

SE of US 19 and SR 26

Fanning Springs, FL 32693



PROPERTY DESCRIPTION

Over 8 acres of high-visibility land located at the major intersection of U.S. Highway 19 and State Road 26 in Fanning Springs, Florida. This exceptional corner lot sits just minutes from the Fanning Springs State Park and the Suwannee River, two of the area's top natural attractions that draw steady traffic from tourists, locals, and passersby year-round.

PROPERTY HIGHLIGHTS

- Property fronts on 3 highways – One hour to Gainesville driving Hwy 26
- Located in a developing area with increasing demand for traveler services, food establishments, lodging, and recreational offerings.
- Ideal for commercial development, hospitality, retail, RV park, or mixed-use.
- Nearby attractions includes: A 60-bed hospital just north of Chiefland, Fanning Springs, and the Jack Wilkinson Levy Campus @ College of Central Florida

OFFERING SUMMARY

Sale Price:	\$1,595,000
Lot Size:	8+ Acres
Price Per Acre:	Less than \$200,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	261	1,736	3,454
Total Population	683	4,344	8,992
Average HH Income	\$70,247	\$67,909	\$77,580

Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

SE of US 19 and SR 26

Fanning Springs, FL 32693



Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Meet the Broker

Fanning Springs, FL 32693



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

BILL NYE

Bill is the Broker/owner of Nye Commercial Advisors, Inc. He graduated from West Virginia Wesleyan University with a Bachelor's degree in Math and Business and then obtained a Master's Degree in Administration (Westminster College, Pa.). Bill's Real Estate career commenced in 1974. His over 40 years of experience, education, knowledge, and expertise makes him a leader in the Tampa Bay area and surrounding Commercial Investment Community. He was the first CCIM (Certified Commercial Investment Member) Members in Pasco County, Florida (1980). Bill's focus lies in asset management, consulting, development, retail brokerage, land brokerage and industrial brokerage. He has represented clients in all facets of the commercial investment field and has been involved in transactions in excess of one billion dollars. Bill is the parent of three grown children, in the Real Estate field, and four (now 5) very loved grandchildren. He prides himself on family and community involvement and was instrumental in starting the "Day Break Rotary" in Zephyrhills in 1995 and remains a dedicated member.



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com