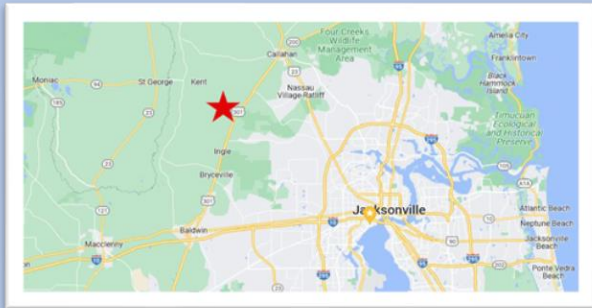


FOR SALE

OPEN RURAL ZONED LAND

US Hwy 301
Callahan, Fl. 32011

- ➔ **Location:**
6.75+- miles SW of downtown Callahan
on west side of Highway 301
- ➔ **Parcel #'s:**
37-1N-24-2220-0004-0020
37-1N-24-2220-0005-0000
37-1N-24-2220-0004-0010
- ➔ **Estimated Land Size:** 262+- acres
- ➔ **Zoning:** Open Rural
- ➔ **Most recent use:** Timberland
- ➔ **Utilities:** Electricity available
- ➔ **AADT:** 6,100 cars per day
- ➔ **Price:** \$1,300,000.00



Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465- 1000
Email: cord@thecordellgroup.com

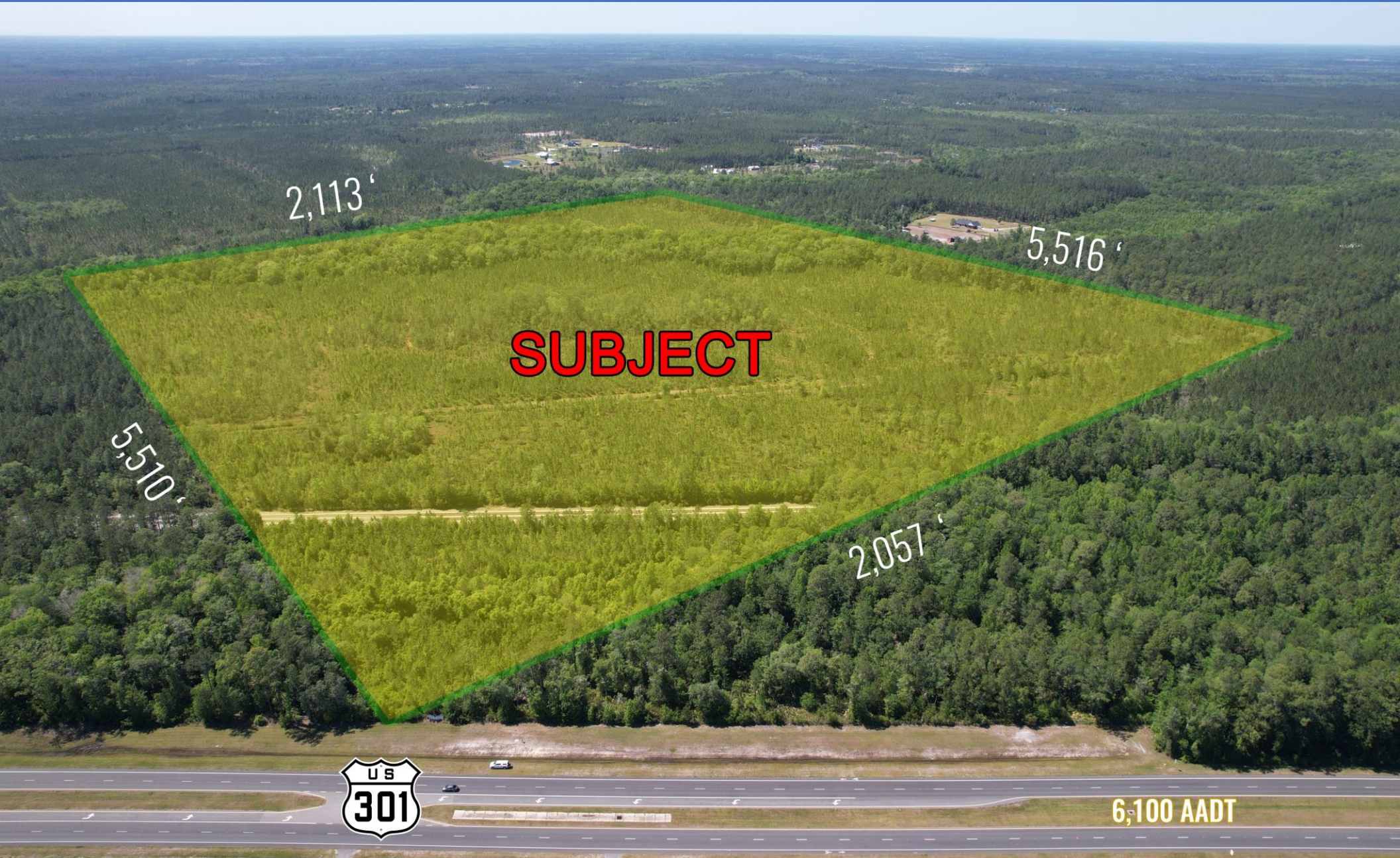
Donald G. "Beau" Maurer
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 370-0600
Email: beau@thecordellgroup.com



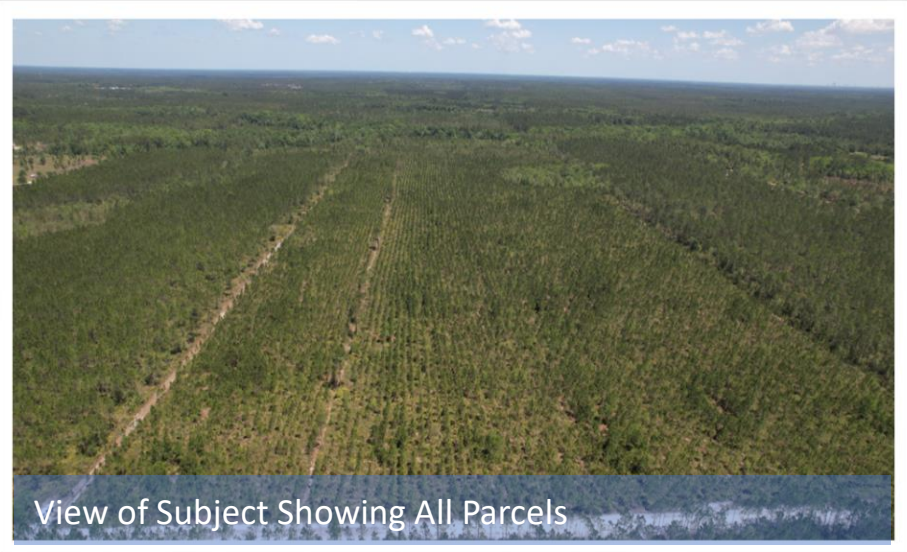
Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

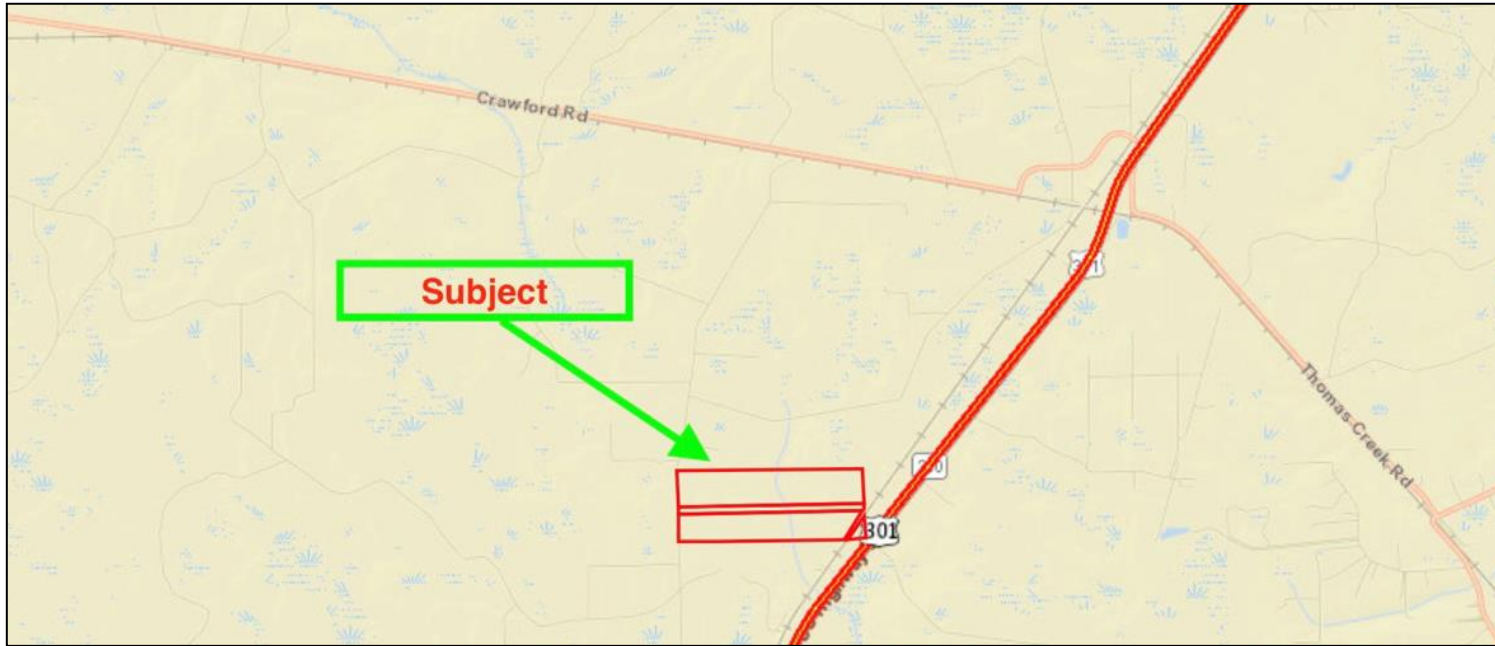
PROPERTY AERIAL



AERIAL PHOTOS



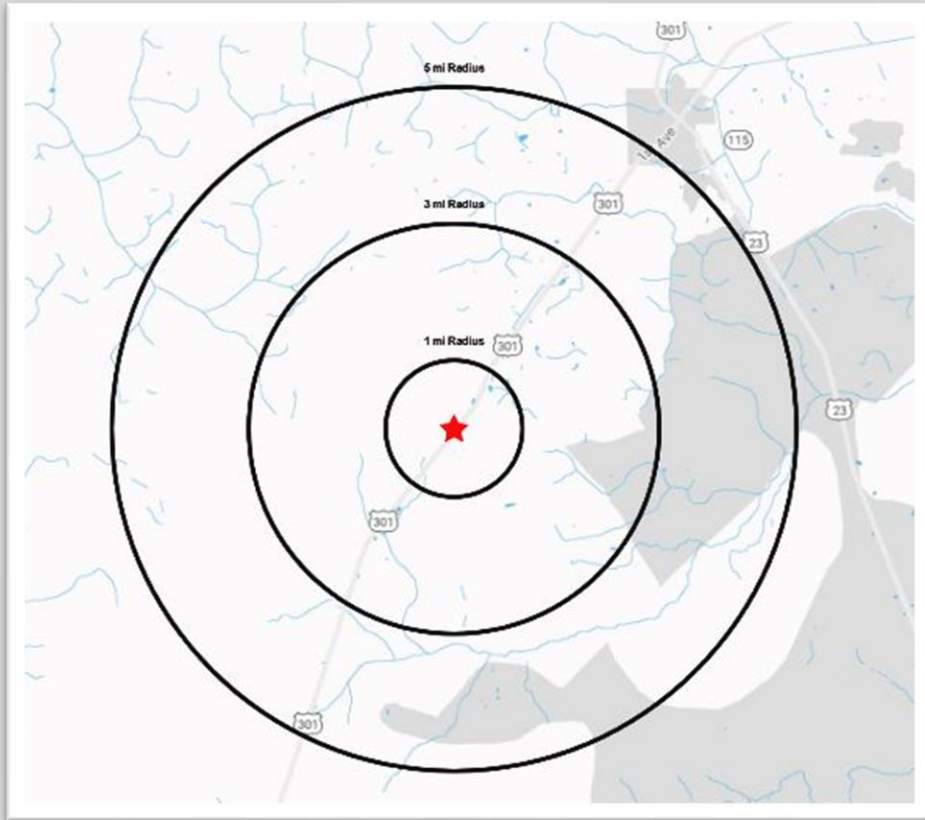
TAX MAP



AREA DEMOGRAPHICS



US Hwy 301 & Thomas Creek Rd, Callahan, FL 32011



| | 3 MILES | 5 MILES | 10 MILES |
|----------------------------------|----------|----------|----------|
| 2022 Population | 1,644 | 6,071 | 36,475 |
| 2027 Projected Population | 1,835 | 6,609 | 39,063 |
| 2022 Total Households | 592 | 2,211 | 13,243 |
| 2027 Projected Households | 679 | 2,475 | 14,392 |
| Average Household Income | \$71,625 | \$69,832 | \$64,758 |
| 2022 Median Age | 41.9 | 41.9 | 39.6 |
| 2022 Total Housing Units | 592 | 2,221 | 13,243 |
| 2022 Total Businesses | 27 | 105 | 1,229 |



Downtown
30 Minutes



JIA Airport
25 Minutes



I-95
20 Minutes



I-295
20 Minutes