



MADISON COMMERCIAL

13 ACRES

1420 S STATE ROAD 53
MADISON, FL 32340

Greg Driskell

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Property Overview



Sale Price **\$250,000**

OFFERING SUMMARY

Acreage: 12.77 ± Acres
Price / Acre: \$19,577
City: Madison
County: Madison
Property Type: Land: Commercial
APN: 27-1N-09-4856-000-000

PROPERTY OVERVIEW

Madison Commercial 13 acres is ready for business. Located on SR 53 8/10 of a mile south of downtown Madison, Florida. The property boasts 512' of highway frontage on SR 53 and is conveniently located to both downtown Madison and Interstate 10. The site has an abandoned railroad spur that has the possibility of being connected to the Gulf Atlantic Railroad. This is a prime commercial site suited for either warehousing or manufacturing.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Commercial
Uplands / Wetlands:	87% uplands
Soil Types:	Primarily Plummer Sand and Albany Sand
Taxes & Tax Year:	\$192.32 for 2023 Tax Year
Zoning / FLU:	C-4 - Commercial, Intensive
Water Source & Utilities:	City water & sewer
Road Frontage:	Over 500 feet along State Road 53
Nearest Point of Interest:	Madison, FL
Current Use:	Pasture
Grass Types:	Bahia
Structures & Year Built:	5700 ± sq. ft. warehouse built in 1940

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 27-1N-09-4856-000-000

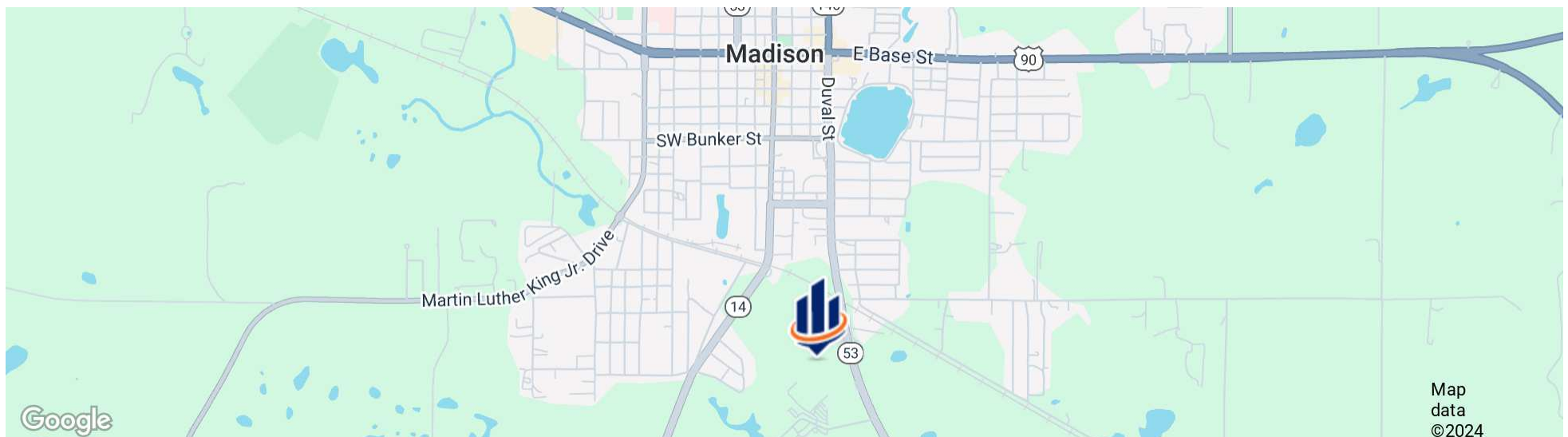
GPS: 30.457069, -83.410525

Driving Directions:

- Property is located on the west side of SR 53 just 8/10ths of a mile south of the US 90 and SR 53 intersection in downtown Madison
- It is 5.1 miles north of I-10.

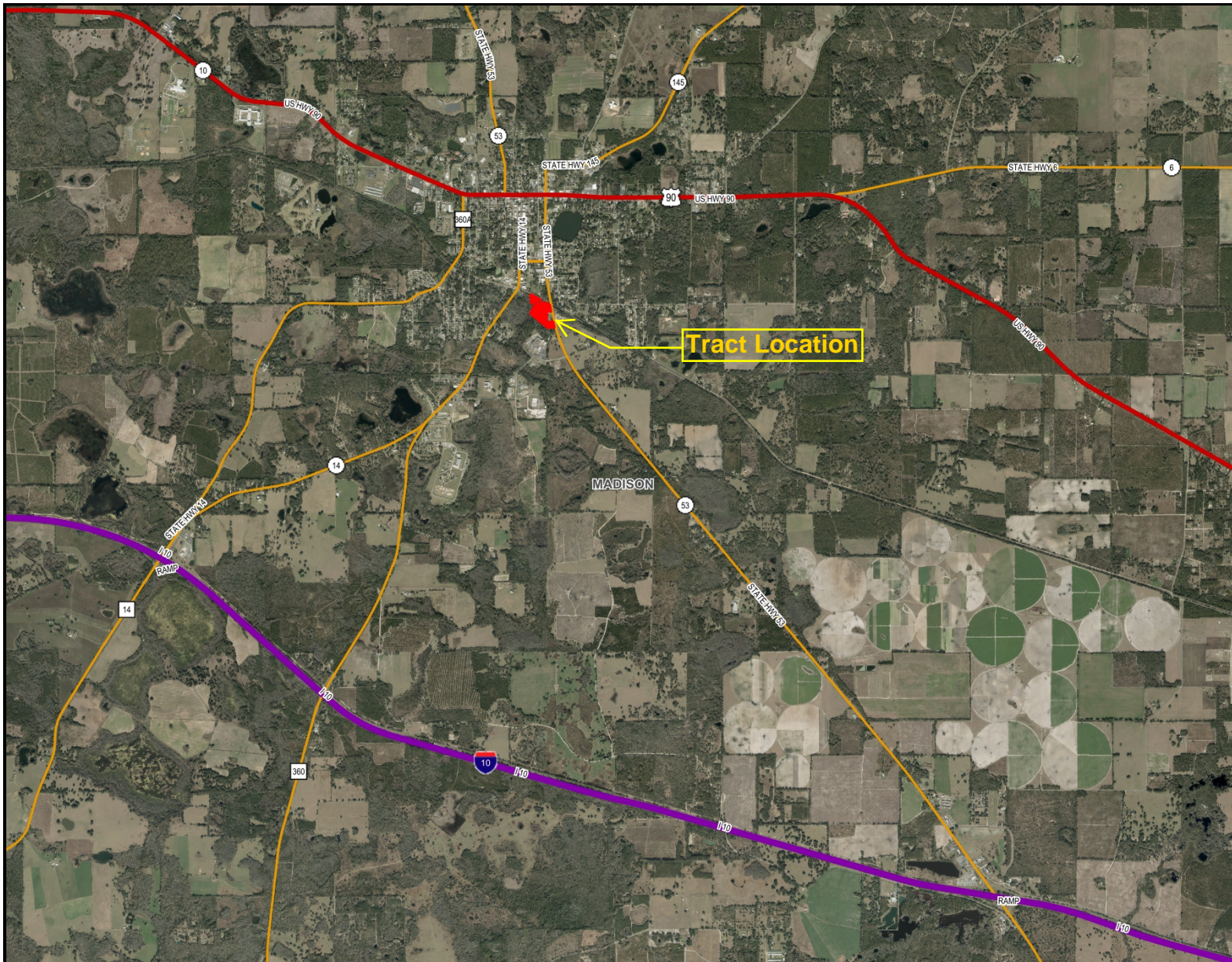
Showing Instructions:

Call listing agents for property access.

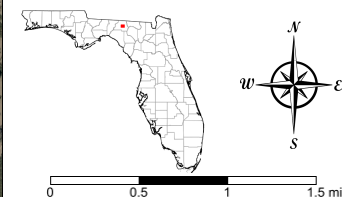




Madison Commercial 13 Transportation

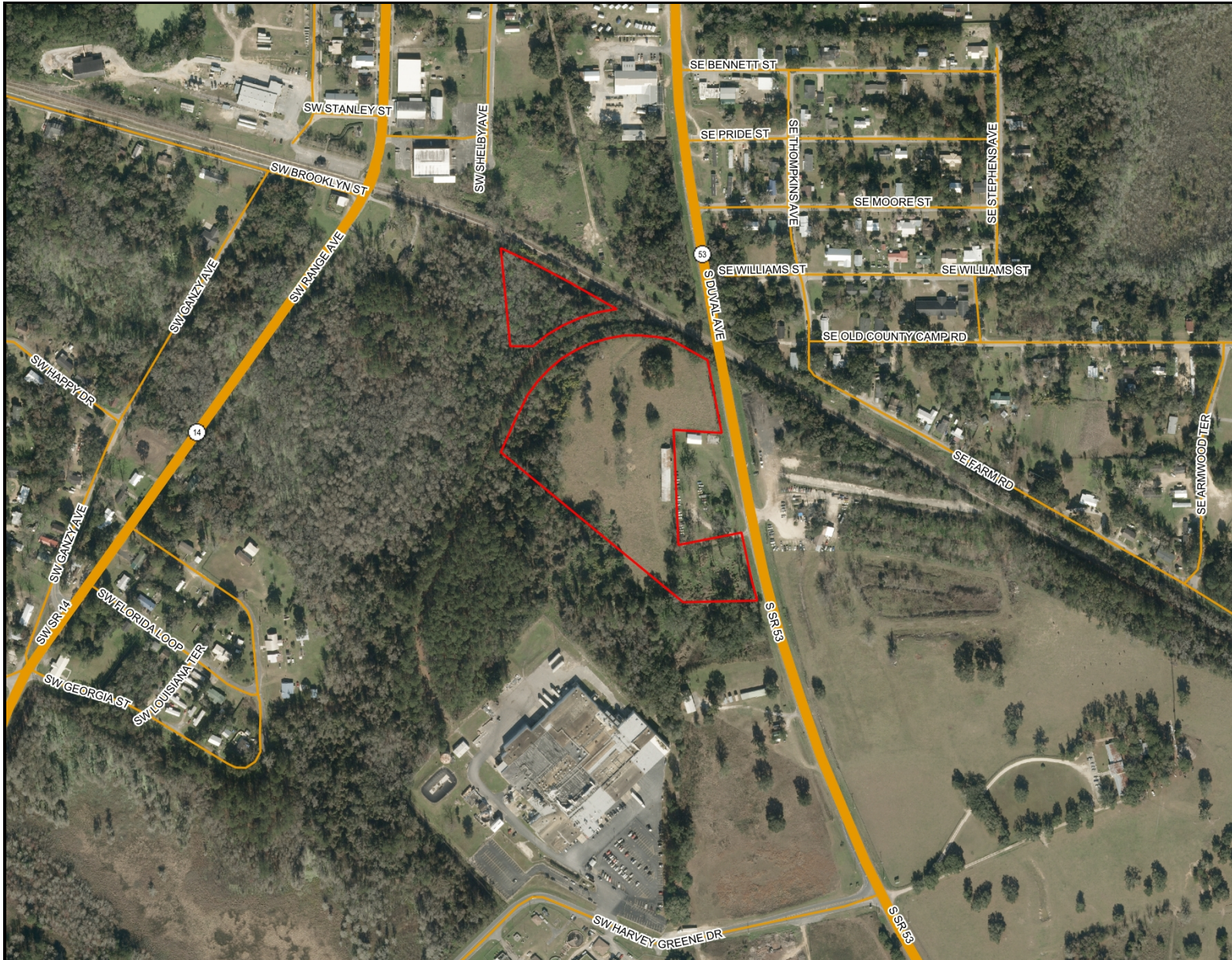


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads

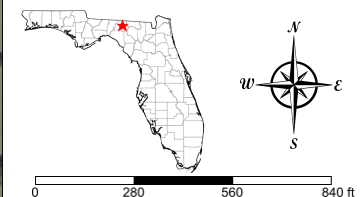


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Madison Commercial 13



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Additional Photos





GREG DRISKELL

Senior Advisor

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Direct: **877.518.5263 x372**

PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

EDUCATION

- Florida Forestry Association's "Forty Under Forty" Award in 2006



MARK WIRICK

Associate Advisor

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Direct: 877.518.5263 x466

PROFESSIONAL BACKGROUND

Mark Wirick is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Mark brings his clients over 35 years of forest industry experience in a variety of areas, ranging from timber cruising and estimation to tract procurement and silviculture consulting. The breadth of his involvement in the industry has allowed him to gain experience from, and share insight with, numerous landowners and property management teams across North Florida and South Georgia. His background as a small business owner in the realms of natural resource consulting, as well as product retail sales, has allowed Mark to gain valuable insight into financial management as both a buyer and as a seller.

As a 5th-generation Jefferson County, Floridian. Mark's roots run deep in North Florida. He was born, raised, and would go on to rear his own family in Monticello, Florida where he still resides with his wife, Brenda. Mark received his B.S. degree in Forest Management from the University of Florida in 1988 and is a current member of the Florida Forestry Association.

Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, however, as his free time is often enjoyed on the coastal waters of Florida's Big Bend in the pursuit of saltwater species of fish or drifting down the numerous pristine rivers the area has to offer. His deep love and appreciation for the outdoor experiences has provided clients with first-hand knowledge and insight into the intrinsic values that can be associated with investment properties.

Mark specializes in:

- Timberland
- Recreational Land



For more information visit www.SVNsaunders.com

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