



27,500 ±
Cars/Day

MADISON I-10 INTERCHANGE

503 SW Genoa Way, Madison, FL 32340

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PROPERTY OVERVIEW



Sale Price \$1,200,000

OFFERING SUMMARY

Acreage:	36.39 Acres
Price / Acre:	\$32,976
City:	Madison
County:	Madison
Property Type:	Land: Commercial

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



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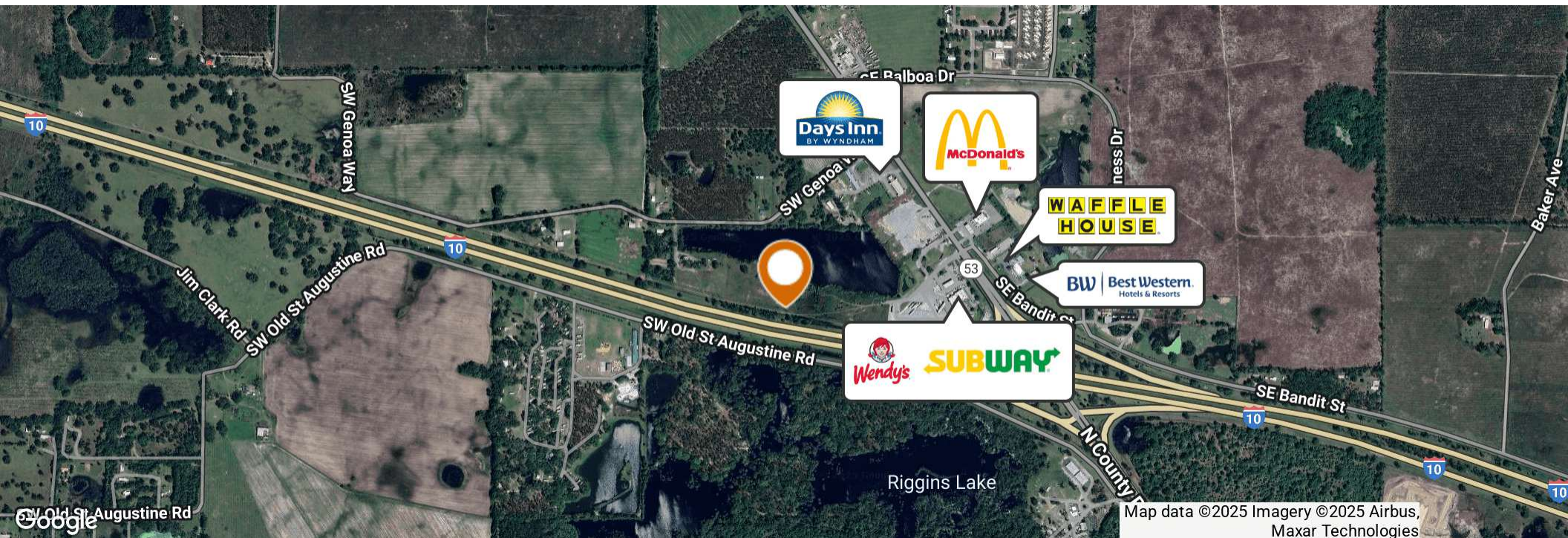
Land Types:	Commercial
Uplands / Wetlands:	20.9 acres uplands, 15.49 acres resevoir
Soil Types:	Predominately Albany sand
Taxes & Tax Year:	2024- \$7,282.20
Zoning / FLU:	Highway Interchange
Lake Frontage / Water Features:	The property contains a 15.5 acre resevoir
Water Source & Utilities:	Public water 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
Structures & Year Built:	<ul style="list-style-type: none">• 40 x 26 open shed• 12 x 24 open shed• 8 x 12 general purpose building

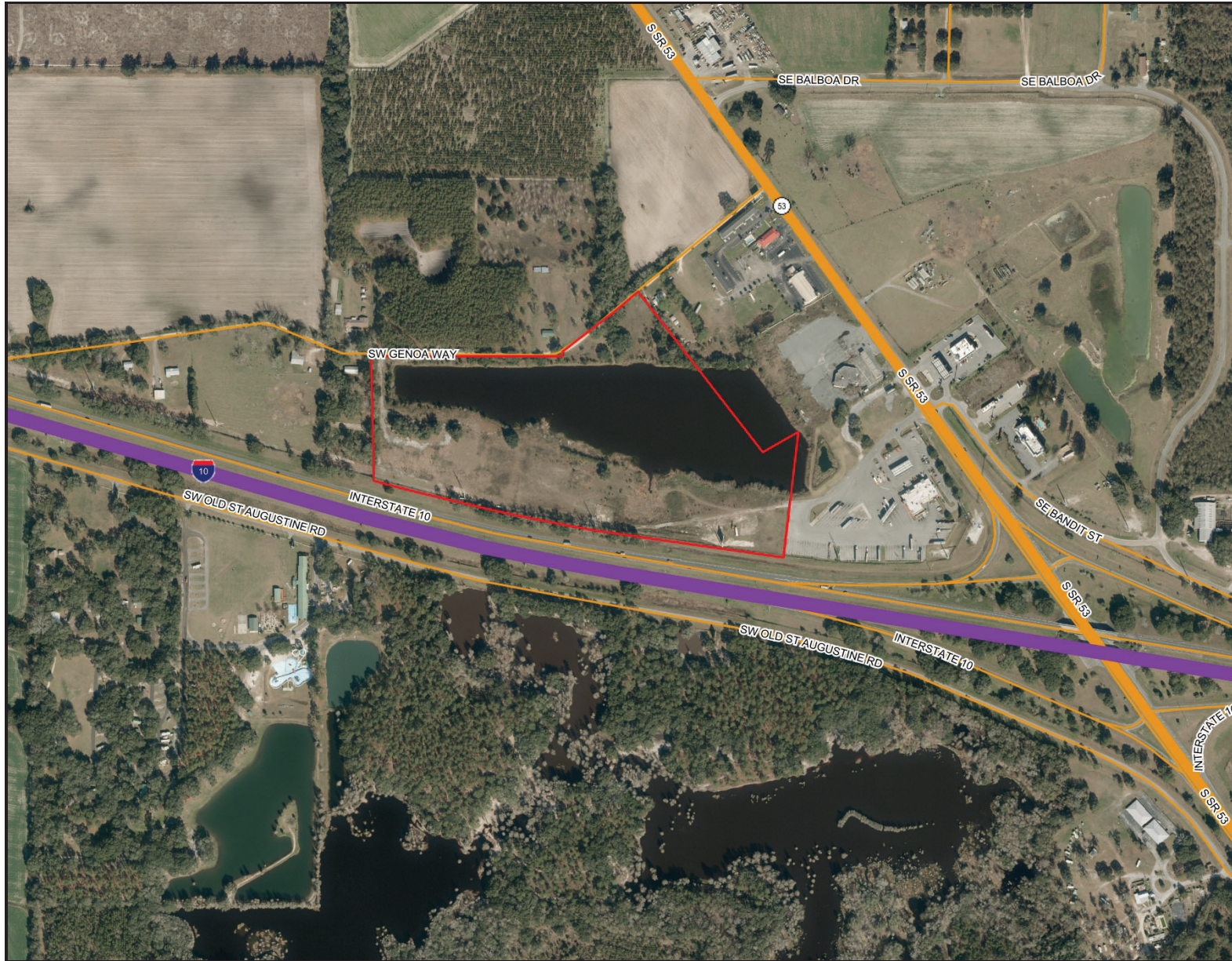
LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	1271-004-000; 1271-004-004; 1276-001-001; 1276-001-01A
GPS:	30.398188, -83.363868
Driving Directions:	<ul style="list-style-type: none"> From Tallahassee, travel approximately 60 miles East on I-10 to Exit 258 Property is located in the NW quadrant.





Madison I-10 Interchange Aerial

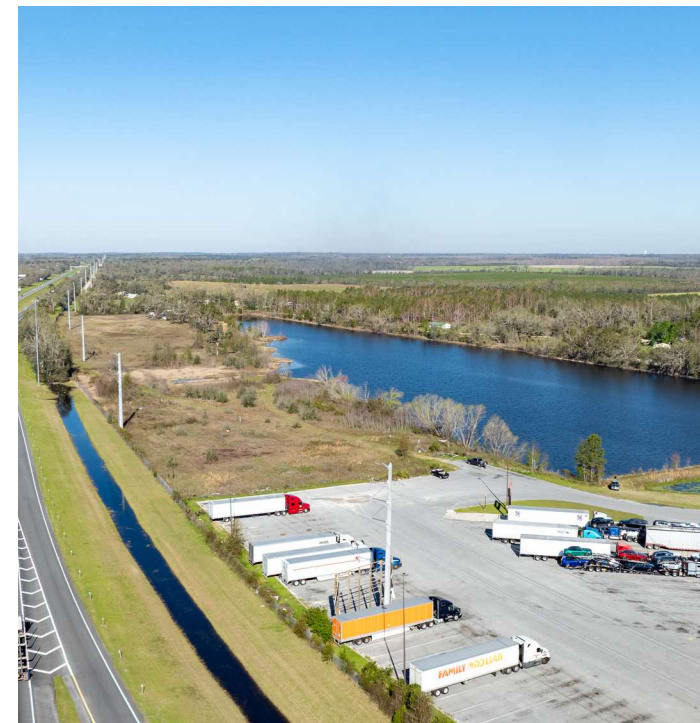
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads



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ADDITIONAL PHOTOS



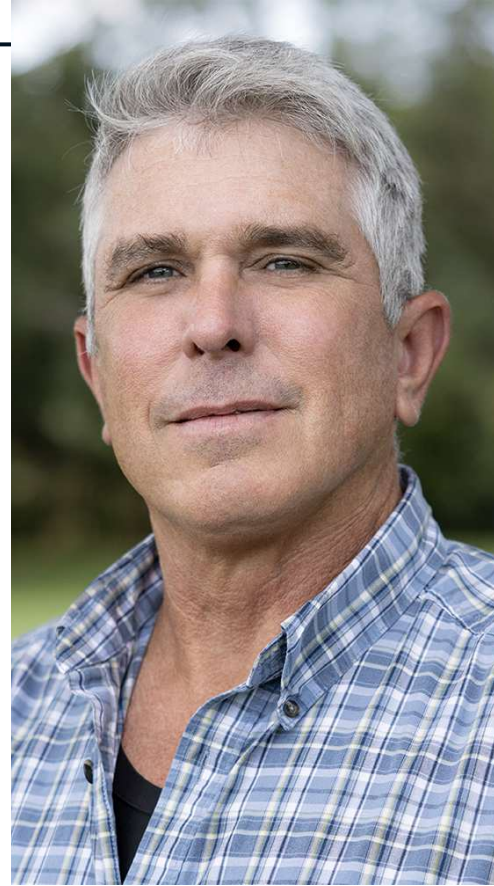
MEET THE TEAM



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