

WOODLAWN ROAD

MACCLENNY, FLORIDA | I-10 / EXIT 335

3.12 ACRES | \$1,350,000

For Sale: \$1,350,000

Highly visible commercial development opportunity along Woodlawn Road in Macclenny, Florida, offering approximately 3.12 acres with exceptional exposure along the Interstate 10 corridor. The property features approximately 583 feet of frontage along Woodlawn Road and approximately 582 feet adjacent to the I-10 right-of-way, creating a unique opportunity for a commercial user seeking accessibility, visibility and interstate exposure.

Located in growing Baker County just west of the Jacksonville metropolitan area, the site is well positioned to capitalize on continued residential and commercial growth throughout Macclenny and the surrounding market. The property's rectangular configuration, substantial road frontage and proximity to I-10 make it an attractive candidate for a variety of commercial development concepts, subject to zoning, land use and governmental approvals.

Property Features

- ✓ 3.12± Acre Development Site
- ✓ CH, Commercial Highway Zoning
- ✓ 583 Feet of road frontage
- ✓ Utilities Available to the Property
- ✓ Excellent Visibility along I-10
- ✓ Lift Station on site

Contact

 706-713-1973 derick@hillisproperties.com**Derick Thranhardt**

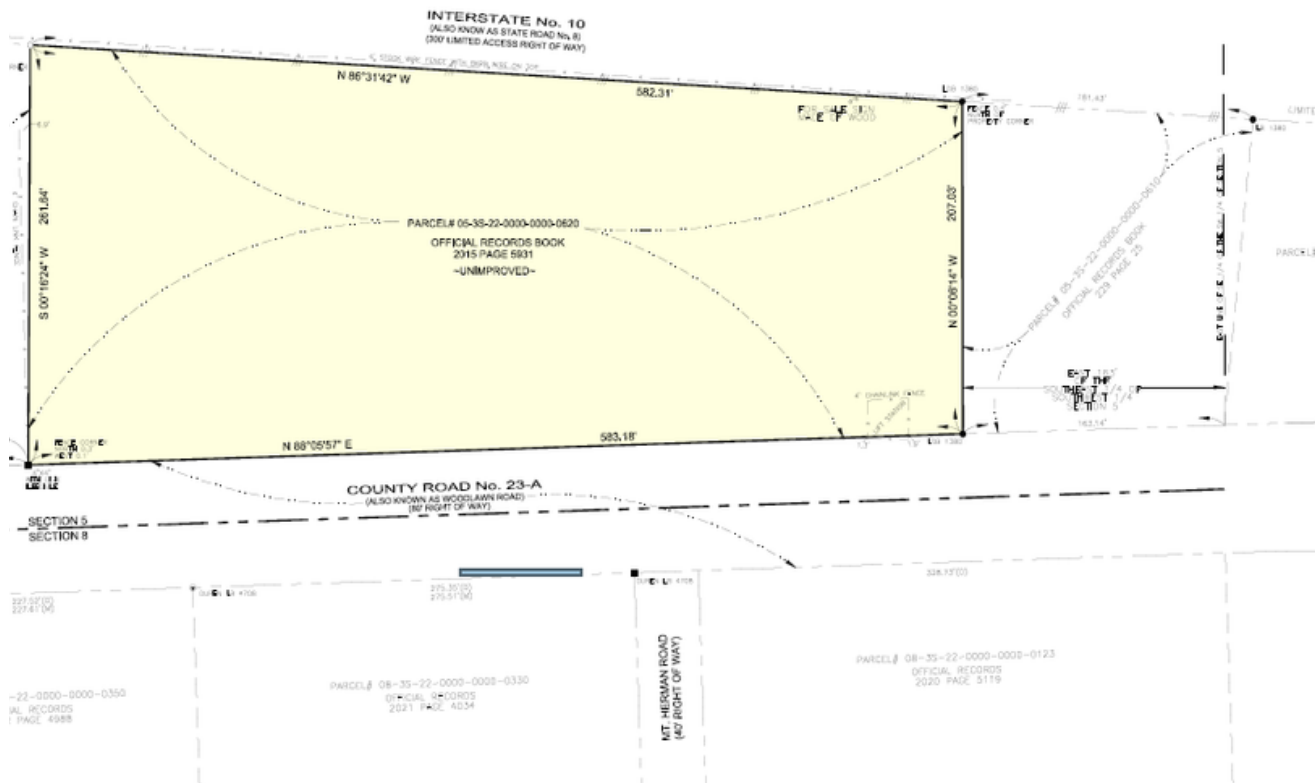
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WOODLAWN ROAD MACCLENNY, FL 32063

A
MAP SHOWING
A
BOUNDARY SURVEY
OF
OFFICIAL RECORDS BOOK 2015, PAGE 5931
LYING IN
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
LYING SOUTH OF THE RIGHT OF WAY OF
STATE ROAD NO. 523A
SECTION 5
TOWNSHIP 3 SOUTH, RANGE 22 EAST
BAKER COUNTY, FLORIDA



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* All information furnished regarding the property are from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions.