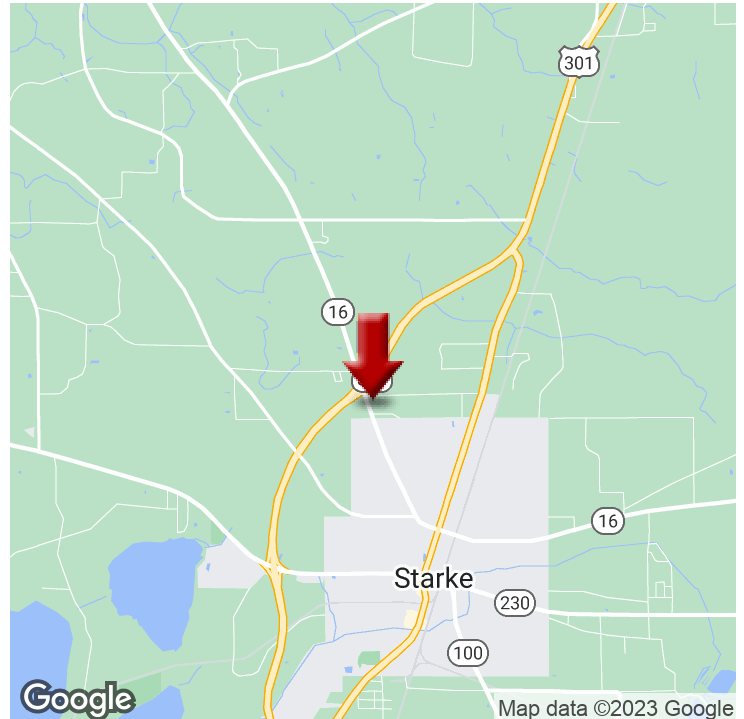
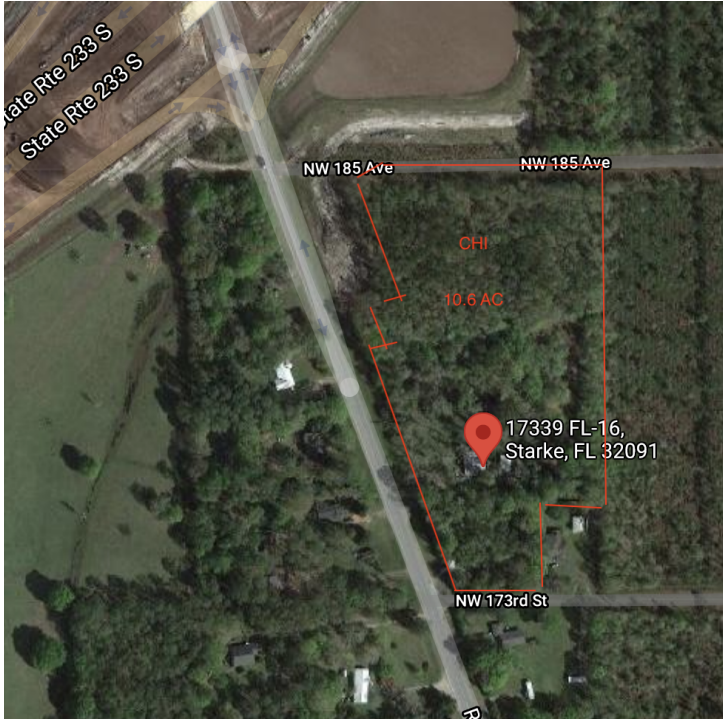


## LAND FOR SALE

17339 SR 16 - SR 233/US 301 BYPASS INTERCHANGE LAND FOR SALE

17339 NW SR 16, Starke, FL 32091



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,520,000
<b>LOT SIZE:</b>	8.4 Acre
<b>ZONING:</b>	CHI
<b>MARKET:</b>	Northeast Florida
<b>SUBMARKET:</b>	Bradford County
<b>PRICE PER ACRE</b>	\$300,000

### PROPERTY OVERVIEW

SR 233 Bypass Interchange at SR 16. Land for Sale. 10.6 Acres from SR 233 Southeast to 173rd St. Zoned CHI-Commercial Highway Interchange - will subdivide.

Great Location for truck stop, restaurants, convenience stores, gas stations, RV parks, etc. May annex into city of Starke for access to public water/sewer if needed.

### PROPERTY HIGHLIGHTS

- Zoned CHI - Commercial Highway Interchange
- On US 301 and SR 16
- US 301 Stark Bypass
- Major trucking route between Jacksonville and Gainesville and to I-75
- Projected to have over 25,000 cars daily. Recent traffic counts averaged over 22,000 and growing!
- Water/sewer on SR 16 just southeast of property.
- Will subdivide.

**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14  
Orange Park, FL 32065

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com



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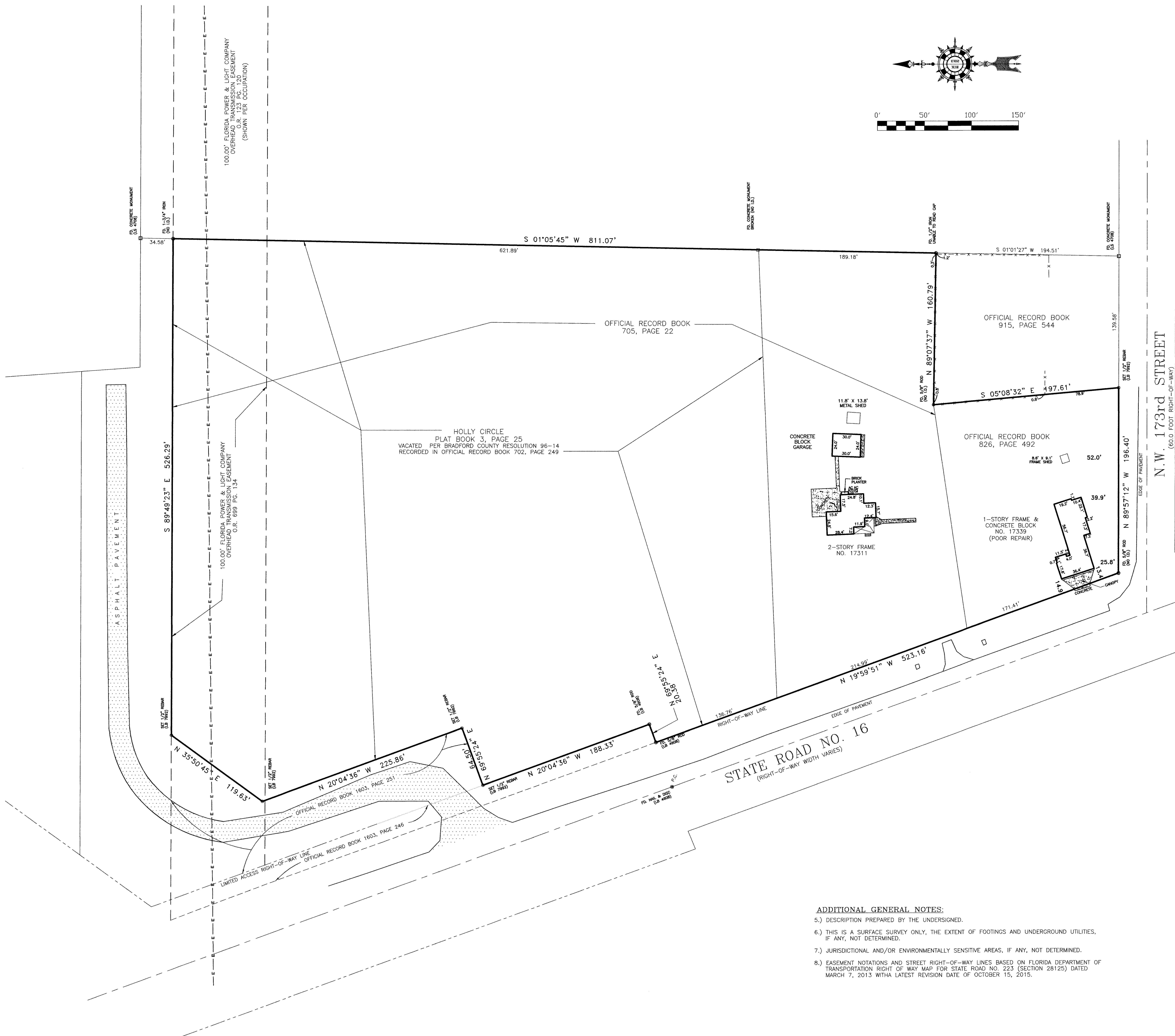
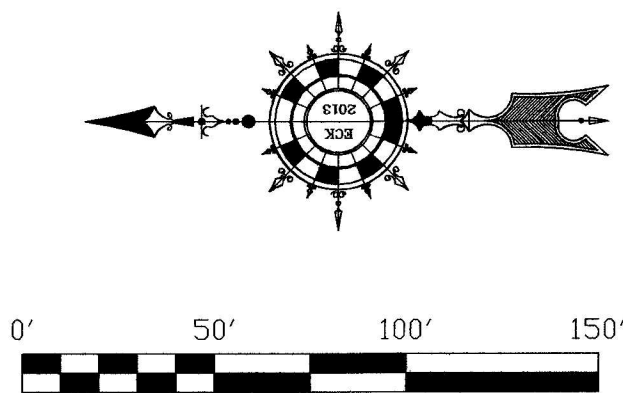
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MAP SHOWING SURVEY OF

PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 16 (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTH LINE OF NORTHWEST 173rd STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 19°-59'-51" WEST, 523.16 FEET, ALONG THE EASTERLY LINE OF SAID STATE ROAD No. 16, TO A JOG IN SAID RIGHT OF WAY LINE; THENCE NORTH 69°-55'-24" EAST, 20.38 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE OF STATE ROAD No. 16, NORTH 20°-04'-36" WEST, 188.33 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 69°-55'-24" EAST, 64.50 FEET; THENCE NORTH 20°-04'-36" WEST, 225.86 FEET; THENCE NORTH 35°-50'-45" EAST, 119.63 FEET; THENCE SOUTH 89°-49'-23" EAST, 526.29 FEET; THENCE SOUTH 01°-05'-45" WEST, 811.07 FEET; TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 915, PAGE 544; THENCE NORTH 89°-07'-37" WEST, 160.79 FEET, ALONG THE NORTH LINE OF SAID LANDS, TO ITS NORTHWEST CORNER; THENCE SOUTH 05°-08'-32" EAST, 197.61 FEET, ALONG THE WEST LINE OF SAID LANDS, TO THE NORTH LINE OF SAID NORTHWEST 173rd STREET; THENCE NORTH 89°-57'-12" WEST, 196.40 FEET, ALONG THE NORTH LINE OF SAID NORTHWEST 173rd STREET, TO THE POINT OF BEGINNING.

CONTAINING 464,405.65 SQUARE FEET AND/OR 10.66 ACRES.

CERTIFIED TO: JOSEPH E. SINEATH  
CAPITAL CITY BANK  
LAKE AREA TITLE SERVICES, INC.  
WESTCOR LAND TITLE INSURANCE COMPANY

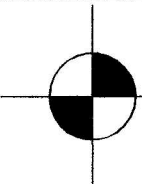


ADDITIONAL GENERAL NOTES:

- DESCRIPTION PREPARED BY THE UNDERSIGNED.
- THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
- EASEMENT NOTATIONS AND STREET RIGHT-OF-WAY LINES BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 223 (SECTION 2812S) DATED MARCH 7, 2013 WITH A LATEST REVISION DATE OF OCTOBER 15, 2015.

LEGEND:	
CONCRETE MONUMENT	(Symbol)
IRON PIPE OR ROD	(Symbol)
O/E OVERHEAD ELECTRIC	(Symbol)
O/T OVERHEAD TELEPHONE	(Symbol)
X CROSS-CUT IN CONCRETE	(Symbol)
FENCE	(Symbol)

As best determined from an inspection of Flood Insurance Rate Map: 120015 0205R & 120017 0203R dated 11/2/2018, the lands/house surveyed lie in Zone "X".



ECK LAND SURVEYORS, INC.

1660 EMERSON STREET  
JACKSONVILLE, FLORIDA 32207  
(904) 396-6334 FAX (904) 396-9997  
email: office@ecklandsurveyors.com  
LB 7992

GENERAL NOTES:

- This is a Boundary survey.
- No abstract of Title furnished.
- Not abstracted for easements.
- Base of Bearings: Assumed N. 89°-57'-12" W. along the North line of NW 173rd Street.

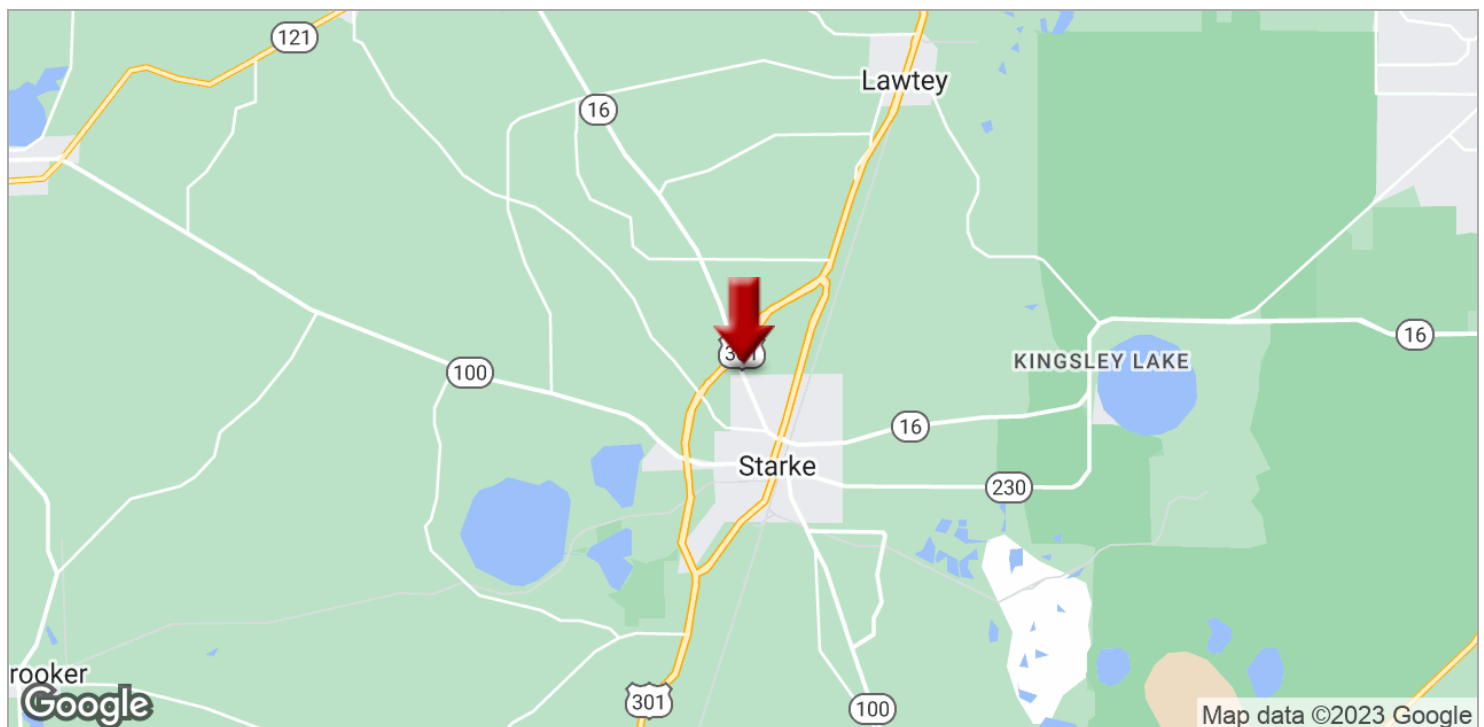
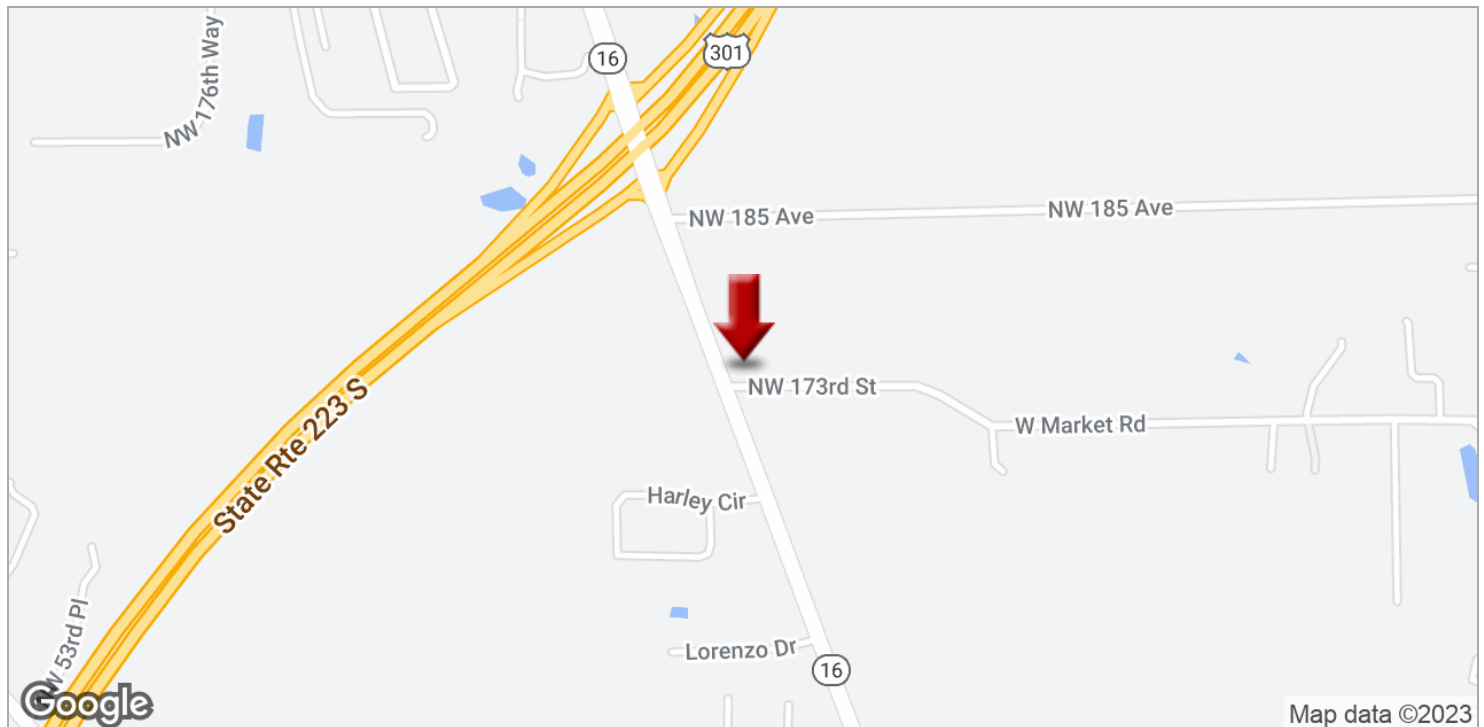
Not valid unless Surveyor's Official Seal is embossed hereon.

SCALE: 1"=50' DATE: 4-5-21 FIELD BOOK 1004 PAGE 15 DRAFTSMAN: H G E ORDER # 21-40 - D

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