

County Road 53 & Interstate I-10

Madison, Florida 32340

Property Features

• Tax ID: 18-1S-10-1271-004-000 18-1S-10-1271-004-004 18-1S-10-1276-001-01A 18-1S-10-1276-001-001

- Bank Owned
- 31.52 +/- acres of subject parcel was permitted into six individual lots plus the 5.8 acre northern parcel
- Zoning: Highway Interchange
- Traffic Count for I-10: On average 25,000 per day
- Madison is located in Madison County
- It is equal distant between Tallahassee to the west and I-75 to the East

Sale Price: \$400,000



For more information:

Eric Stockstill

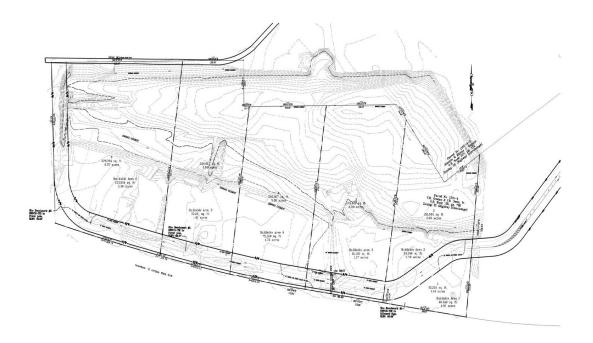
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Property Details & Site Development



Additional Information:

The permit entitles 31.52± acres of the subject parcel or six lots, ranging in size fro 1.43± acres to 8.7± acres, with an average size of 5.25± acres. However, due to the presence of the large storm-water holding area that occupies roughly half the total site area, the range of build-able site area varies from 0.79± acres to 2.64± acres., with an average size of 1.58± acres.

The northern 5.8± acres of the subject parcel was purchased in early 2007 and thu was not included in the engineer's original submitted plan. Mr. Whitman indicated that although this portion is not permitted, his development plan (for the current permitted lots) contains enough leeway with respect to runoff capacity to essential "grandfather" the parcel into the development scheme. This parcel at present is no designed in the existing plan to have paved road frontage. Additionally, approximate 75% of this site is estimated to be upland or build-able area due to the existence c the storm-water facility and drainage easements.

Additional Photos







Aerial Map

