

# I-10 INTERCHANGE POTENTIAL COMMERCIAL DEVELOPMENT

507 SW GENOA WAY  
MADISON, FL 32340

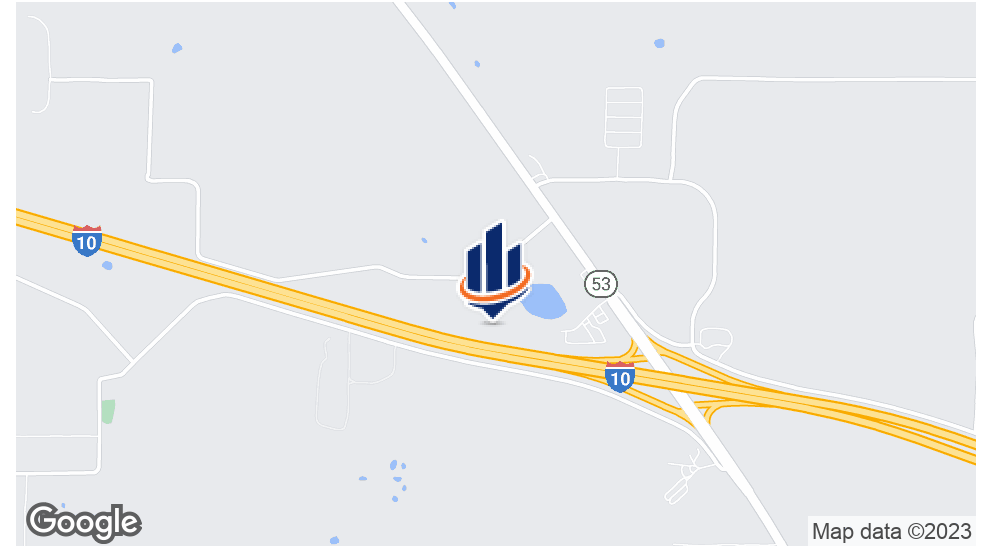
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$575,000
Available SF:	
Lot Size:	36.32 Acres
Price / Acre:	\$15,831
Zoning:	Highway Interchange [ HI ]
APN:	18-1S-10-1271-004-000, 18-1S-10-1271-004-004,18- 1S-10-1276-001-001, and 18-1S-10-1276-001-01A

## PROPERTY OVERVIEW

This vacant commercial development site consists of 36.32 ± acres with over 1900 feet of I-10 frontage and over 1300 feet of frontage on SW Genoa Way. The property has excellent access to I-10 (Exit 258) and SR 53 and is conveniently located between Lake City and Tallahassee. The property offers high visibility from I-10 with an average daily volume of 21,000 vehicles and would be an ideal site for a restaurant, flea market, RV park, or service center.

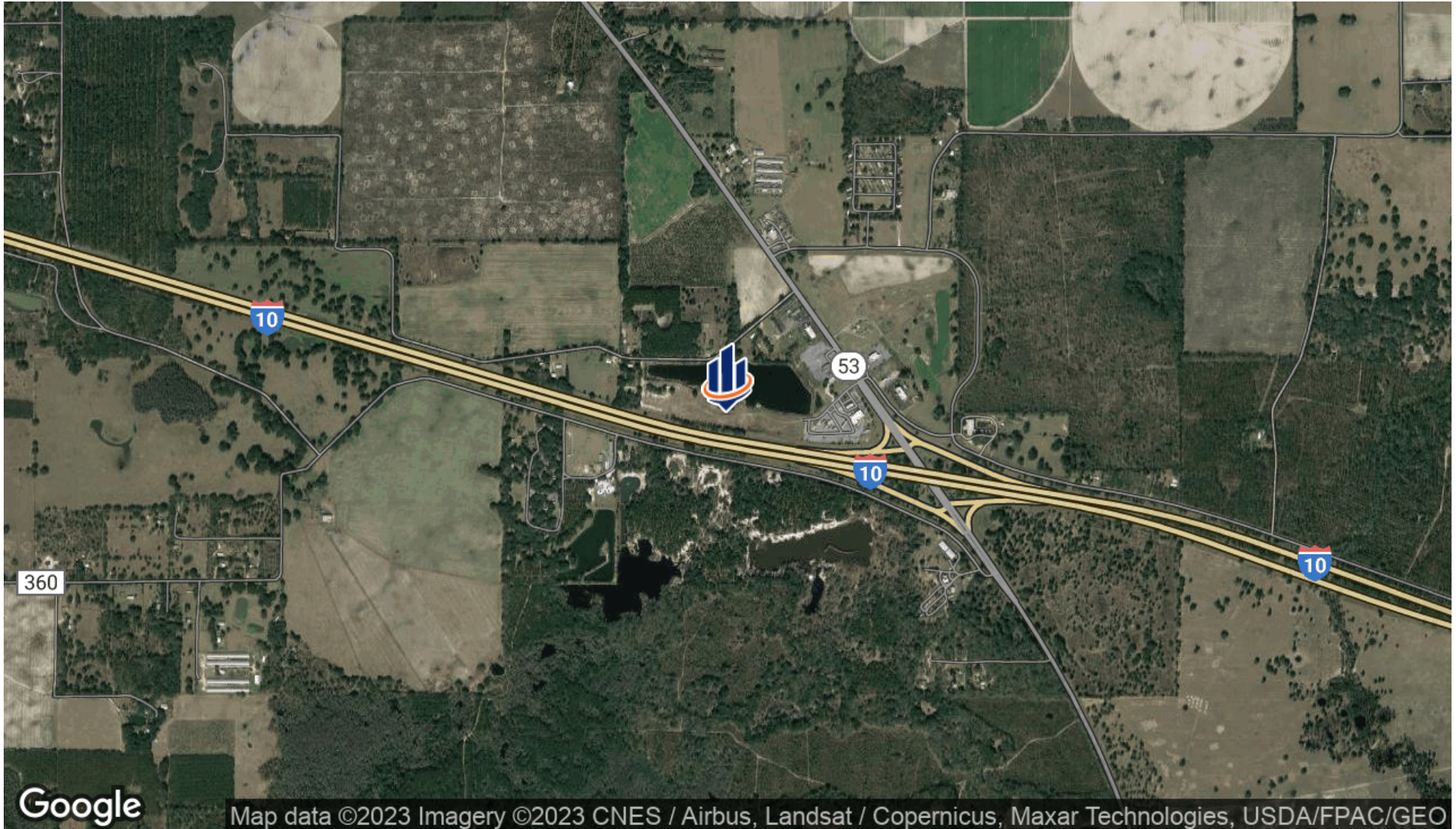
## PROPERTY HIGHLIGHTS

- 1900 ± Feet of Frontage on I-10
- Zoned Highway Interchange [ HI ]
- 10.9 ± Acre Lake

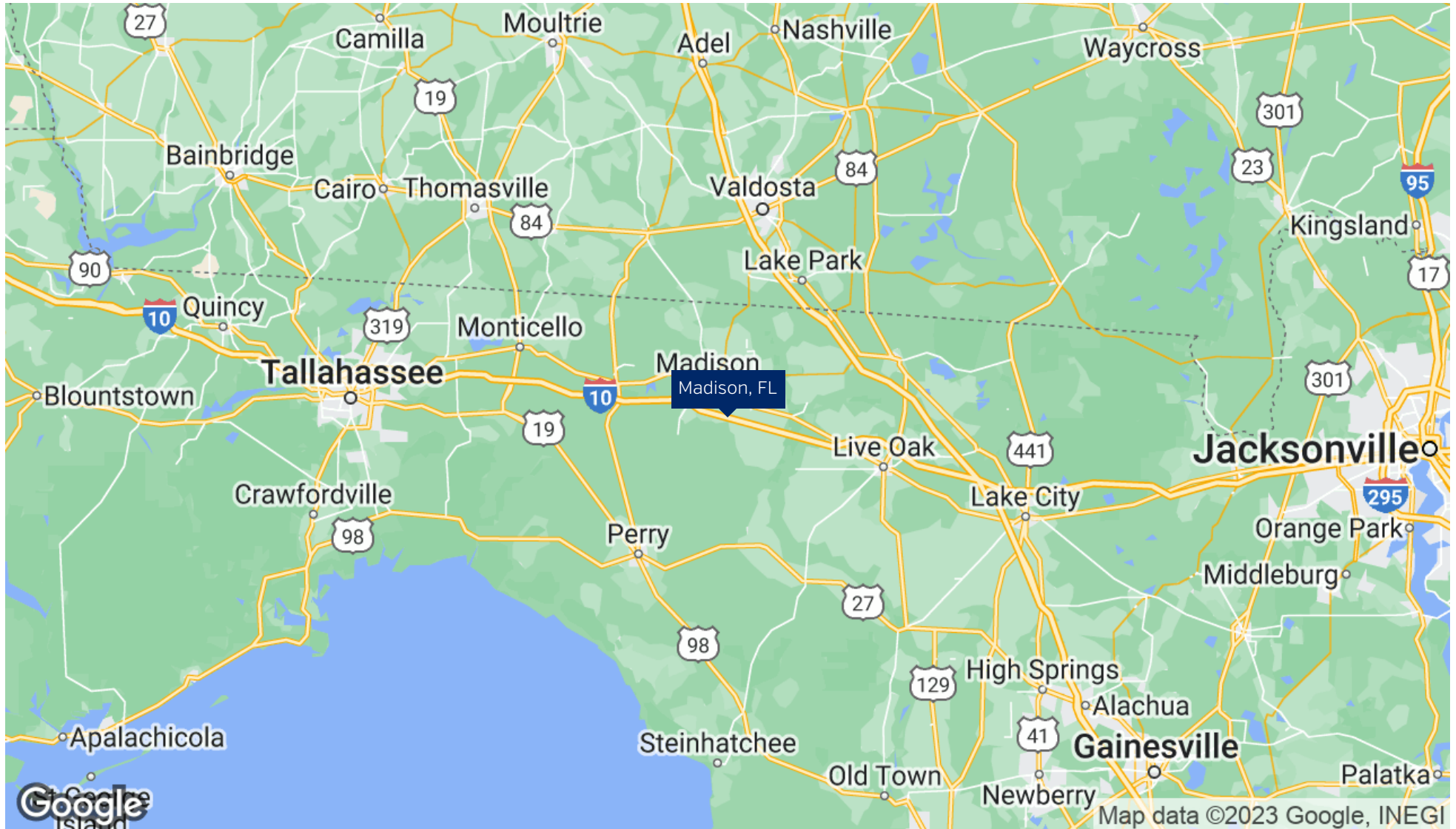
# 1 LOCATION INFORMATION

507 SW GENOA WAY  
Madison, FL 32340

# Location Map



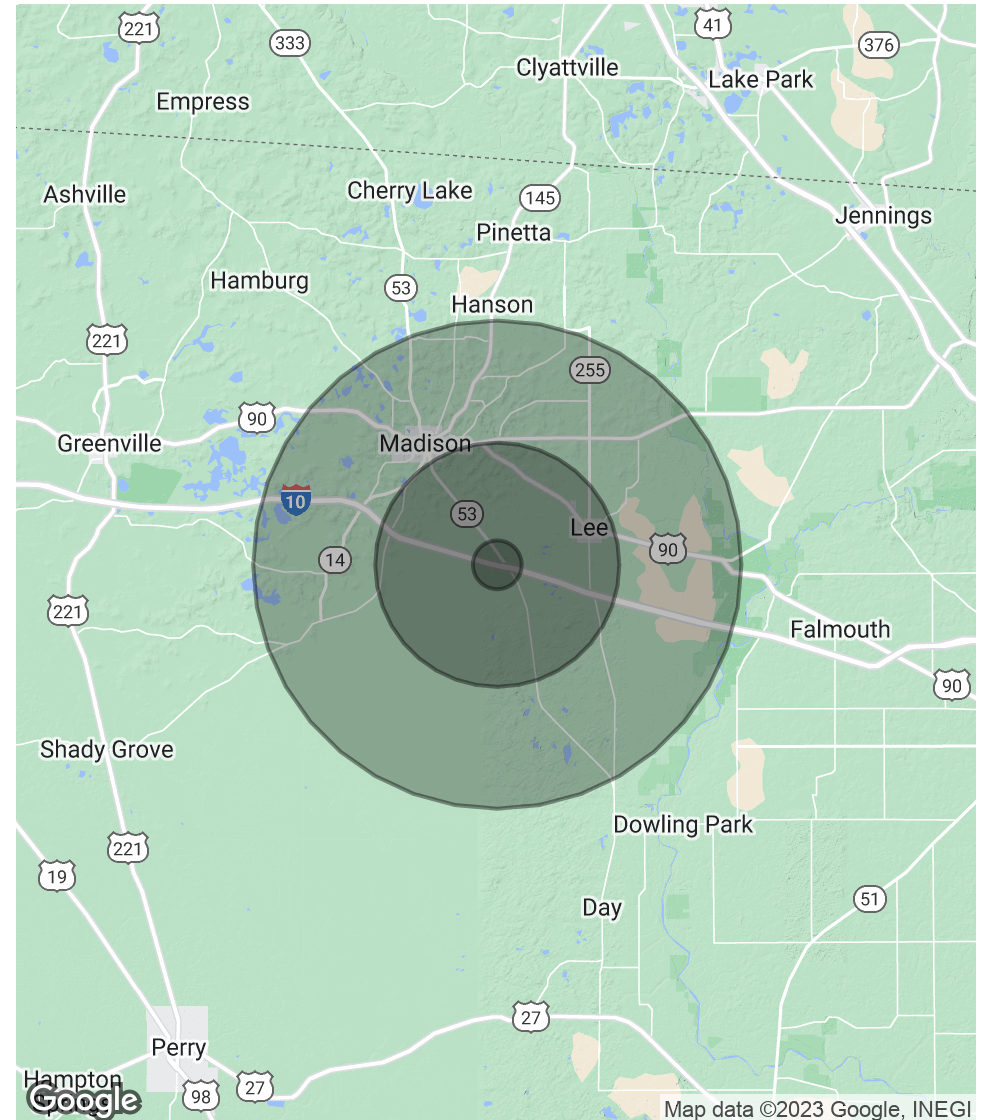
# Regional Map



# Demographics Map & Report

	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

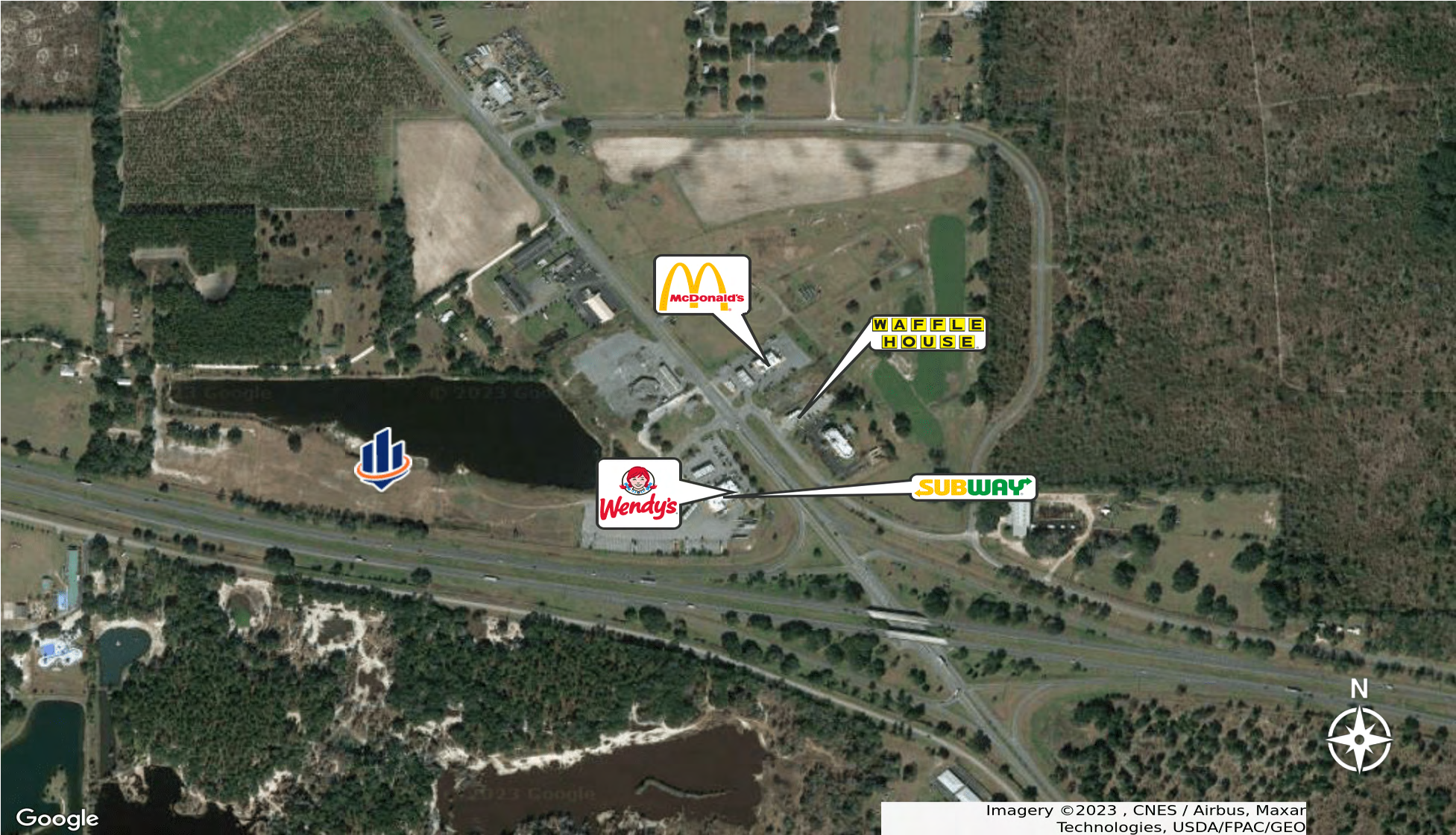
\* Demographic data derived from 2020 ACS - US Census



# 2 MAPS AND PHOTOS

507 SW GENOA WAY  
Madison, FL 32340







# Retailer Map



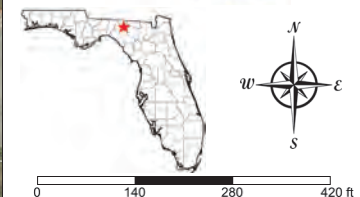




### Aerial Map

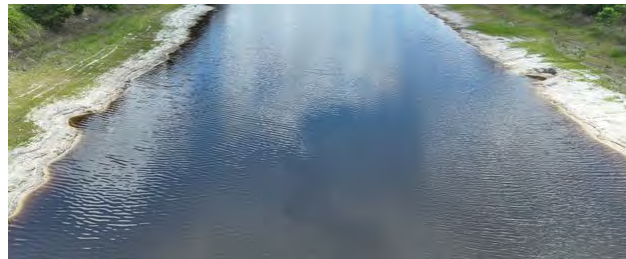
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines

CODE	DESC	ACRES
PUBHx	Freshwater Pond	10.9
	TOTAL WETLANDS	10.9
	TOTAL UPLANDS	25.5
	TOTAL ACRES	36.4



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# Additional Photos





**MIKE LANSDELL, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in:

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125 N. Broad Street Suite 210  
Thomasville, GA 31792

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