

# US 301 OUTDOOR STORAGE LOT

23674 NORTH HWY 301  
LAWTEY, FL 32058

Sid Bhatt, CCIM, SIOR  
C: 704.930.8179  
sid.bhatt@svn.com

Trace Linder  
C: 863.287.3281  
trace.linder@svn.com







301

23,500 ±  
Cars/Day

Subject





# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$3,000.00 per month (Ground)</b>
Available Acreage:	1.32 Acres
Lot Size:	1.32 Acres
APN:	01335000000
Traffic Count:	23,500 Cars/Day
Road Frontage:	330 ± FT
Property Taxes:	\$801.13 [2023]

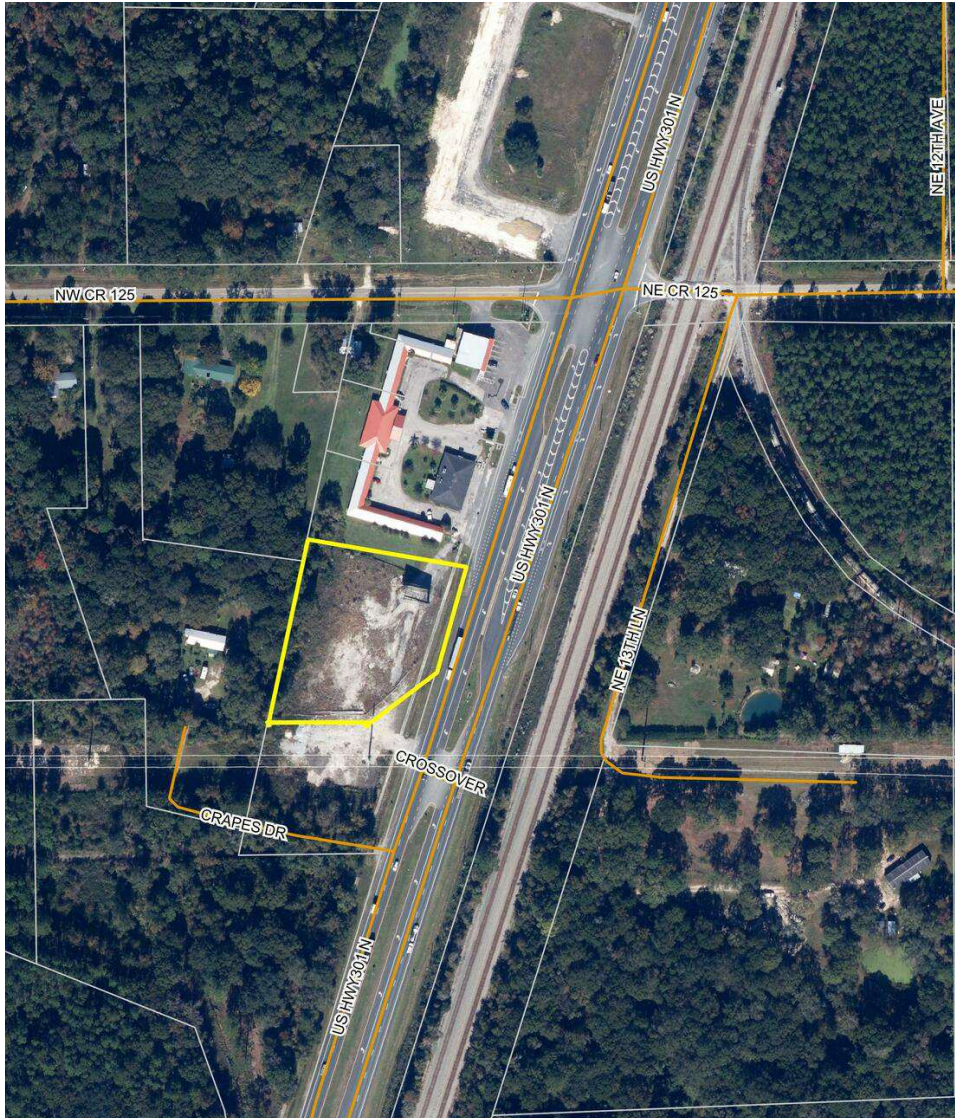
## PROPERTY OVERVIEW

Lawley, Florida, is a small city located in Bradford County, approximately 35 miles southwest of Jacksonville, making it a part of the Jacksonville MSA.

Highway 301 is a prominent road that runs through Lawley, connecting it to other parts of Florida. Truck parking station near the Motel and also for heavy equipment storage Highway 301 is a major truck route from Orlando to Jacksonville.

Local Amenities: Lawley itself is a small community, so many residents may rely on the businesses along Highway 301 for their day-to-day needs. You might find a few local eateries and shops in addition to more well-known chain businesses.

# Location Description



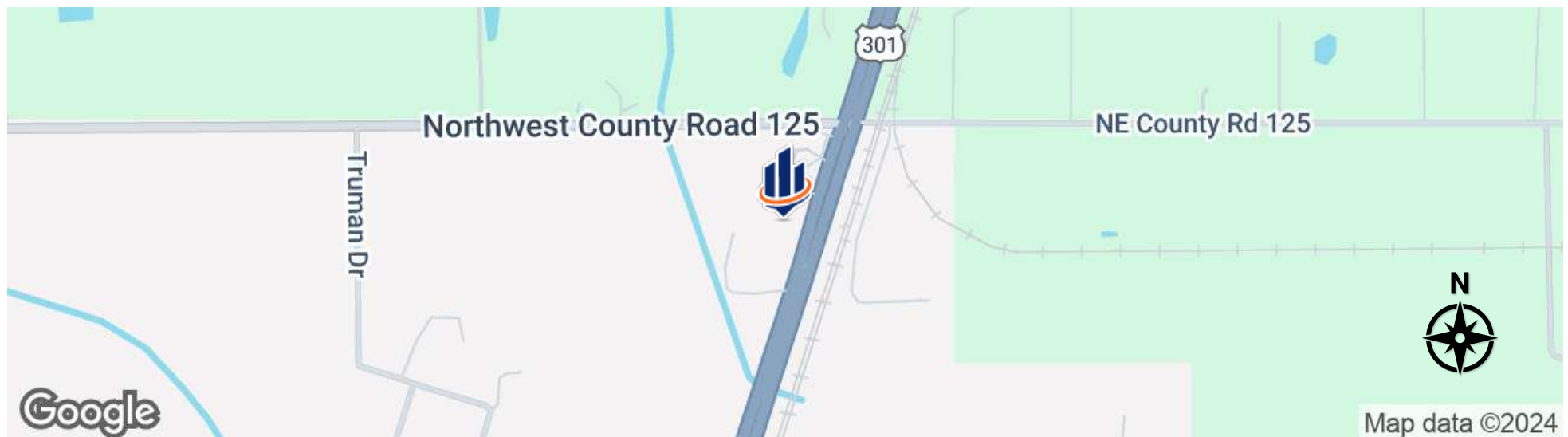
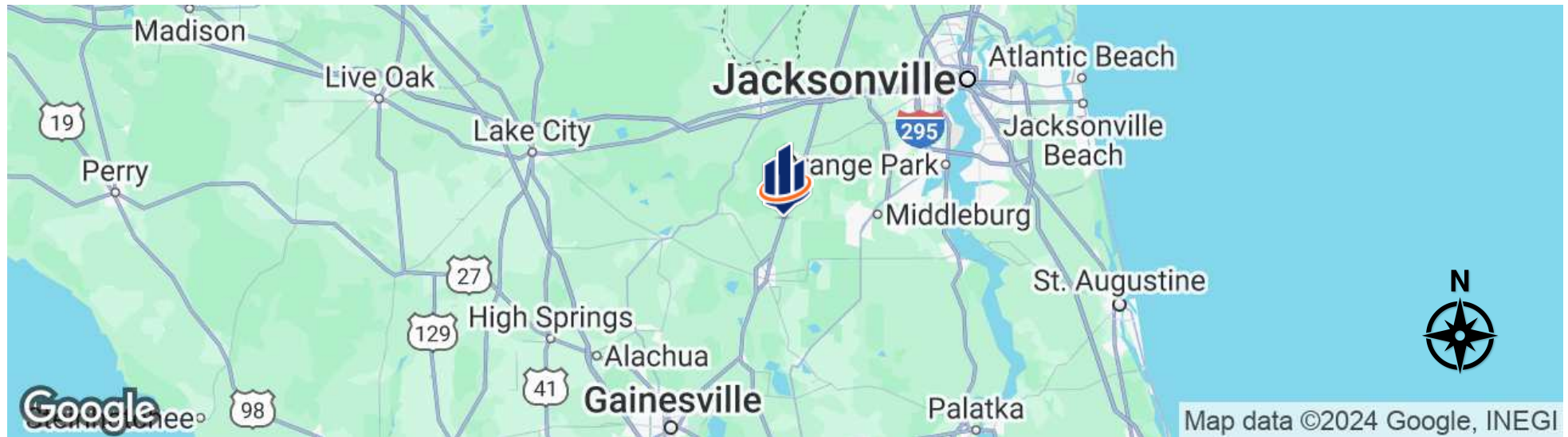
## LOCATION DESCRIPTION

The land is situated directly along US Highway 301 south of route CR 125. The site is in Lawtey, Bradford County of Jacksonville MSA.

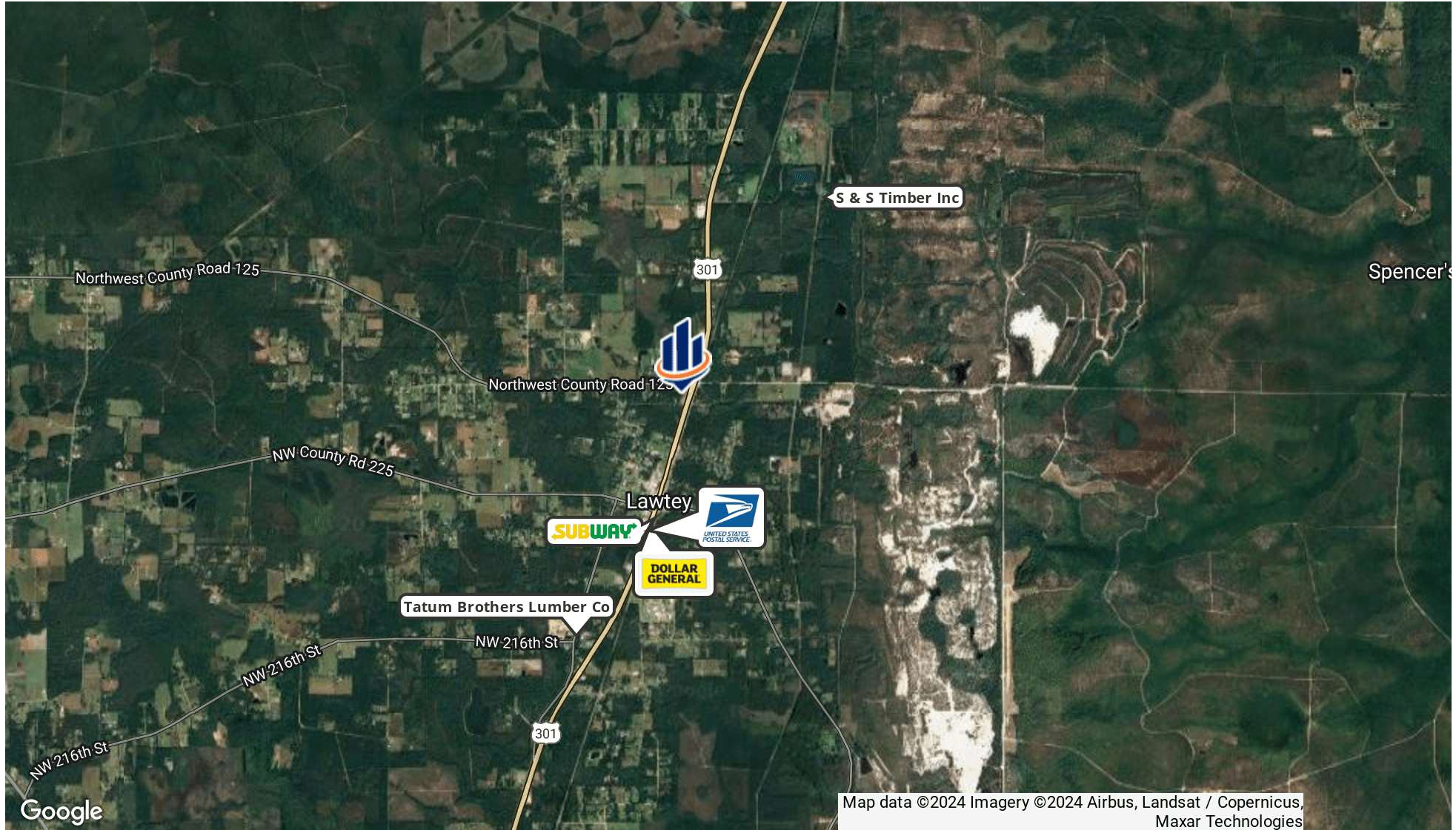
It is highly visible to large volume of daily commuters and travelers along Highway 301 and is adjacent to Hotel property.



# Regional Map

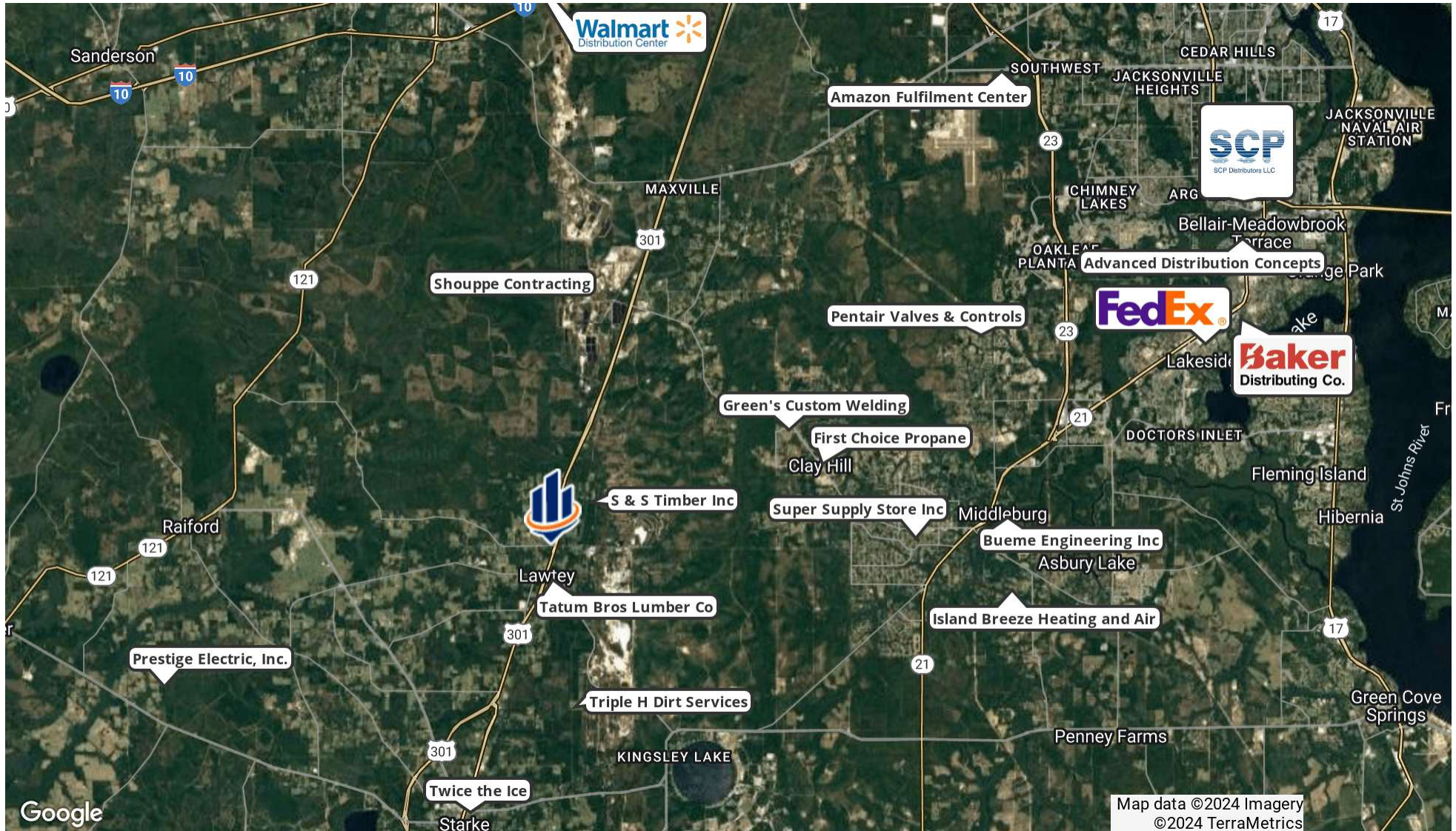


# Retailer Map



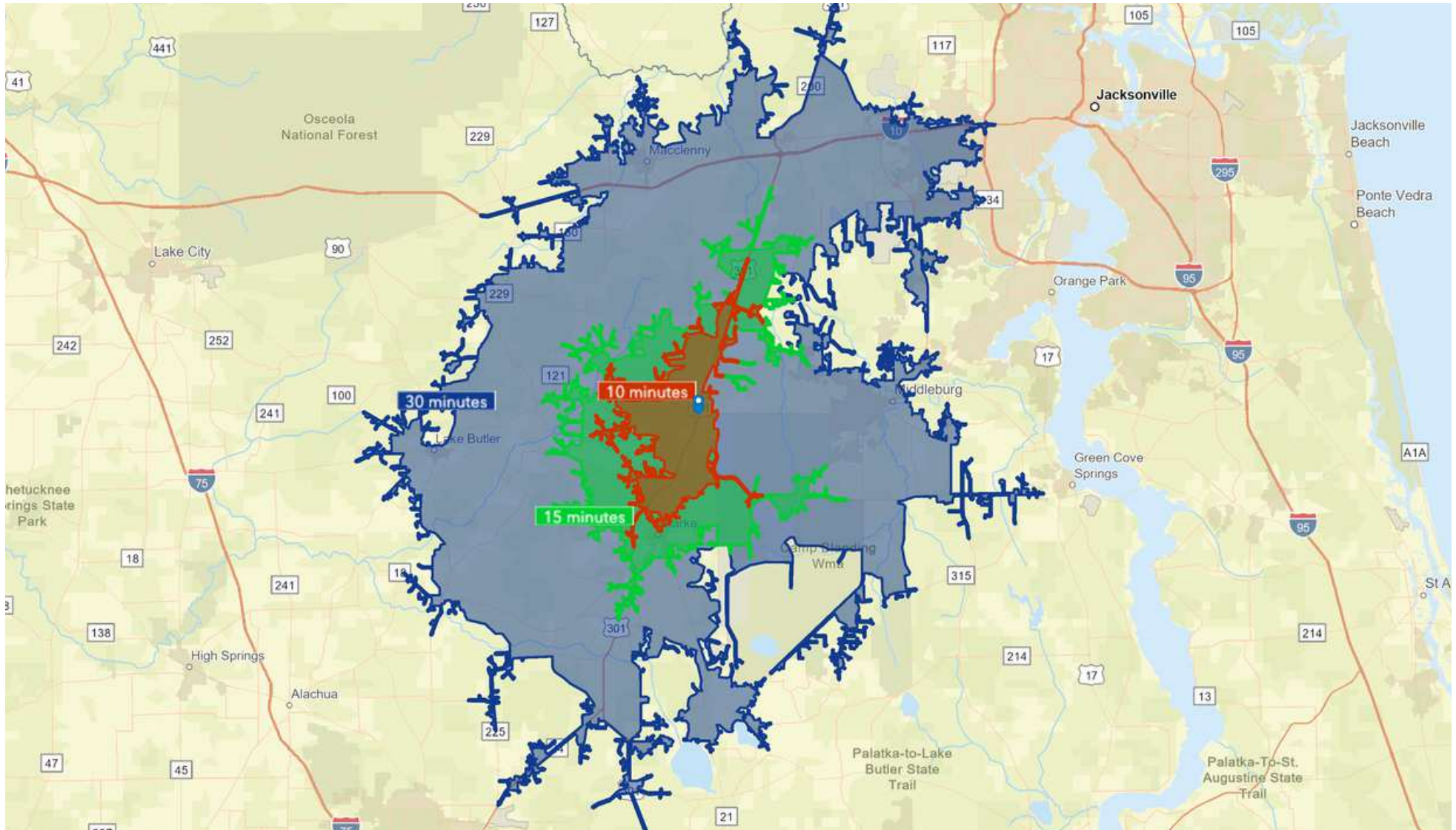


# Trade Area Map





# Drive Time Map



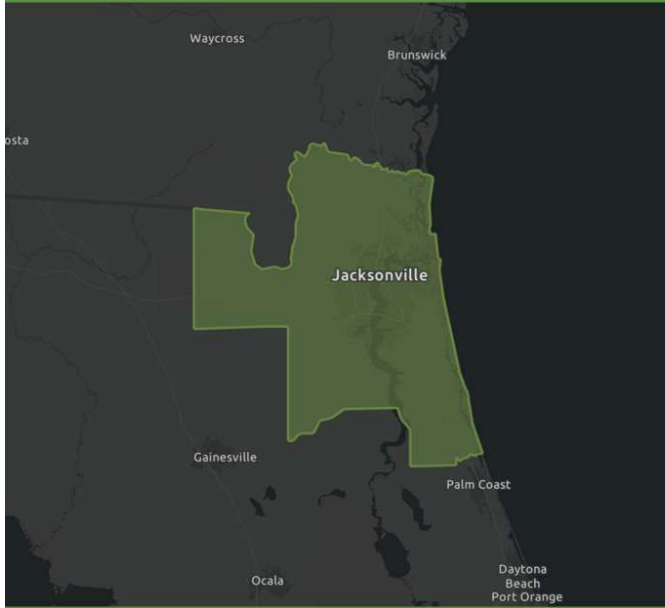


# Jacksonville MSA Infographics

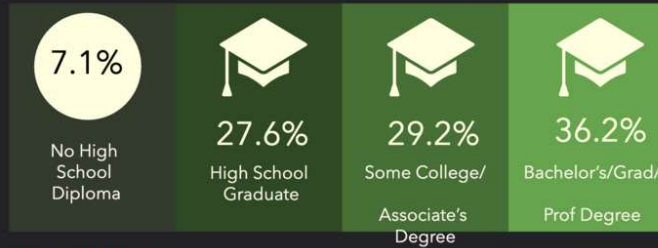
## DEMOGRAPHIC PROFILE

Jacksonville, FL Metropolitan Statistical Area

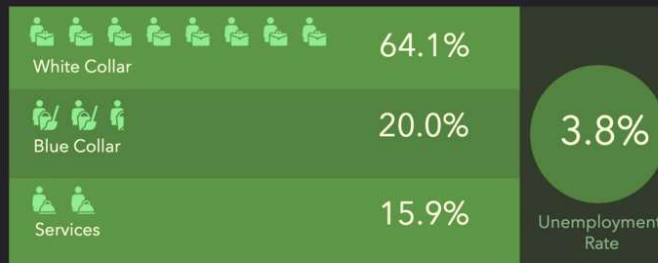
Geography: CBSA



### EDUCATION



### EMPLOYMENT



### INCOME



### KEY FACTS



### HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2023, 2028).  
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**SID BHATT, CCIM, SIOR**

Senior Advisor

sid.bhatt@svn.com

Direct: **877.518.5263 x484** | Cell: **704.930.8179**

## PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

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





## TRACE LINDER

Associate Advisor

[trace.linder@svn.com](mailto:trace.linder@svn.com)

Direct: 877.518.5263 x463 | Cell: 863.287.3281

FL #SL3562516

## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

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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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

**ARKANSAS**

112 W Center St, Suite 501  
Fayetteville, Arkansas 72701  
479.582.4113

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