



## 2.25 AC – 8.74 AC FOR SALE | CALLAHAN, FL

542518 US 1  
Callahan, FL 32011

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# SALE OFFERING

**SALE PRICE** \$350,000-\$1,350,000

**Address:** 542518 US 1, Callahan, FL 32011

**Lot Size:** 2.25-8.74 AC

**Zoning:** Commercial Intensive (CI)

**Parcel ID:**

51-2N-25-0000-0029-0000 (6.06 AC)  
51-2N-25-0000-0028-0000 (0.43 AC) } **>\$1,000,000**  
29-2N-25-3140-000A-0010 (2.25 AC) - **\$350,000**

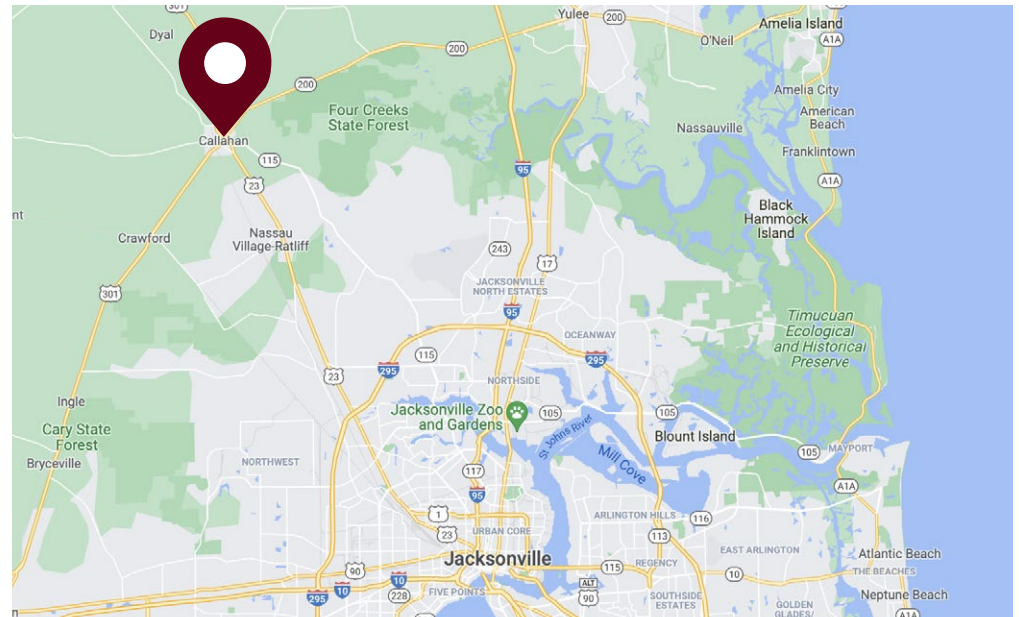
**County:** Nassau

## SALE OVERVIEW

Cantrell & Morgan is pleased to present 8.74 acres in Callahan, FL. This ideally positioned piece of property is located right off of US Hwy 1 at the lit intersection of US Hwy 1 and Dr M.L.K Jr. Avenue. Traffic Counts easily exceed 18,369 Vehicles per Day.

Just around the corner, Hagan Ace Hardware's new 60,000 square foot flagship store is under construction and acts as anchor to the community. Callahan is a growing market northwest of Jacksonville and rooted at the intersection of South Kings Road/US Hwy 1 & 1st Avenue/SR 200/ A1A. Positioned within a dense retail corridor and with easy access to A1A.

The town of Callahan was among several rural communities to receive funds in 2023 from the state for community development projects. Callahan received \$3,371,000 to design and build a water treatment facility and wastewater pump, as well as a pipeline to the town's wastewater treatment facility.



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# DEMOGRAPHICS

