

Fanning Springs Commercial Property

±12-Acres with US Highway 19 Frontage

Tax Parcel #0050100000
Fanning Springs, Florida



**Subject
Property
±12 Acres**

Tax Parcel #
0050100000

Old Fanning Rd

NW 170th St

NW US Highway 19
NW US Highway 19

NW 168th Pl

NW 168 St

FANNING SPRINGS ±12 ACRE COMMERCIAL PROPERTY

LOCATION

Fronts U.S. Highway 19	
Jurisdiction	City of Fanning Springs, Florida
Land Use	Commercial Use, including Multifamily as conceptualized
Zoning	"CG" Commercial, General

OPERATIONAL/DEVELOPMENT STANDARDS

Development Type	Commercial Use
Lot Size	±12 Acres (522,720 SF)
Setbacks (In Feet)	20x0x15
Floor to Area Ratio (FAR)	1.00 FAR
Maximum Building Height	100 ft
Highway Frontage	

UTILITIES

Water	Available along US Highway 19
Sewer	Available ±1,000 ft to the North

TRAFFIC

2023 FDOT Average Annual Daily Trips (AADT)	14,525 AADT
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FANNING SPRINGS

Strong Mayor government	
Building Department	Robert "Bob" Zerbe, Building Official, (352) 463-2855
Utility Department	Debbie Watson, Utility Clerk ; (352) 463-2855
Zoning Department	Kelly Keiser, Administrative Assistant ; (352) 463-2855

