



542462 LEM TURNER RD, CALLAHAN, FL 32011

# LEM TURNER

**TODD DANSKY**

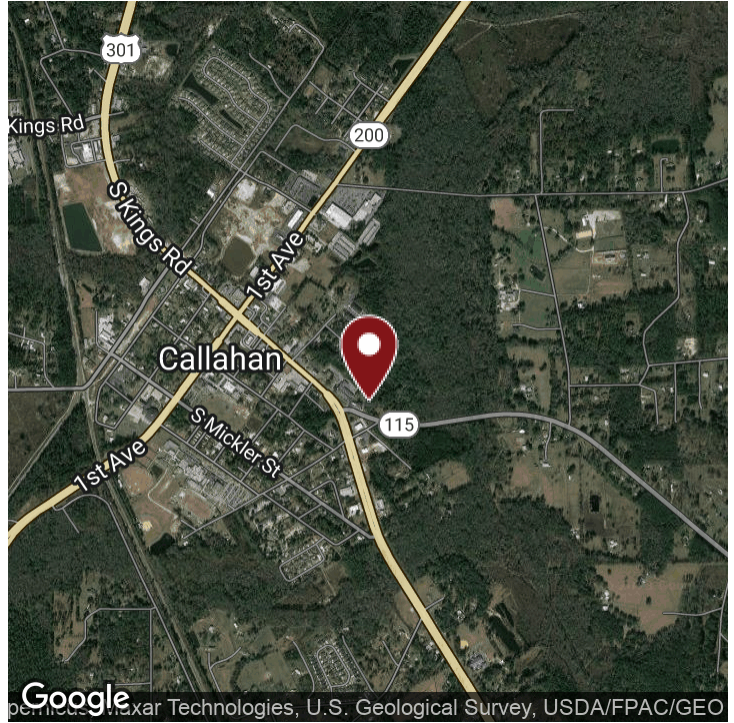
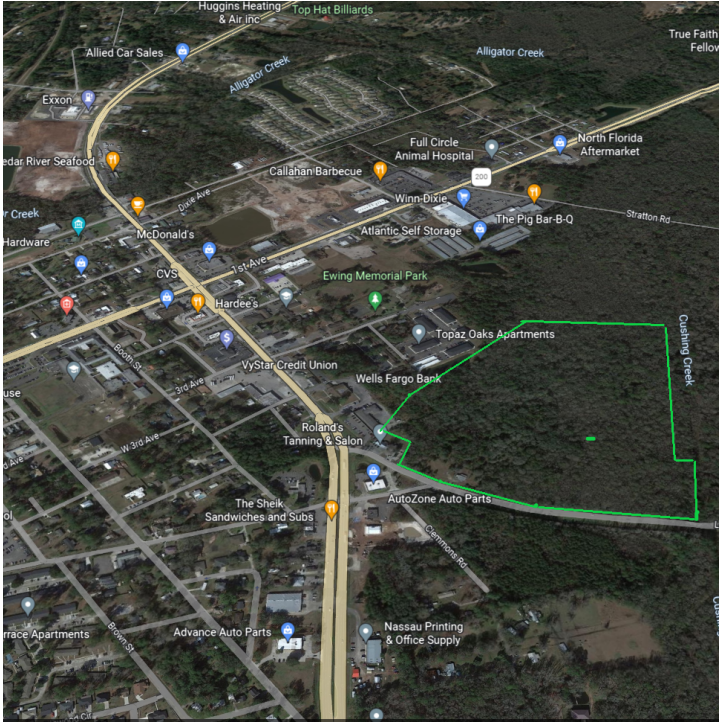
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## OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	30.36 Acres
Zoning:	2.12 acres commercial, 28.24 acres open rural

## PROPERTY OVERVIEW

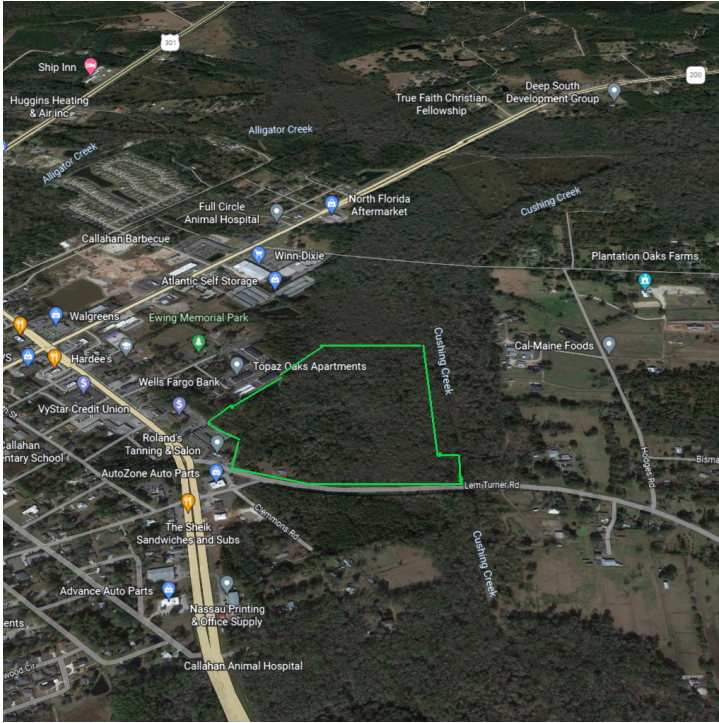
Over 30 acres zoned (O,R) open rural including 2 acres re-zoned commercial providing direct access to Lem Turner as you enter Callahan via US 301 north. This property has the potential to have an additional 10 acres of access off Lem Turner re-zoned to commercial adjoining the 2 pre-existing lots already in place.

## PROPERTY HIGHLIGHTS

- Over 30 Acres available in a prime location where Lem Turner runs into US 301, less than a quarter mile away from Callahan
- 2 Acres within the 30 and closest to US 301 already zoned commercial
- Parcel offers potential of an additional 10 acres fronting Lem turner to adjoin the 2 pre-existing commercial lots

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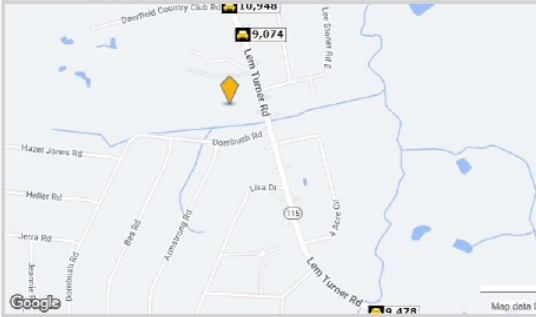
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Count Report

**Lem Turner Rd, Callahan, FL 32011**

Type: Land  
 Area: -  
 Bldg Area: -  
 Floor Area: -  
 Volume: 0 SF  
 Density: 0%  
 Year: -

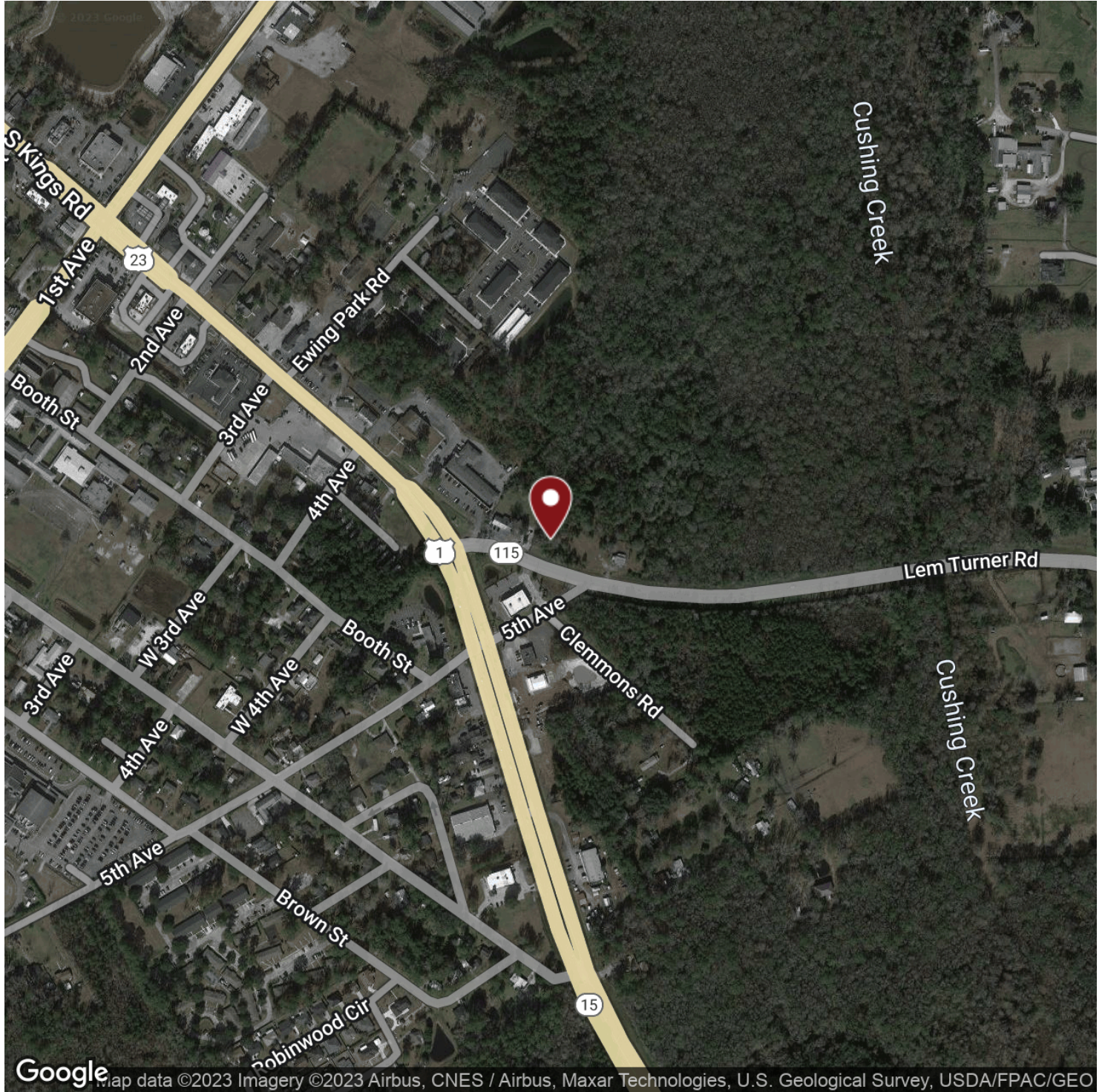
umer Rd	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	M Su
umer Rd	McVey Ln	0.02 SE	2022	9,074	MPSI	
umer Road	Deerfield Country Club Rd	0.00 SE	2022	10,948	MPSI	
umer Rd	Trantham Dr	0.65 SE	2022	9,478	MPSI	

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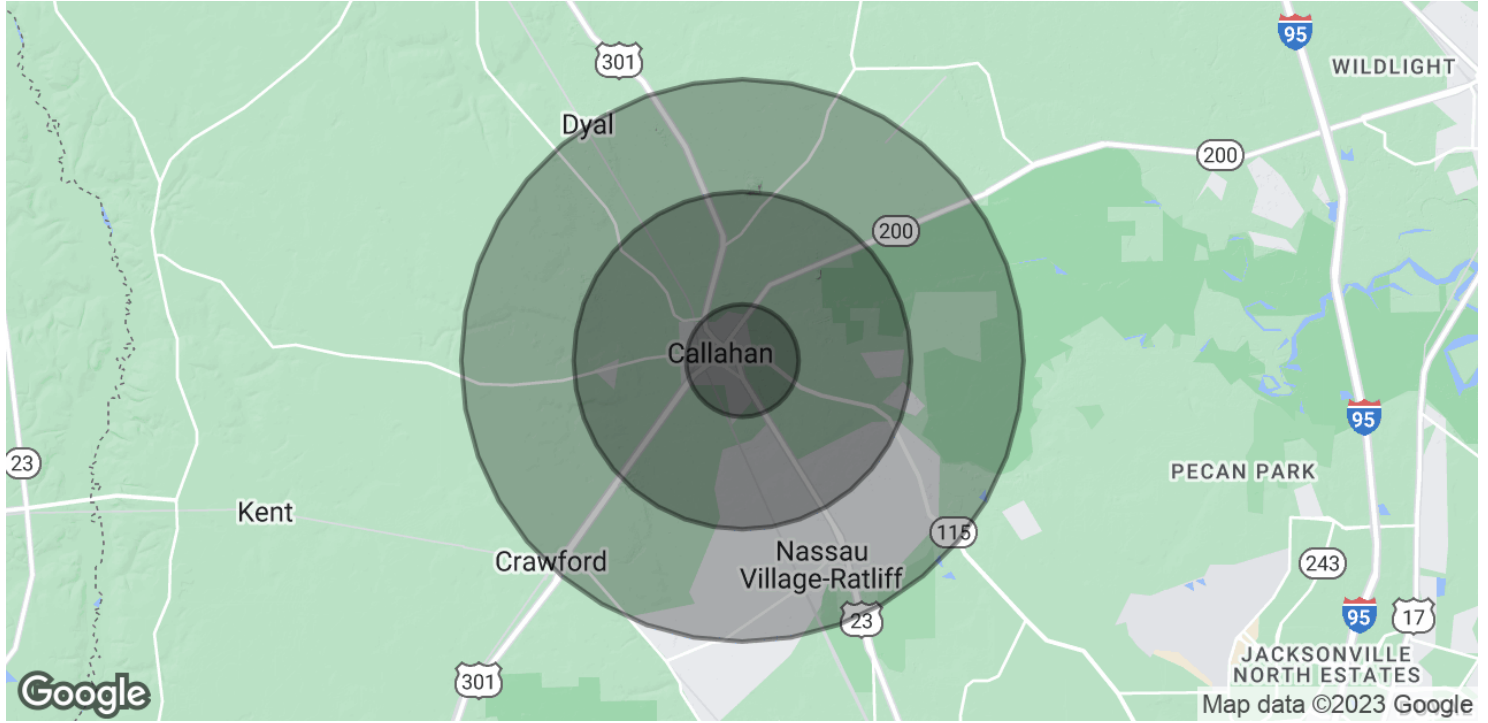
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,193	5,075	11,152
Average Age	37.2	39.6	41.5
Average Age (Male)	35.8	39.4	41.5
Average Age (Female)	39.0	40.0	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	462	2,024	4,547
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$58,667	\$63,586	\$64,718
Average House Value	\$175,157	\$175,298	\$174,360

\* Demographic data derived from 2020 ACS - US Census