

FOR SALE

0000 Blueberry Dr. Sneads, FL 32460

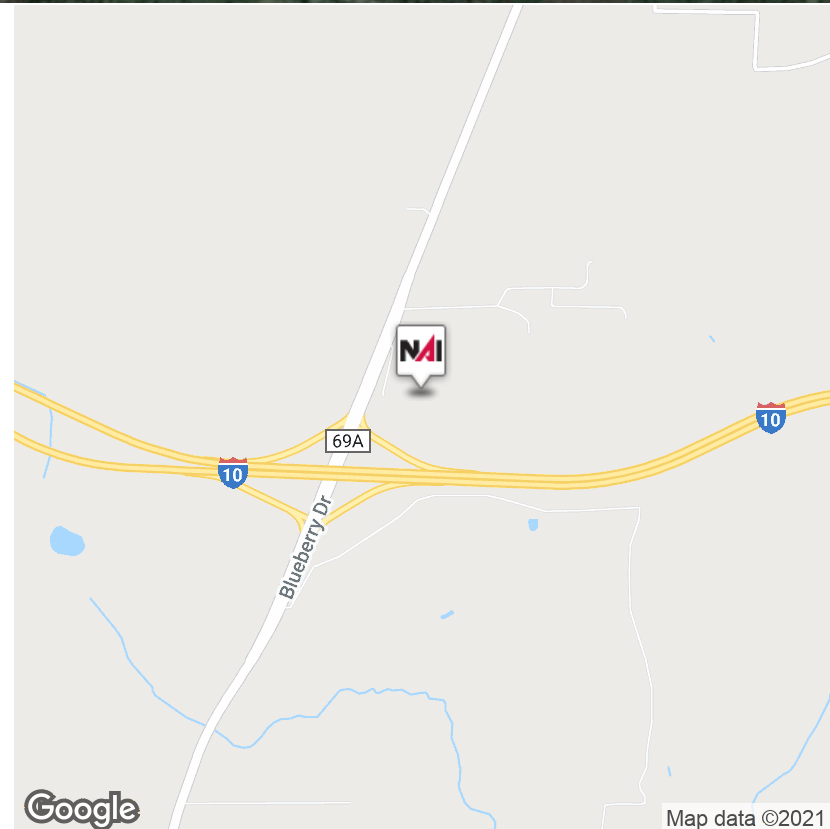
NAI TALCOR



Land | 37.82 Acres

Available For Sale. This 38 +/- acre commercial site is ready for development and is adjacent to Interstate-10. Located in Sneads, FL on Highway 286. The property has great visibility from I-10, easy access from the exit ramp, and has around 24,500 cars that pass the site daily. The property is well suited for a truck-stop development, hotel, gas station, and a variety of retail users and is perfectly positioned for Jackson County's current economic growth. The property has favorable zoning and the site would be a destination for travelers along I-10. Site can be divided into smaller acre parcels or sold as one, all have great Hwy frontage and visibility.

Sale Price: \$2,300,000



 **Fletcher Dilmore**
+1 850 326 1463
fletcher@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

Map data ©2021

FOR SALE

0000 Blueberry Dr. Sneads, FL 32460



OFFERING SUMMARY

Sale Price: \$2,300,000

Available SF:

Lot Size: 37.82 Acres

Zoning: Commercial

Price / SF: \$1.40

PROPERTY HIGHLIGHTS

- Great Visibility on I-10
- Easy Access
- Commercial Zoning
- Divisible into smaller Parcels

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 68 | 1,544 | 5,026 |
| Total Population | 219 | 4,952 | 15,143 |
| Average HH Income | \$42,979 | \$43,262 | \$46,411 |