



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

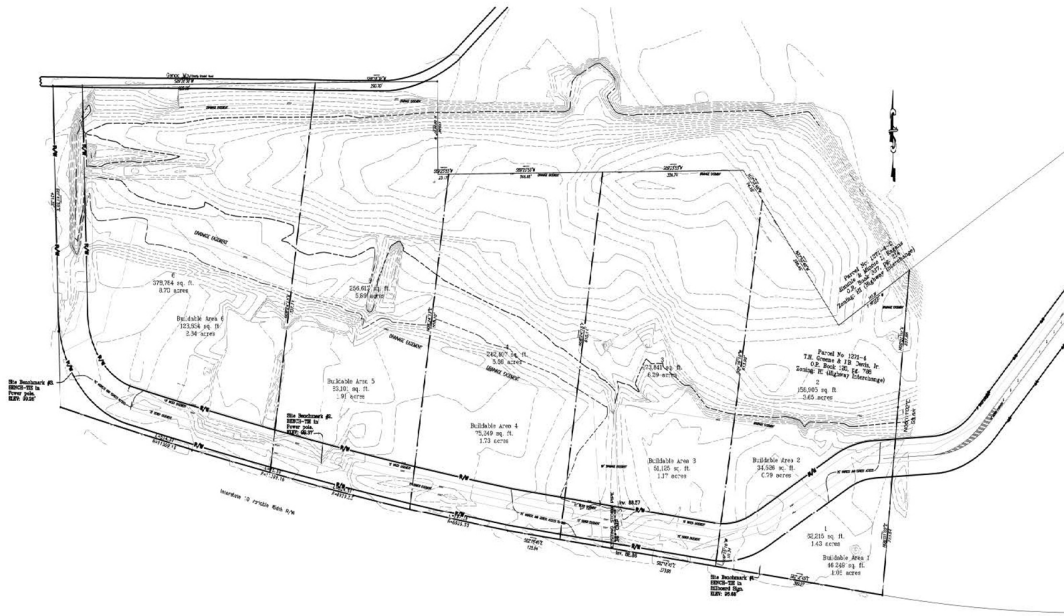
Sale Price: \$400,000



For more information:

Eric Stockstill

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Additional Information:

The permit entitles $31.52\pm$ acres of the subject parcel or six lots, ranging in size from $1.43\pm$ acres to $8.7\pm$ acres, with an average size of $5.25\pm$ 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 $0.79\pm$ acres to $2.64\pm$ acres, with an average size of $1.58\pm$ acres.

The northern $5.8\pm$ acres of the subject parcel was purchased in early 2007 and this 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 essentially "grandfather" the parcel into the development scheme. This parcel at present is not designed in the existing plan to have paved road frontage. Additionally, approximately 75% of this site is estimated to be upland or build-able area due to the existence of the storm-water facility and drainage easements.

For Sale

Additional Photos



For Sale

Aerial Map

