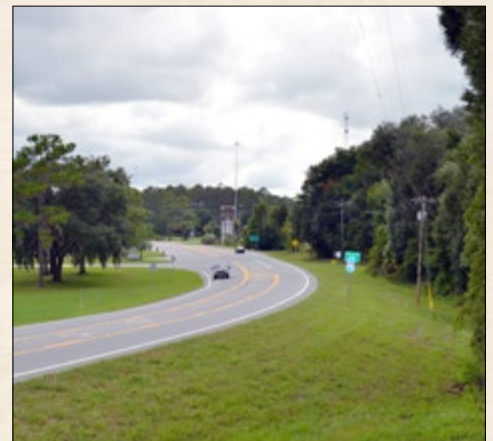


# I-75 & CR 136 Interchange Acreage

White Springs, FL • Suwannee County

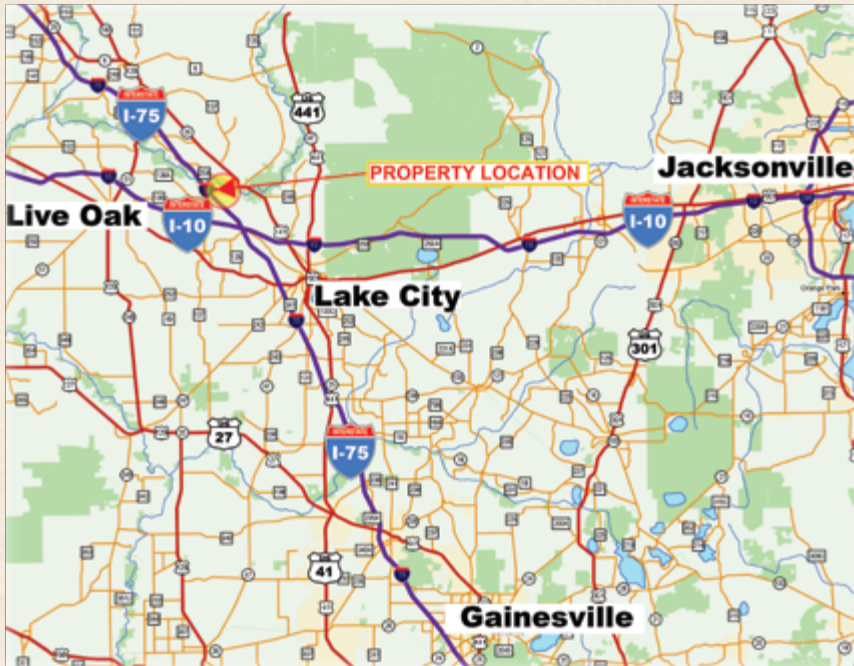
18 +/- Acres





# I-75 & CR 136 Interchange Acreage

White Springs, FL • Suwannee County



Eighteen acres of high and dry land with 1,300 +/- FT of frontage on CR 136 is only 3/10 of a mile from the busy I-75 interchange.

The property is located directly across from the Suwannee Valley State Farmers Market and only 2.5 miles from the Suwannee River and the historic town of White Springs, where you will find the Stephen Foster Folk Culture Center State Park and Museum

This interchange is located 4.5 miles north of the I-75 and I-10 junction and is reported AADT on either side of the interchange is 30,000 and 34,500.

FLU and Zoning (Highway Interchange and Commercial Highway Interchange, respectively) are favorable to a wide range of potential development options.

**Acreage:** 18 +/- acres, all wooded

**Sale Price:** \$125,000

**Price Per Acre:** \$6,944.44

**County:** Suwannee

**Site Address:** CR 136, White Springs, FL 32096

**Road Frontage:**

- 1,300 feet of frontage on CR136 (paved)
- 600 feet of frontage on 27th Road (graded)

**Water Source & Utilities:** Well, septic

**Soil Types:** Blanton (14 acres), Sapelo Mascotte Plummer complex (3 acres)

**Land Cover:** Wooded

**Uplands/Wetlands:** 100% upland

**FLU:** Highway Interchange

**Zoning:** Commercial Highway Interchange

**Current Use:** Vacant

**Taxes:** \$701.30, 2015

**Parcel ID:** 15-02S-15E-00142-000000

**GPS:** Lat. 30.32042 N, Lon. -82.80164 W

**Driving Directions:**

- Take I-75 Exit 439 and proceed east on CR 136 for 0.3 miles
- The property will be on the left

## Desirable Location

- Located Directly Across from the Suwannee Valley State Farmers Market!
- 3/10 +/- Mile to I-75
- 2.5 +/- Miles to the Suwannee River
- 2.5 +/- Miles to Historic White Springs and the Stephen Foster Folk Culture Center State Park and Museum
- 4.5 +/- Miles North of the I-75 & I-10 Junction

## FLU and Zoning Offer a Variety of Commercial Development Options!

Location, Location, Location at Busy Interstate 75 Interchange

Highly Visible Location • Excellent Road Frontage and Access

[www.SREland.com/I75Interchange](http://www.SREland.com/I75Interchange)



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