

For Sale

+/- 12 Acres

Vacant Land

Zoned CG Commercial General

US Highway 19

Fanning Springs, FL 32693

Asking Price \$975,000



Presented by Stephanie Barron, Realtor®

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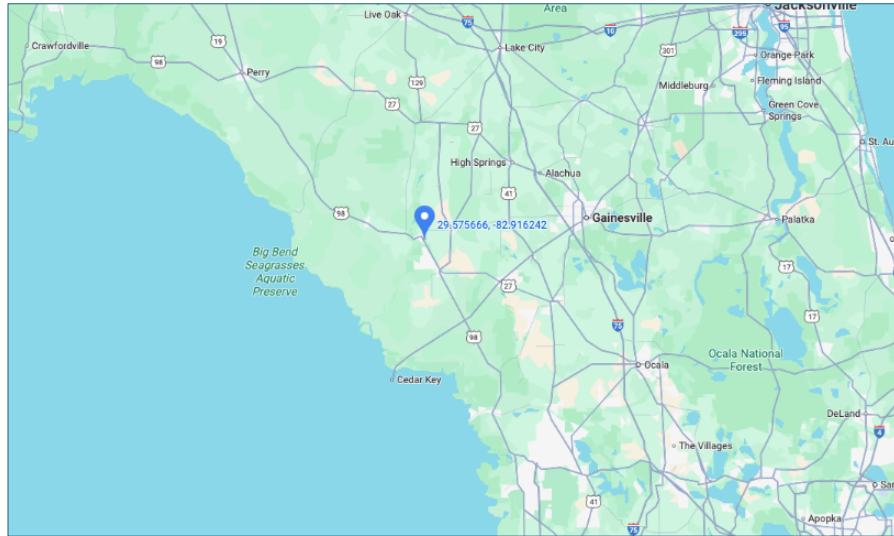
Summary	
Address	TBD NW US Highway 19 Fanning Springs, FL 32693
Parcel Number	0050100000
County	Levy
Land Development	
Zoning	CG – Commercial General
Land Use	Commercial Use, including Multifamily
Permitted Uses	The property is zoned for commercial development, which allows for broad commercial uses including general retail, office, limited multi-family residential uses and service activities which serve a market area larger than a neighborhood.
Zoning Contact Person	Kelly Keiser, Administrative Assistant 352-463-2855
Physical Characteristics	
Site Area	12.0 Acres
Shape	Non-Typical
Topography	Flat, Wooded
Parcel Location	Interior lot
Road Frontage	US Highway 19
Frontage Feet	400 FT
Access	
Street Name	NW US Highway 19
Rear Access Street Name	NW Old Fannin Road
Visibility	
2023 FDOT Average Annual Daily Traffic (AADT)	14,525 AADT
Overall Visibility	This high volume offers excellent exposure for businesses, ensuring steady visibility to passing motorists .
Roadway	US Highway 19 serves as a principal arterial roadway in the region, facilitating significant north-south traffic flow.
Commuter Base	This lot is located in the heart of Florida's Tri-County area, which includes Dixie, Gilchrist, and Levy counties—an active region known for steady growth. The majority of business traffic here comes from local residents across these three counties, along with a strong flow of travelers and commuters along US Highway 19.

Utilities	
Water	Available along US Highway 19
Sewer	Available +/- 1,000 ft to the North
Internet	Fiber Optic Internet is available
Utilities Contact Person	Debbie Watson, Utility Clerk 352-463-2855
Flood Zone Data	
Flood Zone	X
Flood Risk	Low
Nearby Retailers	
Dollar General	17631 NW US Hwy 19
Discount Food Mart	7680 N US Hwy 19
Sunoco	7560 N US Hwy 19
Noble Food Mart	7270 SW US Hwy 19
Capital City Bank	7240 SW US Hwy 19
Walmart Supercenter	Chiefland, Florida
Target	Gainesville, Florida
Home Depot	Gainesville, Florida
Publix Super Market	Newberry, Florida



Regional and Area Market Analysis

Regional Map:



Location:

The subject property is located along the west side of **US Highway 19** with additional frontage on **Old Fannin Road**, within the incorporated city of **Fanning Springs, Levy County, Florida**. This corridor serves as a primary north/south arterial connecting Florida's Nature Coast with the Panhandle to the north and the Tampa Bay metro market to the south. According to the **2023 FDOT Average Annual Daily Traffic Study**, US 19 at this location supports more than **14,000 vehicles per day**, providing excellent visibility and exposure.

The surrounding area includes small businesses, service-oriented commercial uses, convenience retail, and a storage facility. The property is also proximate to major recreational amenities such as the **Suwannee River** and **Fanning Springs State Park**, which bring year-round visitation. The neighborhood is experiencing steady growth, supported by increased residential development and highway traffic. The property is zoned **CG – Commercial General**, which allows a wide range of commercial uses, including retail, office, and limited multi-family residential.

Physical Factors:

The site consists of **approximately 12 acres** with over **400 feet of direct frontage on US 19** and additional frontage/access on **Old Fannin Road**, creating multiple points of ingress and egress. Public **water and sewer utilities** are available along US 19, supporting higher intensity development.

The land is currently unimproved, offering a clean slate for a wide range of development opportunities. Its rectangular configuration and dual road frontage enhance site utility, circulation, and design flexibility. The visibility, accessibility, and zoning flexibility of the parcel make it well suited for a variety of uses, including a shopping center, restaurant pads, professional offices, or mixed-use development.

Demand Generators and Market Overview:

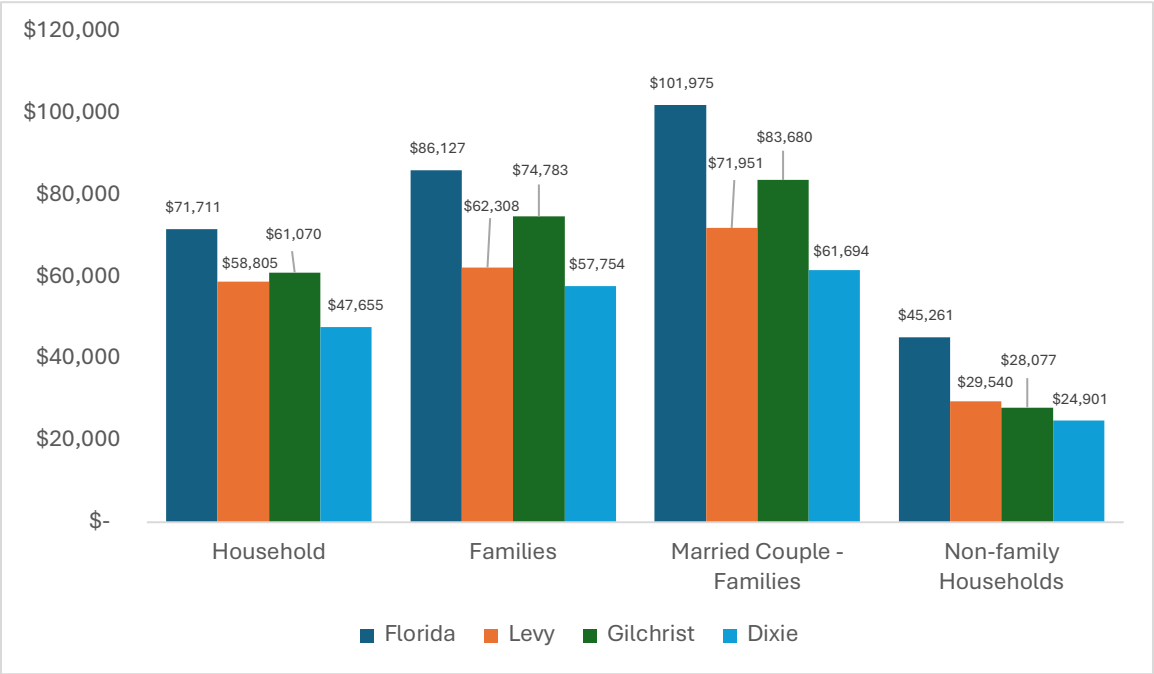
Fanning Springs is a small but steadily growing municipality strategically positioned along the Nature Coast. The city benefits from strong **tourism demand** generated by **Fanning Springs State Park** and the **Suwannee River**, both of which are regional attractions for boating, fishing, and nature-based recreation. Seasonal visitors and day-trippers contribute to the area’s retail and service demand, particularly along US 19.

Levy County

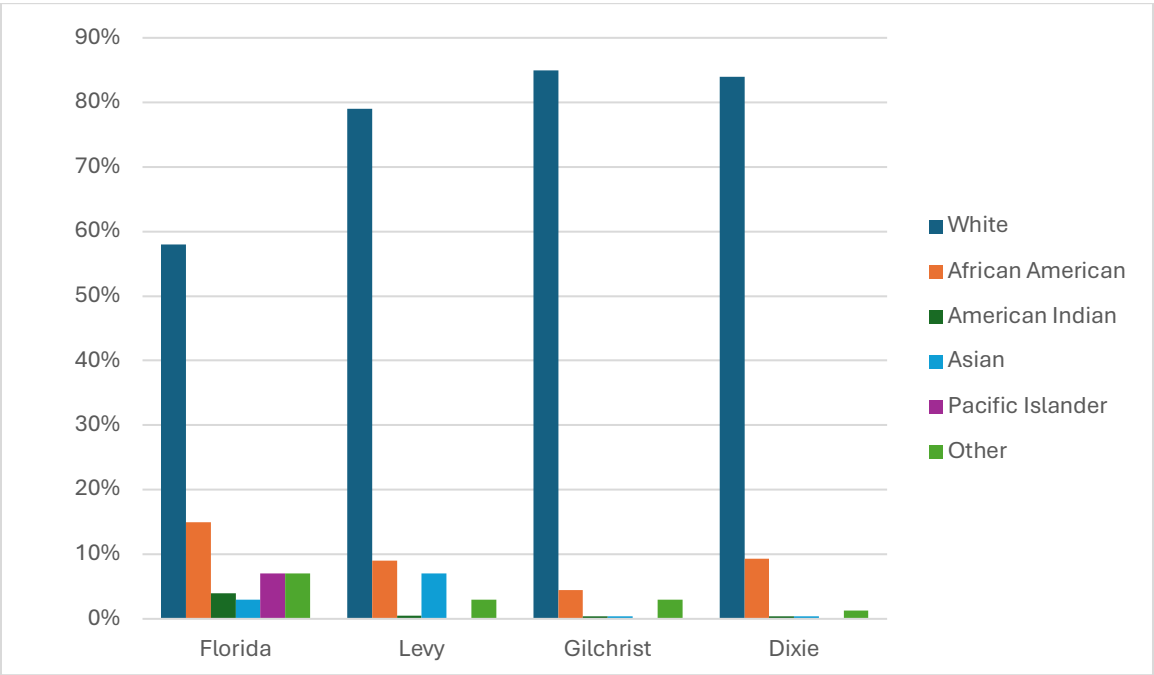
Size	1,118 Square Miles / 9 th Largest County in Florida
Population	42, 915
Median Household Income	\$53,805
Median Age	47.1
Poverty Rate	17.2%
Major Employment Sectors	Educational services, and health care and social assistance, retail trade, construction
Home Ownership Rate	79.8%
Median Home Value	\$171,400

The subject market is relatively rural, but stable, with steady growth projected: Levy County’s population is expected to grow by **~20% by 2040**. With limited commercial supply in the area, the subject property is well positioned to capture demand from both **local residents** and **highway travelers**. The combination of available utilities, highway exposure, and flexible zoning provides a rare development opportunity in this corridor.

Median Income of Tri-County Area



Population and Diversity



Employment

