

2,166 Ac Mega-Site Industrial Zoning in Jackson Co., FL
XX1 Highway 2
Campbellton, FL 32426

\$10,829,500
2,165.900± Acres
Jackson County



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SUMMARY

Address

XX1 Highway 2

City, State Zip

Campbellton, FL 32426

County

Jackson County

Type

Commercial, Business Opportunity, Timberland, Recreational Land

Latitude / Longitude

30.935268 / -85.349334

Acreage

2,165.900

Price

\$10,829,500

Property Website

<https://farmandforestbrokers.com/property/2-166-ac-mega-site-industrial-zoning-in-jackson-co-fl-jackson-florida/91497/>



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PROPERTY DESCRIPTION

2,165.9 acres (±) zoned Industrial 1, and designated a Florida-Alabama Mega-Site in Jackson County, FL. This prime investment property is located in Florida's booming Panhandle region, in north Jackson County near the Alabama state line. Currently in agricultural timber production, this land has been certified as a Mega-Site with permitted industrial uses and incentives. In its current state, it also provides timber income, and trophy-hunting and recreational opportunities. There is not another property on the market in North Florida with as much diverse investment potential.

Significant due diligence has already been performed for this property as a requirement of the Mega Site certification process. Well-qualified Buyers may request existing data to assist in their evaluation of this opportunity. The property has a high usage percentage - approximately 83% of the land has been determined to be upland. The few bottomland acres are contained in the hardwood run of Spring Branch which flows along the southern boundary, and large cypress, bay and oak ponds containing mature hardwood timber. The land has over 2 miles of frontage along Highway 2 with multiple entrances. Residential power service and a transmission line runs along the highway. Plans have been prepared for a rail spur to connect the property to existing railways close by, and expansion of utility services and access should the new owner need.

Currently, a significant timber resource is growing on the property, with multiple age-classes of pine timber creating opportunities for steady, ongoing harvest revenues. The property also provides trophy buck hunting and wingshooting, with deer, turkeys, ducks, and more in abundance. Multiple food plots are established, along with miles and miles of interior roads and trails for riding ATVs and horses and accessing the diverse landscape for unforgettable recreational experiences. Hardwood areas are scattered throughout the landscape, with oaks producing heavy acorn crops and perfect habitat for Florida's upland game species.

This site is located in north Jackson County, FL near Campbellton, between Dothan, AL and Marianna, FL. It provides easy access to important amenities:

- 17 miles to Interstate 10
- 18 miles to Dothan, AL and Marianna, FL
- 60 miles to Panama City, FL (and NWFL Beaches Int'l Airport)
- 80 miles to Tallahassee, FL (and TLH Int'l Airport)
- 200 miles to major seaports and airports at Pensacola, FL and Mobile, AL, and Atlanta, GA
- 260 miles to Jaxport seaport in Jacksonville, FL

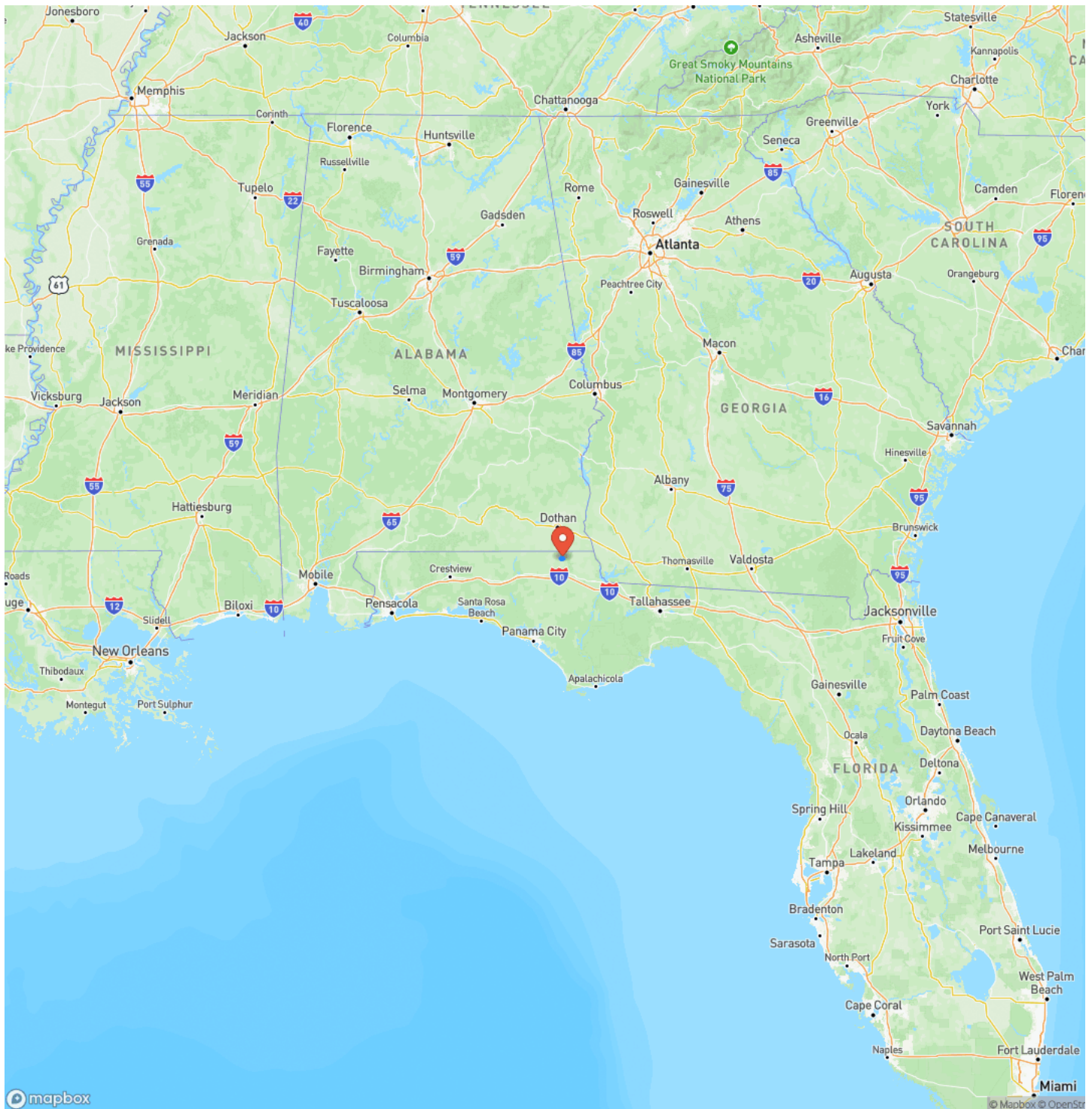
This property is shown by appointment only to well-qualified buyers. To discuss available due diligence materials and showing schedules, please call the listing agent.



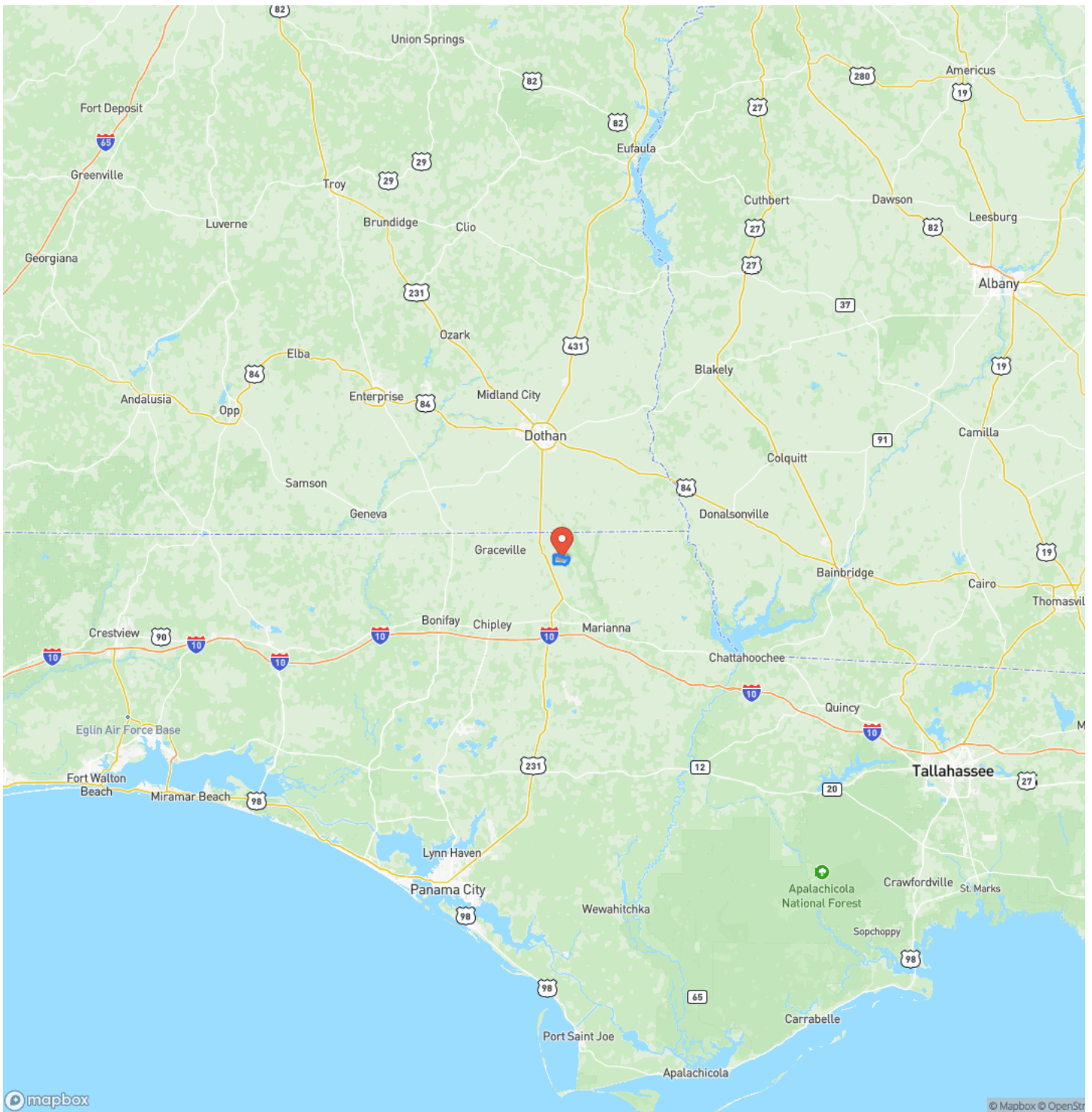
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Campbellton, FL / Jackson County



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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