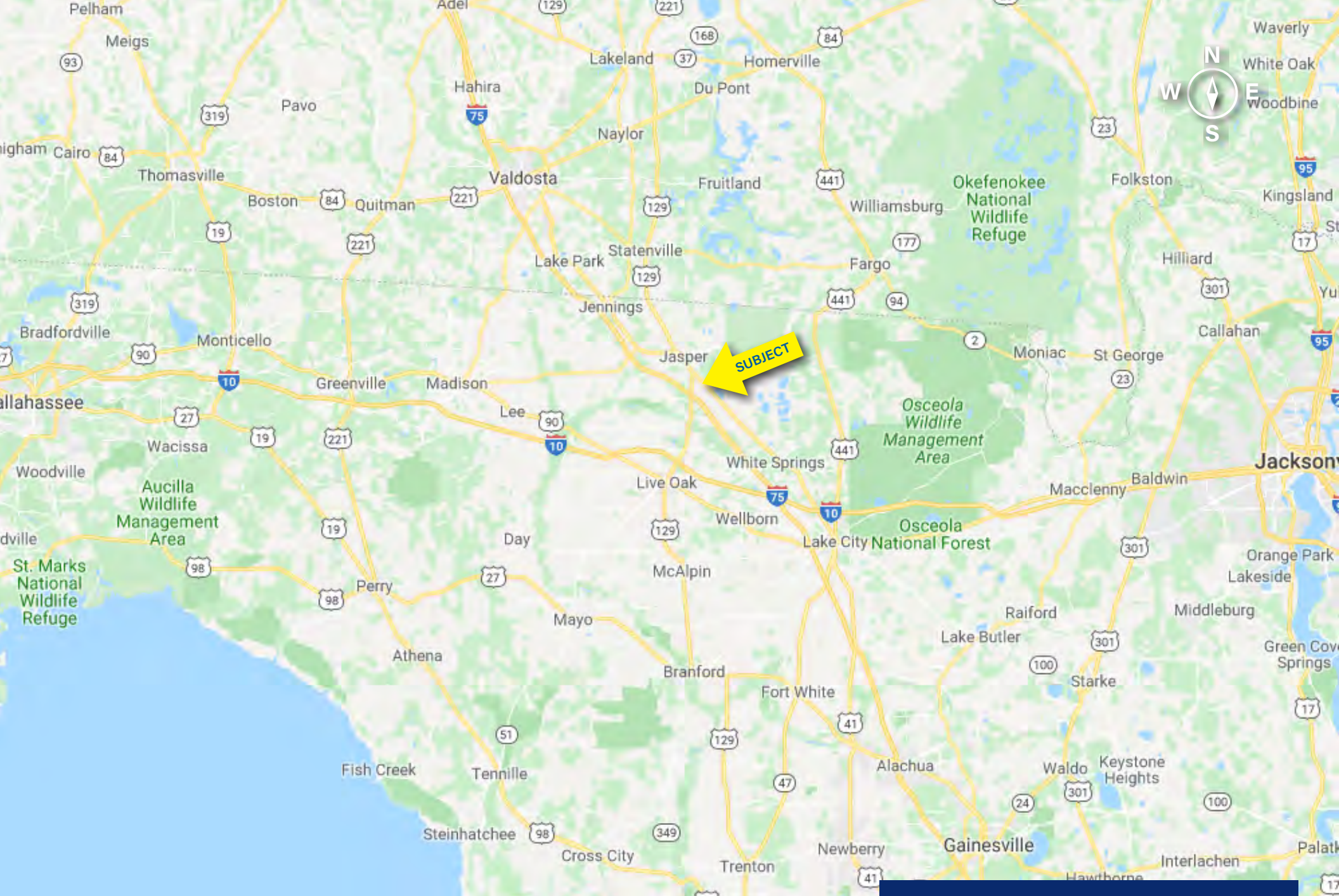
<b>Site Address:</b>	Highway 129 South , Jasper, FL 32052
<b>County:</b>	Hamilton
<b>PIN (Property Identification Number):</b>	6994-035, 6994-000, 6994-030, 6994-010, 6994-020
<b>Upland Acres Size:</b>	21.25 +/- upland acres
<b>Property Use:</b>	Vacant Commercial
<b>Utilities:</b>	Water & Sewer (City of Jasper)
<b>Zoning:</b>	Commercial Highway Intensive (CHI)
<b>Traffic Count:</b>	34,000 cars/day via I-75
<b>Asking Price:</b>	See Pricing Schedule on Page 4



Parcel	Upland Acres	Price	Price/Upland Acre
A	1.75 +/-	\$350,000	\$200,000
B	1.50 +/-	\$225,000	\$150,000
C	3.00 +/-	\$300,000	\$100,000
D	2.00 +/-	\$300,000	\$150,000
E	2.00 +/-	\$100,000	\$50,000
F	11 +/-	\$222,000	\$20,000

Each commercial site has access from US 129, and quick access to I-75.

## PRICING SCHEDULE



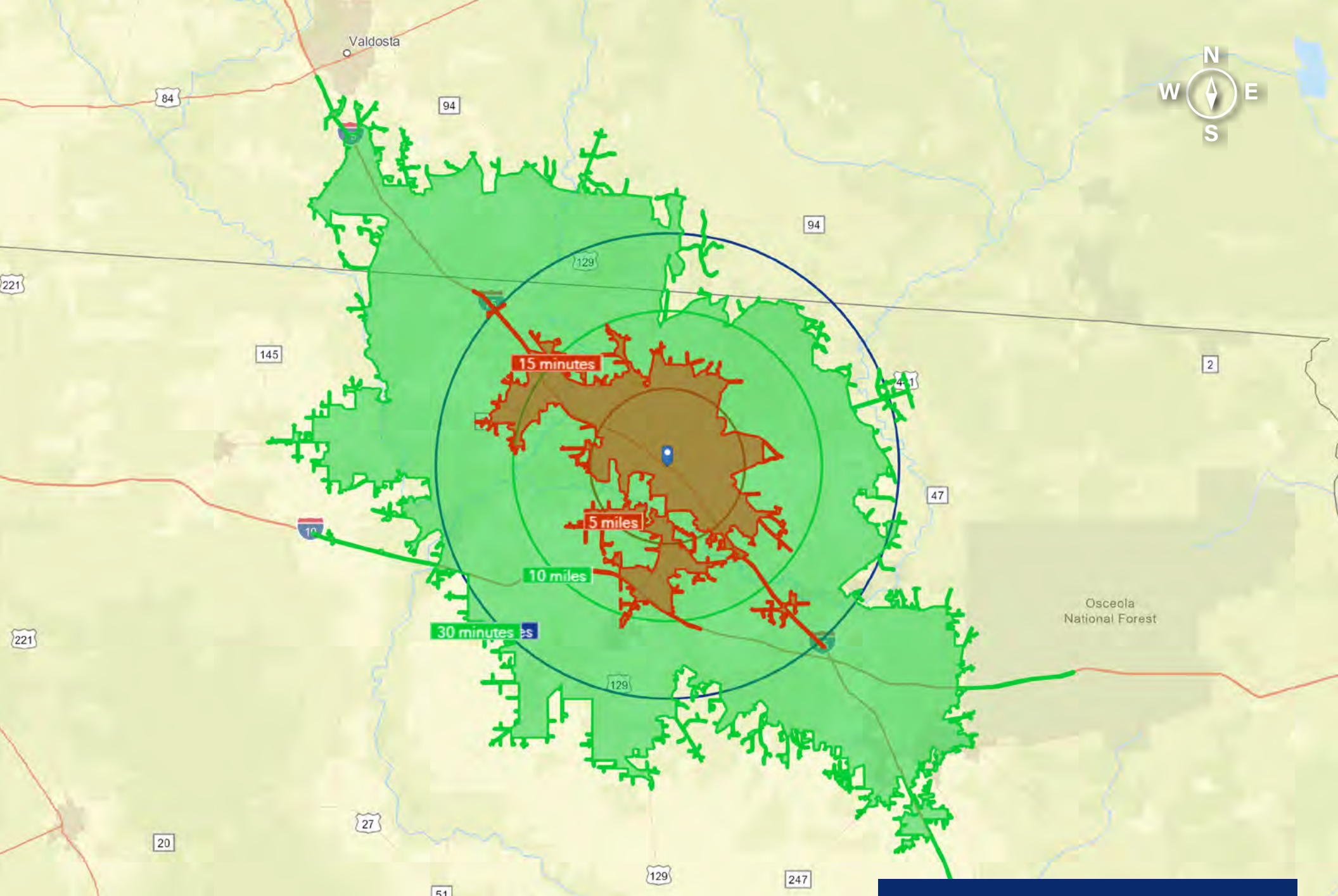
Located in Hamilton County, between Tallahassee and Jacksonville, just south of the Florida-Georgia state line.

**REGIONAL LOCATION**



The subject is located along I-75, about 20 miles south of the Georgia/Florida state line, and 16 miles north of I-75's intersection with I-10.

**LOCATION MAP**



5, 10, 15 mile radius  
15, 30 minute drive time

**DEMOGRAPHICS MAP**

# BENCHMARK DEMOGRAPHICS

	5 Mile	10 Miles	15 Miles	15 Mins	30 Mins	Hamilton	FL	US
Population	4,940	12,237	32,800	8,458	81,169	14,993	21,239,528	332,417,793
Households	1,025	3,837	11,523	2,368	28,792	4,895	8,299,404	125,168,557
Families	695	2,604	7,911	1,591	19,752	3,353	5,366,533	82,295,074
Average Household Size	2.64	2.54	2.59	2.61	2.64	2.55	2.51	2.59
Owner Occupied Housing Units	731	2,648	7,595	1,613	19,454	3,619	5,375,035	79,459,278
Renter Occupied Housing Units	295	1,189	3,927	756	9,338	1,276	2,924,369	45,709,279
Median Age	35.8	38.6	39.1	37.6	38.9	39.5	42.5	38.5
<b><i>Income</i></b>								
Median Household Income	38,814	44,276	40,999	39,703	41,013	36,877	54,238	60,548
Average Household Income	50,551	55,714	54,643	51,672	56,196	49,926	78,335	87,398
Per Capita Income	15,753	19,700	19,965	17,705	20,705	18,028	30,703	33,028
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>								
Population	0.15%	0.28%	0.37%	0.26%	0.47%	0.49%	1.37%	0.77%
Households	0.25%	0.31%	0.35%	0.32%	0.45%	0.56%	1.31%	0.75%
Families	0.17%	0.24%	0.29%	0.25%	0.38%	0.50%	1.26%	0.68%
Owner HHs	0.41%	0.60%	0.59%	0.55%	0.73%	0.72%	1.60%	0.92%
Median Household Income	1.36%	1.78%	1.82%	1.55%	2.07%	1.76%	2.37%	2.70%

The median household income within a 10-mile radius is 20% higher than the county median at \$44,276.

# BENCHMARK DEMOGRAPHICS

5 Mile 10 Miles 15 Miles 15 Mins 30 Mins Hamilton FL US

## Households by Income

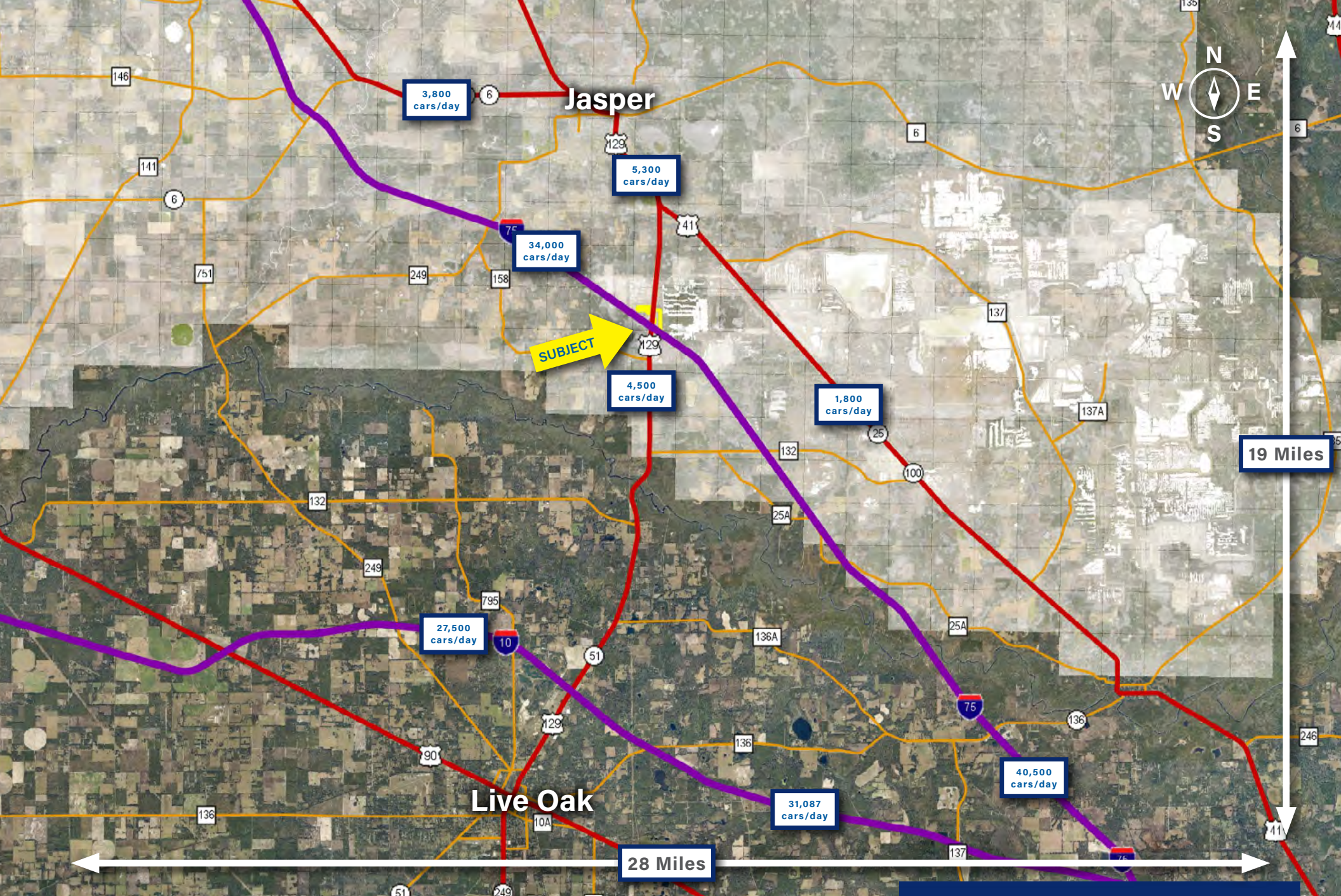
<\$15,000	23.00%	18.60%	18.00%	21.70%	17.00%	22.90%	11.10%	10.70%
\$15,000 - \$24,999	15.10%	11.30%	12.80%	12.40%	14.10%	12.20%	10.10%	9.00%
\$25,000 - \$34,999	6.00%	8.40%	10.60%	8.80%	10.70%	12.10%	10.10%	8.90%
\$35,000 - \$49,999	17.90%	16.80%	17.50%	17.80%	16.70%	16.80%	14.40%	12.40%
\$50,000 - \$74,999	16.10%	21.30%	18.30%	18.70%	17.20%	16.30%	18.50%	17.50%
\$75,000 - \$99,999	11.60%	12.10%	12.30%	10.70%	11.80%	9.70%	12.30%	12.60%
\$100,000 - \$149,999	7.10%	8.20%	7.00%	6.50%	8.10%	7.00%	12.80%	15.10%
\$150,000 - \$199,999	2.20%	1.70%	1.30%	1.90%	2.20%	1.70%	5.00%	6.50%
\$200,000+	1.00%	1.60%	2.10%	1.40%	2.10%	1.40%	5.70%	7.30%

## Population by Age

0 - 4	3.00%	4.60%	5.90%	4.30%	6.20%	5.00%	5.20%	6.00%
5 - 9	3.30%	5.00%	6.00%	4.70%	6.30%	5.40%	5.40%	6.10%
10 - 14	3.60%	5.20%	6.10%	4.90%	6.30%	5.50%	5.60%	6.30%
15 - 19	5.10%	5.50%	5.80%	5.30%	5.70%	5.20%	5.60%	6.30%
20 - 24	15.70%	9.90%	7.30%	11.40%	6.50%	8.80%	6.10%	6.70%
25 - 34	18.10%	15.20%	13.90%	15.90%	14.00%	14.50%	13.30%	14.00%
35 - 44	14.00%	12.60%	11.80%	12.80%	11.80%	11.90%	11.70%	12.60%
45 - 54	13.90%	12.80%	12.00%	12.90%	11.90%	12.40%	12.50%	12.50%
55 - 64	11.50%	13.00%	13.10%	12.70%	13.10%	13.90%	13.70%	13.10%
65 - 74	7.60%	10.10%	10.80%	9.40%	10.80%	11.00%	11.70%	9.70%
75 - 84	3.00%	4.50%	5.40%	4.00%	5.50%	4.80%	6.50%	4.70%
85+	1.30%	1.60%	1.80%	1.60%	1.90%	1.50%	2.80%	2.00%

## Race and Ethnicity

White Alone	54.70%	62.50%	65.80%	56.40%	69.60%	59.90%	72.70%	69.60%
Black Alone	40.80%	31.90%	26.20%	37.80%	22.50%	32.60%	16.50%	12.90%
American Indian Alone	0.60%	0.70%	0.60%	0.70%	0.60%	0.90%	0.40%	1.00%
Asian Alone	0.70%	0.80%	0.70%	0.90%	1.10%	0.80%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.10%	0.20%
Some Other Race Alone	1.50%	2.10%	4.10%	2.00%	3.60%	3.40%	4.50%	7.00%
Two or More Races	1.70%	2.10%	2.50%	2.10%	2.60%	2.40%	3.10%	3.50%
Hispanic Origin (Any Race)	8.00%	7.40%	10.80%	7.90%	9.60%	10.00%	26.60%	18.60%



The market area encompasses the city of Jasper, FL in Central Hamilton County.

**MARKET AREA MAP**

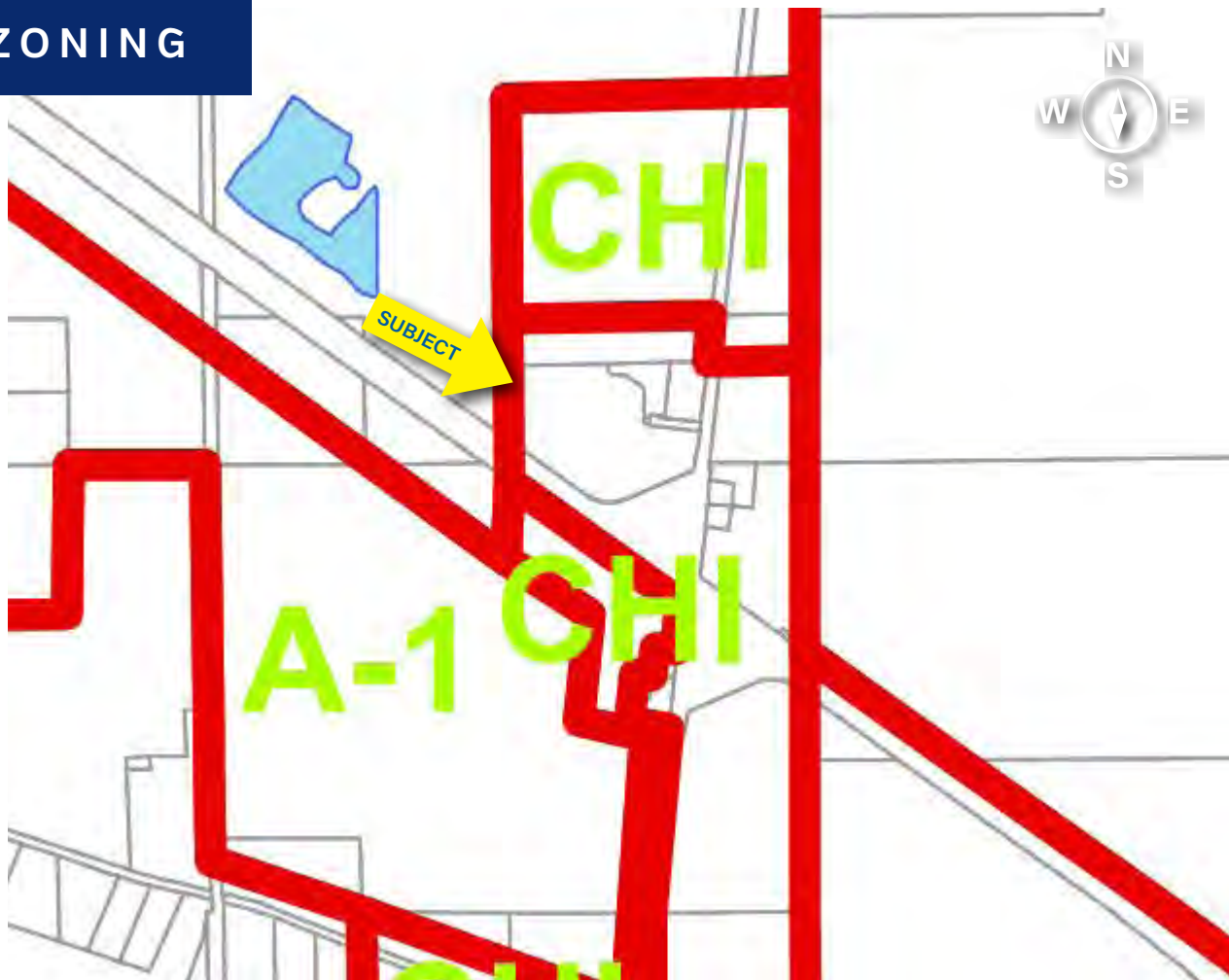
Site aerial facing south



Parcels A, B, C along the entrance road to Love's truck stop.



## ZONING



### *Commercial Highway Intensive (CHI)*

Commercial Highway Intensive allows for several uses: retail, industrial, and residential are potential uses for this zone.

✓ CHI

■ A-1



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