



Commercial Development Land - Lawtey, FL

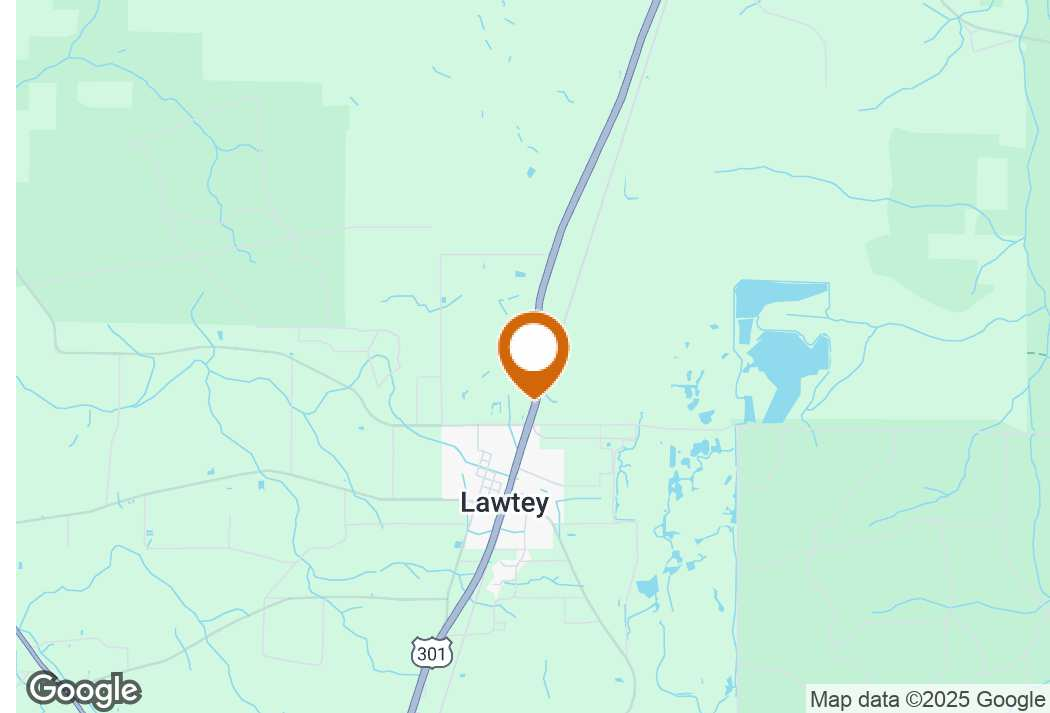
N. Hwy 301, Lawtey, Florida 32058

23,500 ±
Cars/Day

Trace Linder
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$530,000
Lease Rate:	Contact For Lease Information
Lot Size:	6.35 ± Acres
Zoning:	CI (Commercial Intensive)
APN:	01194000100
Traffic Count:	23,500 Cars/Day
Road Frontage:	700 ± FT
Property Taxes:	\$1,044.91 (2024)

Property Overview

For Sale or For Lease - Recently Rezoned to CI (Commercial Intensive)

6.35 acres of prime frontage vacant land located directly on US Highway 301 in Lawtey, FL. Recently rezoned to CI (commercial intensive), this property offers a multitude of uses. High daily traffic count and great visibility make this property a prime opportunity for future commercial development or industrial outdoor storage (IOS).

Lawtey, Florida, is a small town situated in Bradford County, approximately 35 miles southwest of Jacksonville. As part of the Jacksonville Metropolitan Statistical Area (MSA), Lawtey benefits from its proximity to a larger urban center. Highway 301, a major thoroughfare connecting Orlando and Jacksonville, runs directly through the town. This provides convenient access to truck parking and heavy equipment storage facilities near the local motel.

CONCEPTUAL IOS RENDERING



Lawtey Community Food Store

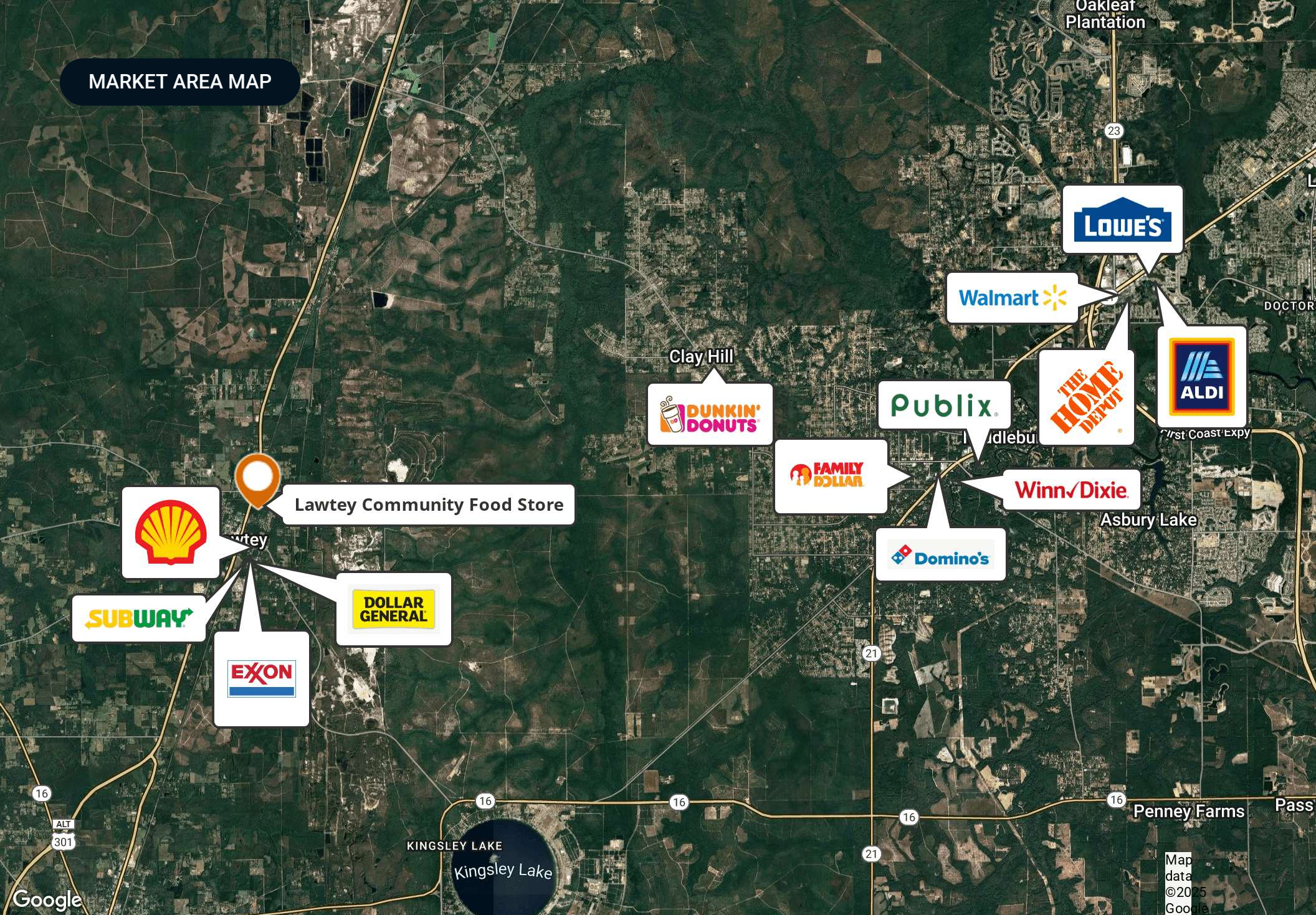
301

23,500 ±
Cars/Day

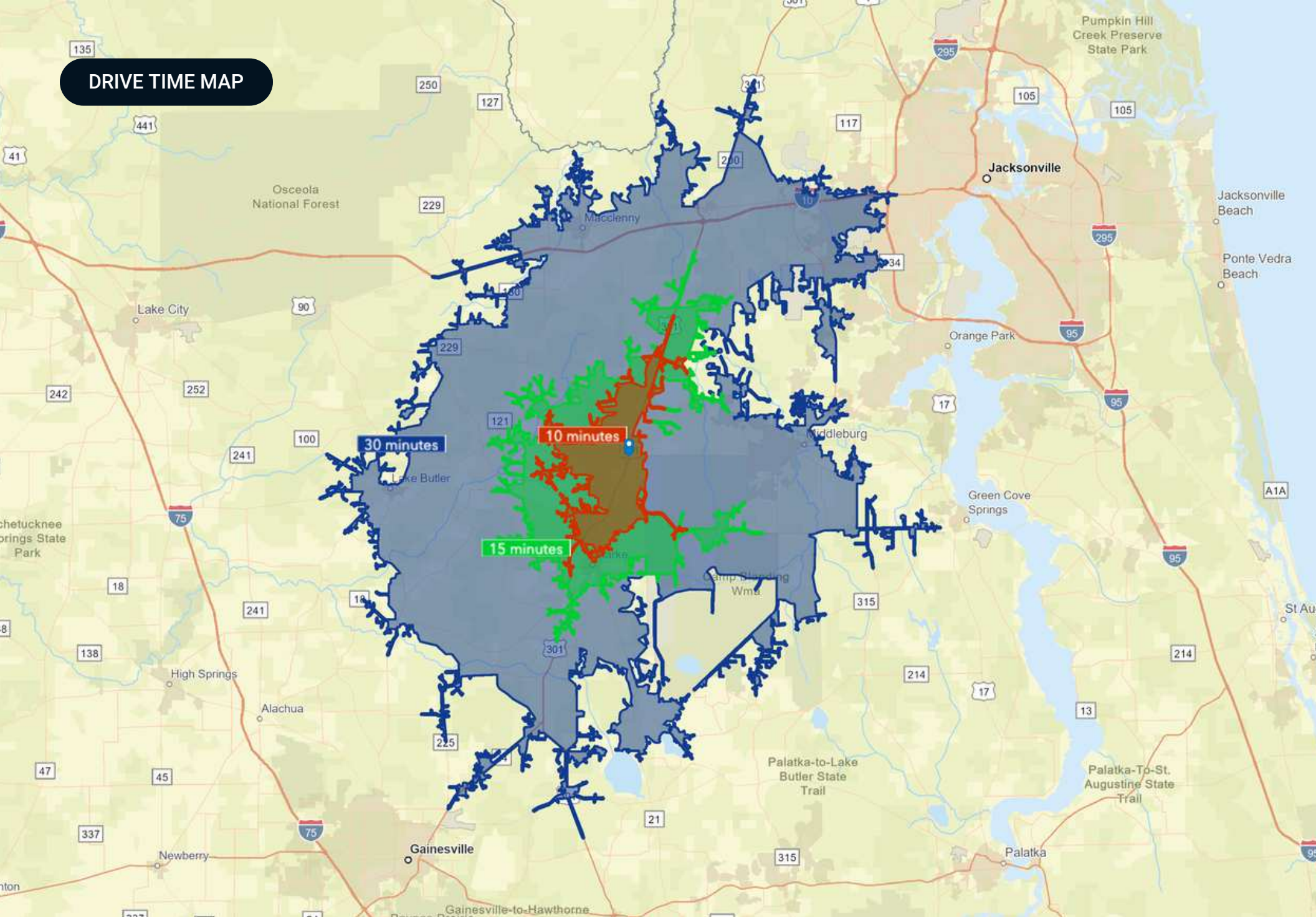




MARKET AREA MAP



DRIVE TIME MAP

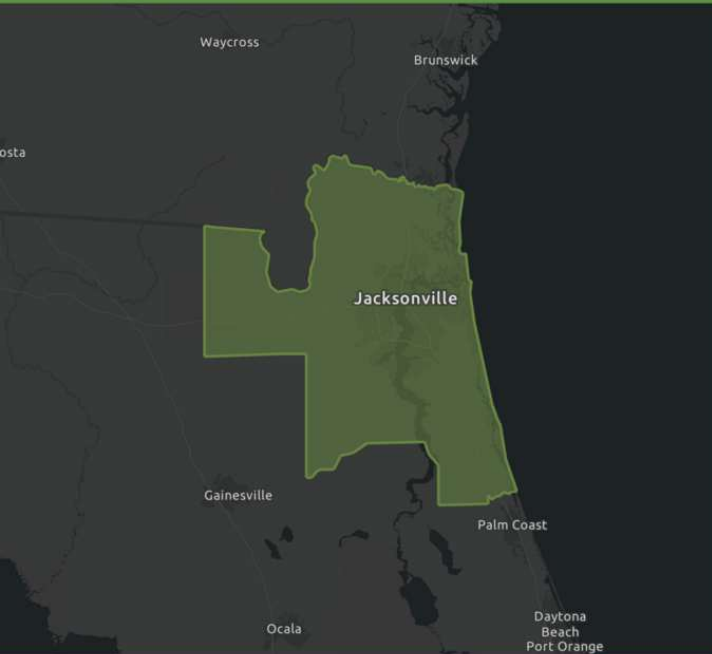


JACKSONVILLE MSA INFOGRAPHICS

DEMOGRAPHIC PROFILE

Jacksonville, FL Metropolitan Statistical Area

Geography: CBSA



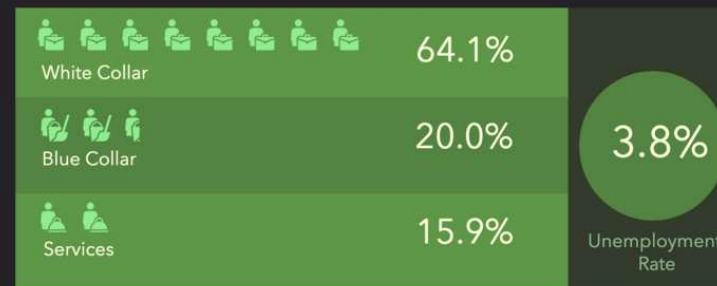
Source: This infographic contains data provided by Esri (2023, 2028).

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EDUCATION



EMPLOYMENT



KEY FACTS

1,696,786

Population

39.2

Median Age

668,747

Households

\$59,258

Median Disposable Income

INCOME



\$71,600

Median Household Income



\$40,134

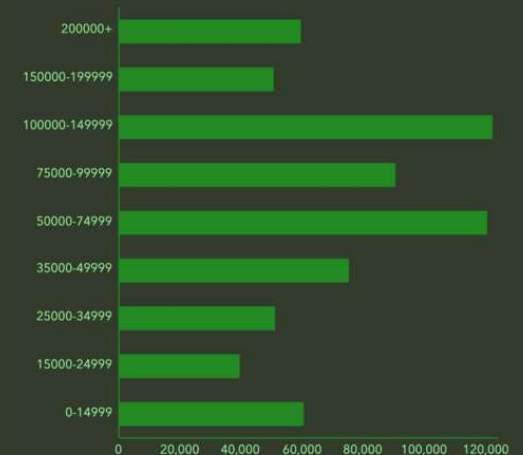
Per Capita Income



\$157,882

Median Net Worth

HOUSEHOLD INCOME (\$)



DEMOGRAPHICS MAP & REPORT

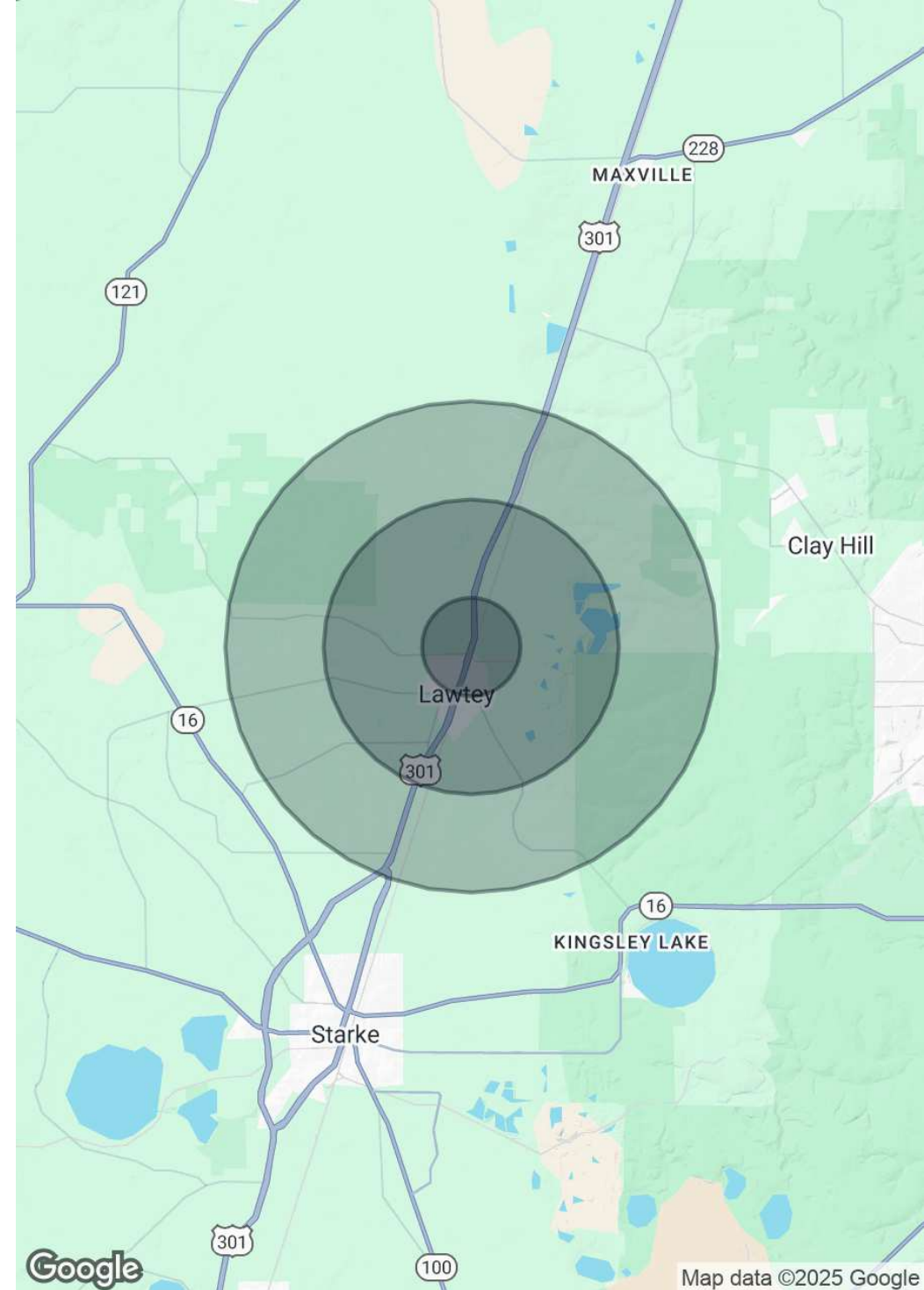
Population

	1 Mile	3 Miles	5 Miles
Total Population	445	2,471	4,022
Average Age	44	43	43
Average Age (Male)	43	43	42
Average Age (Female)	44	44	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	121	708	1,245
# of Persons per HH	3.7	3.5	3.2
Average HH Income	\$77,214	\$79,830	\$81,424
Average House Value	\$216,898	\$235,443	\$246,055

Demographics data derived from AlphaMap



ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

ADVISOR BIOGRAPHY



Trace Linder

Associate Advisor

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Professional Background

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



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SAUNDERS
LAND



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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