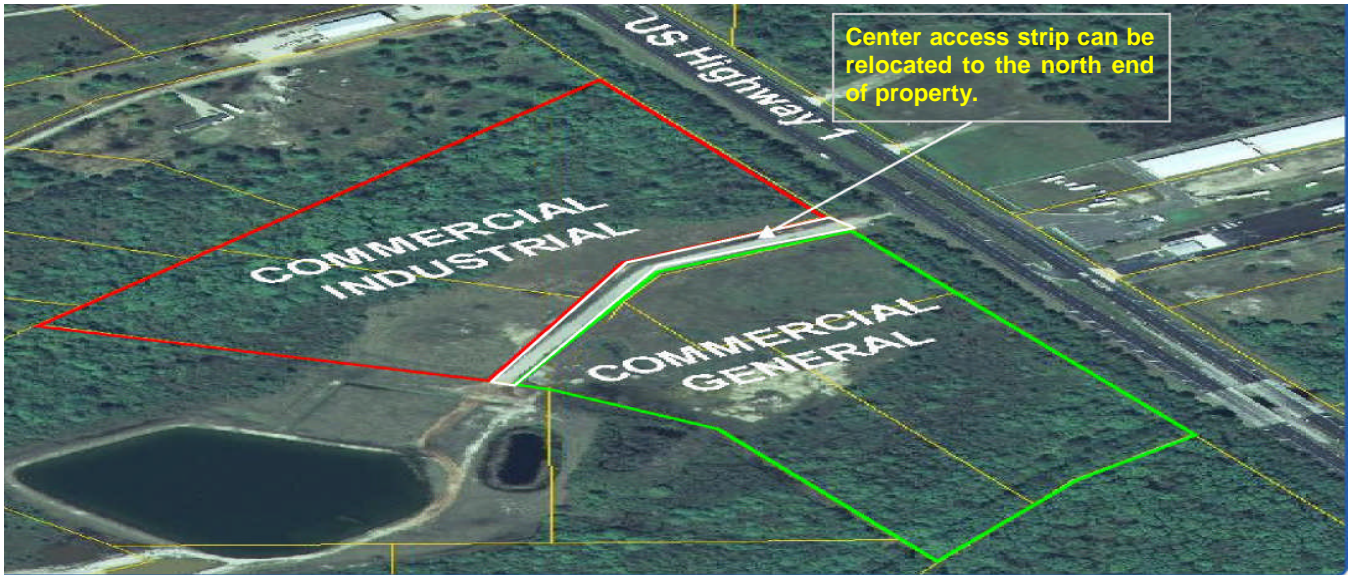


# LAND FOR SALE

Located on US -1 in Callahan, Florida 32011

## \$2,195,000



Size: 20.8 Acres Commercial Zoning—43,300 sf with  
concurrency.

( With 11.53 Uplands )

**\*OWNER FINANCING\***

Zoning of CG / CI will allow many uses including specialty retail, office, medical and industrial on the 11.53 acres — buildable portion of the property. This location has high visibility along US 1 with over 1300 lf of frontage and just 1 mile south of Callahan. Easy access from property to I-95, I-10, via US 301 and US 1.

Lynn S. Johnson Enterprises, Inc  
Licensed Real Estate Broker

806-A 3rd Street

Neptune Beach, FL 32266

OFFICE: 904-246-9777

FAX: 904-246-9774

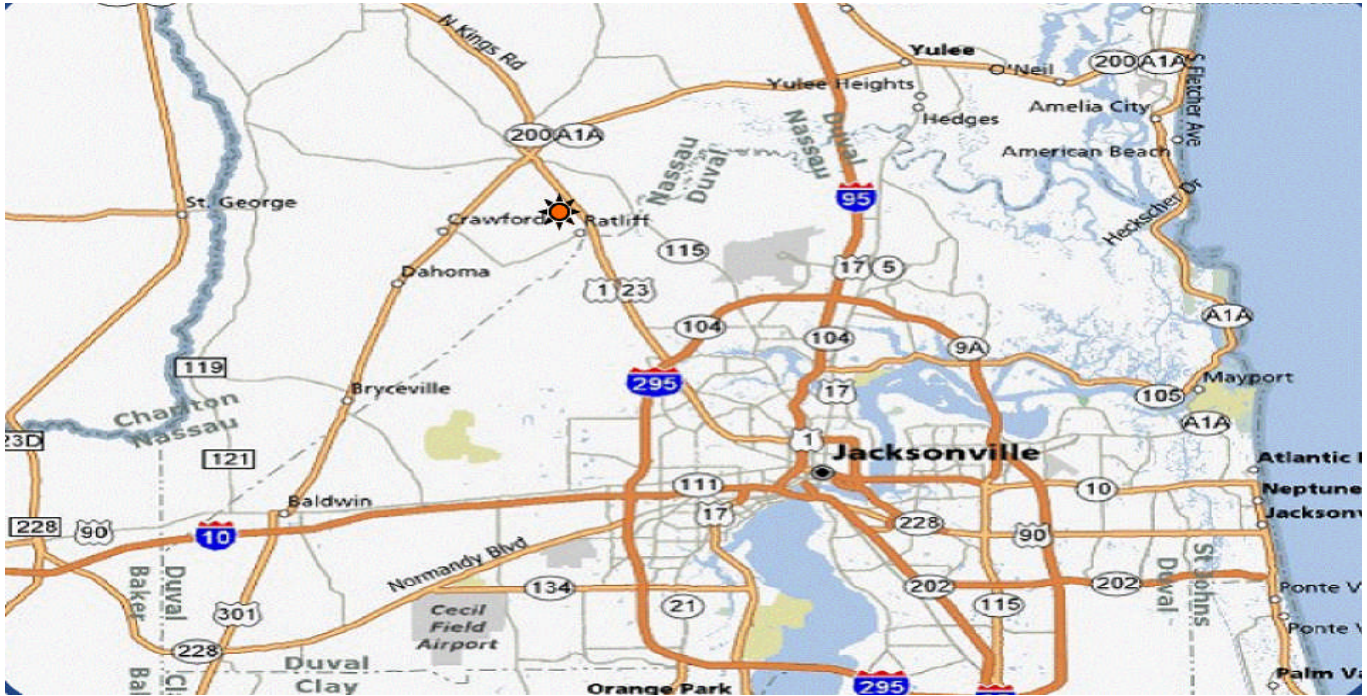
[www.johnsonenterprise.net](http://www.johnsonenterprise.net)

**Lynn Johnson**

**Direct: 904-716-5709**

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# US -1 in Callahan, Florida 32011



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