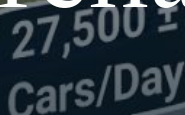


Madison I-10 Interchange

503 SW Genoa Way, Madison, Florida 32340

Greg Driskell, ALC
386-867-2736
greg@saundersrealestate.com

Mark Wirick
850-545-6598
mark@saundersrealestate.com



27,500 ±
Cars/Day



PROPERTY OVERVIEW



Sale Price

\$875,000

Offering Summary

Acreage:	36.39 Acres
Price / Acre:	\$24,045
State:	Florida
City:	Madison
County:	Madison
Property Type:	Development Land
Video:	View Here

Property Overview

The Madison I-10 Interchange property offers a unique chance to acquire a substantial commercial tract situated along a high-traffic interstate at a prime exit location, with business-friendly zoning already in place. With multiple entry points from State Road 53 and Genoa Way, the property allows flexibility for separate access roads or multiple points of entry to suit your business needs. A picturesque pond adds a recreational element and enhances the property's appeal. Boasting over 1,990 feet of Interstate frontage, the site provides exceptional visibility for your business.

Zoned "Highway Interchange," this property supports a wide range of uses, including:

- Institutional
- Professional Services and Office
- General Commercial (restaurants, supermarkets, hotels)
- High-Intensity Commercial (such as vehicle sales or travel trailer parks)
- Special Exception Uses, including Petroleum Storage, Public Service/Utility, and Public Storage & Distribution Facilities

SPECIFICATIONS & FEATURES



Specifications & Features

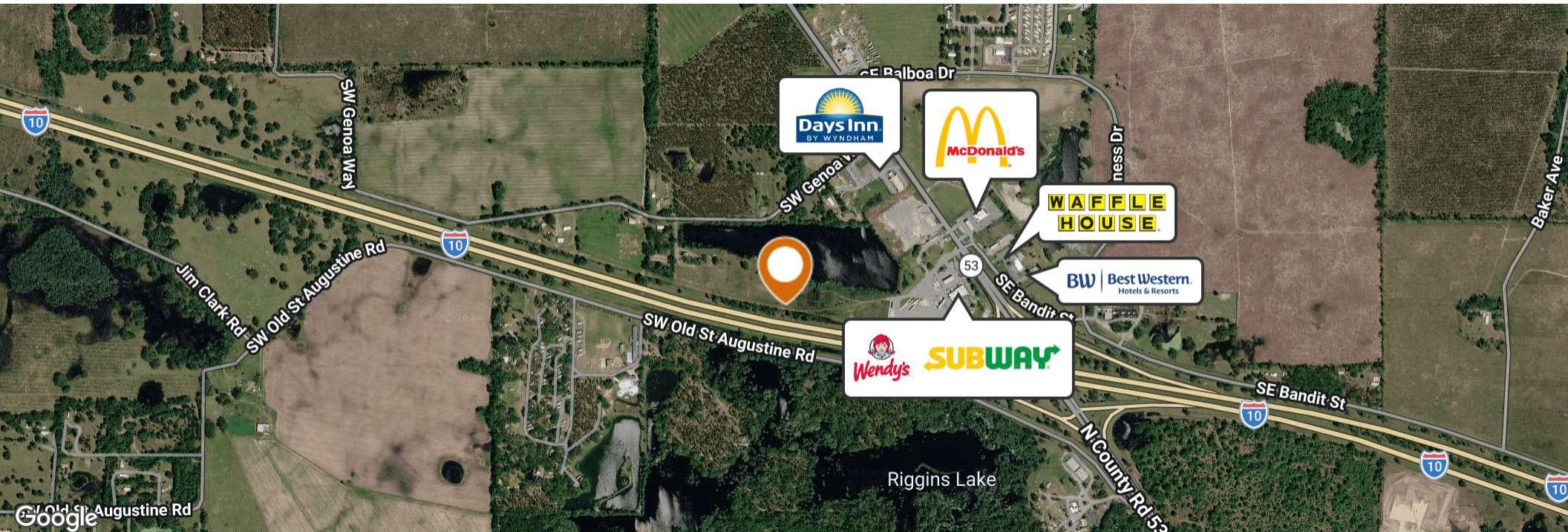
Uplands / Wetlands:	20.9 acres uplands, 15.49 acres reservoir
Soil Types:	Predominately Albany sand
Taxes & Tax Year:	2024- \$7,282.20
Zoning / FLU:	Highway Interchange
Lake Frontage / Water Features:	The property contains a 15.5 acre reservoir
Water Source & Utilities:	Public water and well
Road Frontage:	1992' frontage on Interstate 10
Nearest Point of Interest:	Madison, FL
Fencing:	Partially fenced
Current Use:	Vacant
Land Cover:	Native grasses and Oaks <ul style="list-style-type: none">• 40 x 26 open shed
Structures & Year Built:	<ul style="list-style-type: none">• 12 x 24 open shed• 8 x 12 general purpose building

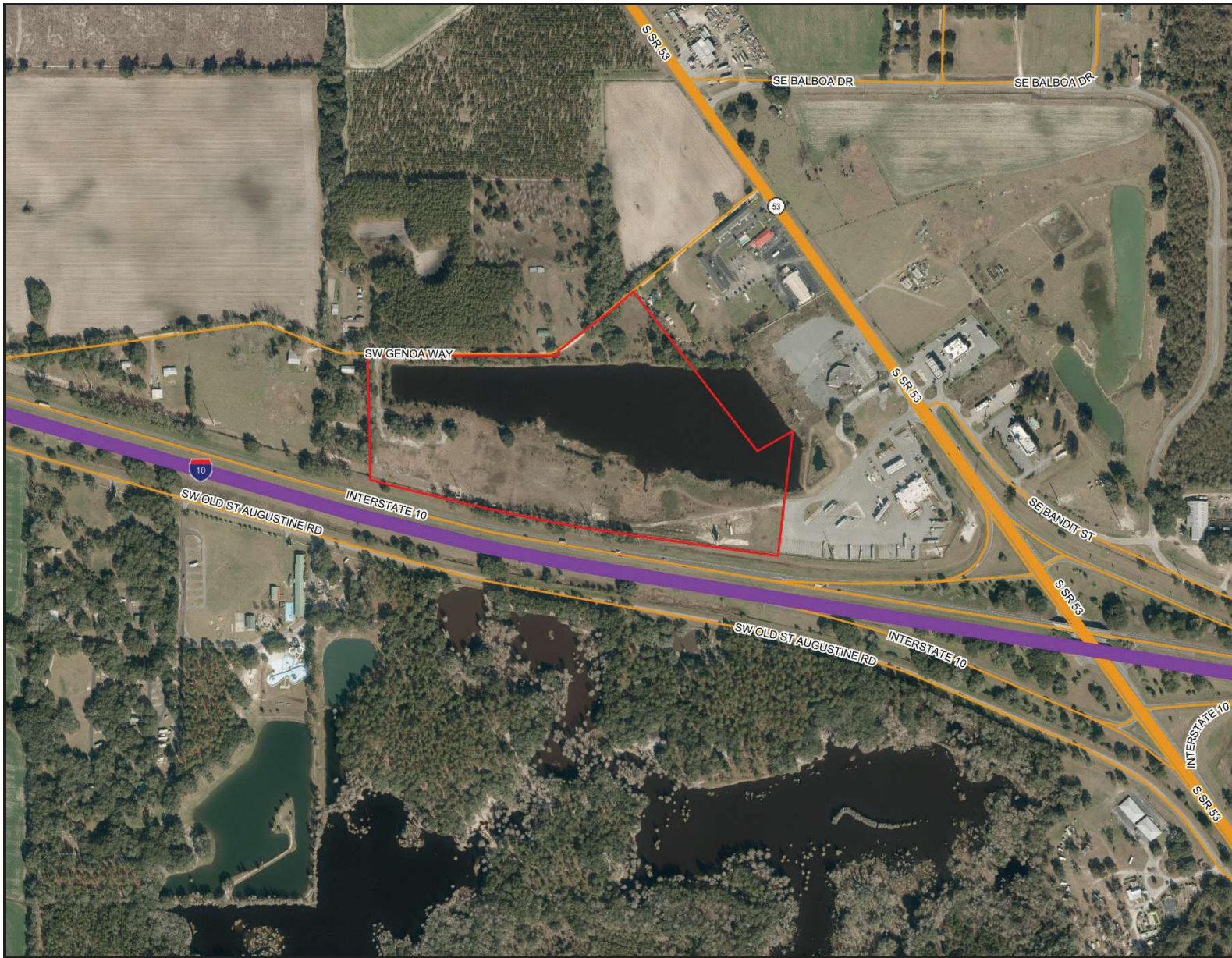
LOCATION



Location & Driving Directions

- Parcel: 1271-004-000; 1271-004-004; 1276-001-001; 1276-001-01A
- GPS: 30.398188, -83.363868
- Driving Directions:
- From Tallahassee, travel approximately 60 miles East on I-10 to Exit 258
 - Property is located in the NW quadrant.
- Showing Instructions: Contact listing agent





Madison I-10 Interchange Aerial

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads



0 370 740 1110 ft

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ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Greg Driskell, ALC

Senior Advisor

greg@saundersrealestate.com

Direct: **877-518-5263 x372** | Cell: **386-867-2736**

Professional Background

Greg Driskell, ALC is a Senior Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at LegacyWildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida, and is an Accredited Land Consultant (ALC) through the REALTORS® Land Institute (RLI). The ALC designation is earned by professionals who complete RLI's thorough education program and demonstrate a proven record of high-level land transactions, recognizing the most accomplished, the most experienced, and the highest performing land real estate experts across the country. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Hunting and Recreational Land
- Farms and Cropland
- Conservation Easements

ADVISOR BIOGRAPHY



Mark Wirick

Advisor

mark@saundersrealestate.com

Direct: **877-518-5263 x466** | Cell: **850-545-6598**

Professional Background

Mark Wirick is an Advisor at Saunders Real Estate.

Mark brings his clients over 35 years of forest industry experience in a variety of areas, ranging from timber cruising and estimation to tract procurement and silviculture consulting. The breadth of his involvement in the industry has allowed him to gain experience from, and share insight with, numerous landowners and property management teams across North Florida and South Georgia. His background as a small business owner in the realms of natural resource consulting, as well as product retail sales, has allowed Mark to gain valuable insight into financial management as both a buyer and as a seller.

As a 5th-generation Jefferson County, Floridian. Mark's roots run deep in North Florida. He was born, raised, and would go on to rear his own family in Monticello, Florida where he still resides with his wife, Brenda. Mark received his B.S. degree in Forest Management from the University of Florida in 1988 and is a current member of the Florida Forestry Association.

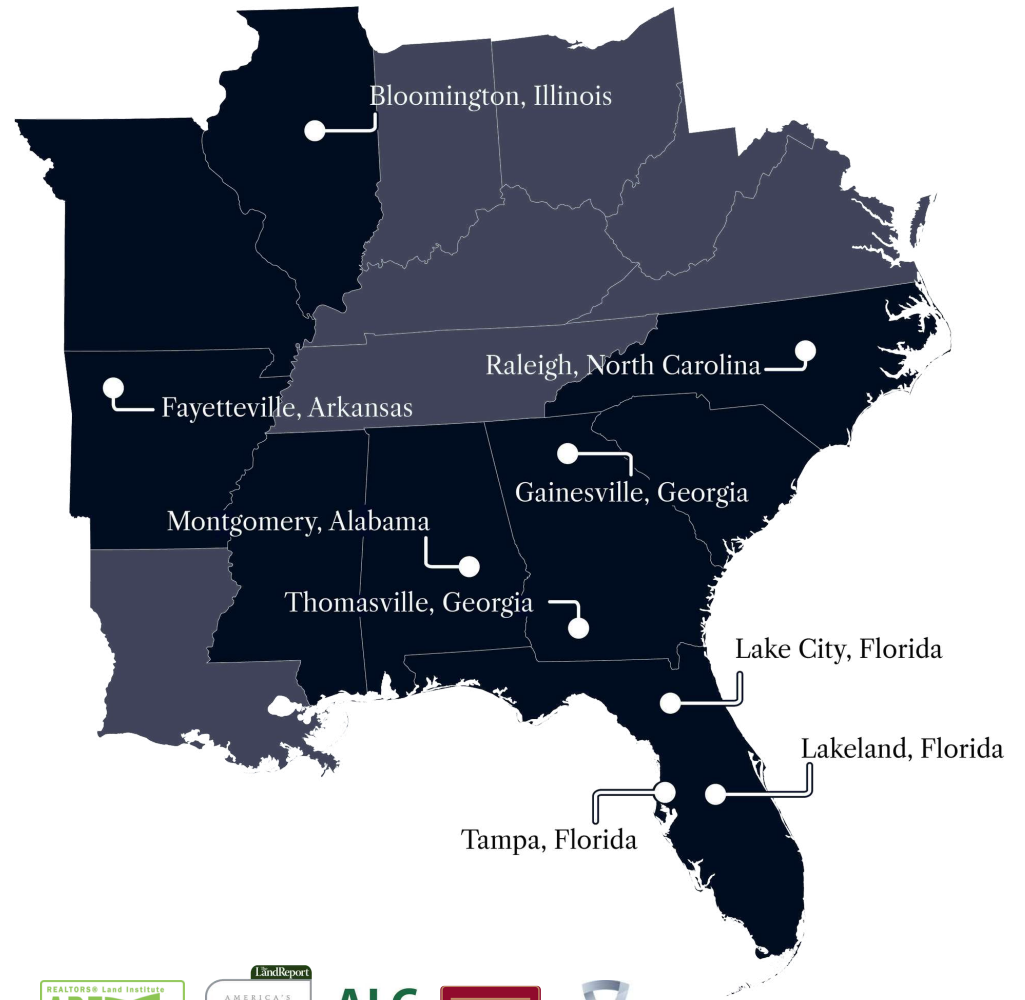
Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, however, as his free time is often enjoyed on the coastal waters of Florida's Big Bend in the pursuit of saltwater species of fish or drifting down the numerous pristine rivers the area has to offer. His deep love and appreciation for the outdoor experiences has provided clients with first-hand knowledge and insight into the intrinsic values that can be associated with investment properties.

Mark specializes in:

- Timberland
- Recreational Land
- Agricultural Land



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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