



COMMERCIAL LAND FOR SALE

I-75 & Hwy 129 Interchange Exit 451, Jasper, FL 32052

Contact: Trey Gravenstein
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext.130

Contact: Michael Castrilli
Vice President of Brokerage Services

E: Michael@FCPG.com
P: 407.872.0177 ext.119

For Sale: Negotiable

Availability: \pm 53.53 Acres

Parcel ID: 6995-000



**IMMEDIATE I-75
ACCESS & FRONTAGE**

\pm 53.53-acre vacant commercial land boasting more than 1,150 feet of prime frontage along I-75 and the southbound on-ramp and off-ramp for Exit 451

Boasting exceptional accessibility with direct access to north and southbound I-75 and high visibility due to its prime location between Valdosta, GA and Lake City, FL along Hwy 129 with an average daily traffic volume of 38,500 AADT

Water / Sewer connections available on south side bordering the interstate and gas connection available on the north side

Directly across Hwy 129 from Wendys and Shell, and adjacent to Love's Travel Stop, recognized as one of the busiest and most prominent destinations in the surrounding area

Land parcel is an ideal location for a truck stop, restaurant, hotel, RV Park, or large gas station / convenient store

DEMOGRAPHICS

	2025	5 Mins	10 Mins	15 Mins
Total Population		101	2,560	9,219
Average HH Income		\$83,297	\$65,112	\$67,190
Total Households		36	1,003	2,961

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION



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