

Auction - Madison I-10 Interchange

503 SW Genoa Way, Madison, Florida 32340

Auction Opens: November 2nd at 12:00 PM EST | Closes: November 19th at 5:00 PM EST

Greg Driskell, ALC
386-867-2736
greg@saundersrealestate.com

Mark Wirick
850-545-6598
mark@saundersrealestate.com

Spencer Smith, AFM, ALC
309-826-7736
spencer@saundersrealestate.com

Nick Dabbelt
863-272-1069
nick@saundersrealestate.com

PROPERTY OVERVIEW



Offering Summary

Acreage:	36.39 Acres
Auction:	Online Timed Auction
State:	Florida
City:	Madison
County:	Madison
Property Type:	Development Land
Video:	View Here

Property Overview

The Madison I-10 Interchange property offers a unique chance to acquire a substantial commercial tract situated along a high-traffic interstate at a prime exit location, with business-friendly zoning already in place. With multiple entry points from State Road 53 and Genoa Way, the property allows flexibility for separate access roads or multiple points of entry to suit your business needs. A picturesque pond adds a recreational element and enhances the property's appeal. Boasting over 1,990 feet of Interstate frontage, the site provides exceptional visibility for your business.

Zoned "Highway Interchange," this property supports a wide range of uses, including:

- Institutional
- Professional Services and Office
- General Commercial (restaurants, supermarkets, hotels)
- High-Intensity Commercial (such as vehicle sales or travel trailer parks)
- Special Exception Uses, including Petroleum Storage, Public Service/Utility, and Public Storage & Distribution Facilities

SPECIFICATIONS & FEATURES



Specifications & Features

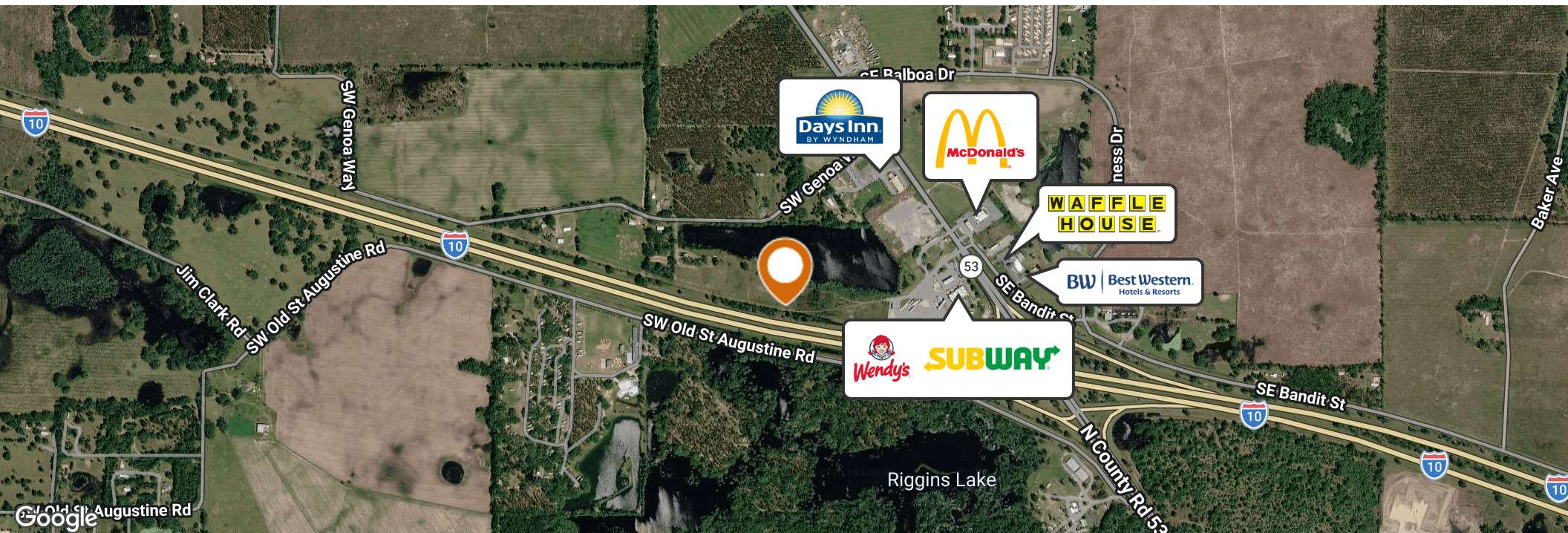
Uplands / Wetlands:	20.9 acres uplands, 15.49 acres resevoir
Soil Types:	Predominately Albany sand
Taxes & Tax Year:	2024- \$7,282.20
Zoning / FLU:	Highway Interchange
Lake Frontage / Water Features:	The property contains a 15.5 acre reservoir
Water Source & Utilities:	Public water and well
Road Frontage:	1992' frontage on Interstate 10
Nearest Point of Interest:	Madison, FL
Fencing:	Partially fenced
Current Use:	Vacant
Land Cover:	Native grasses and Oaks • 40 x 26 open shed
Structures & Year Built:	• 12 x 24 open shed • 8 x 12 general purpose building

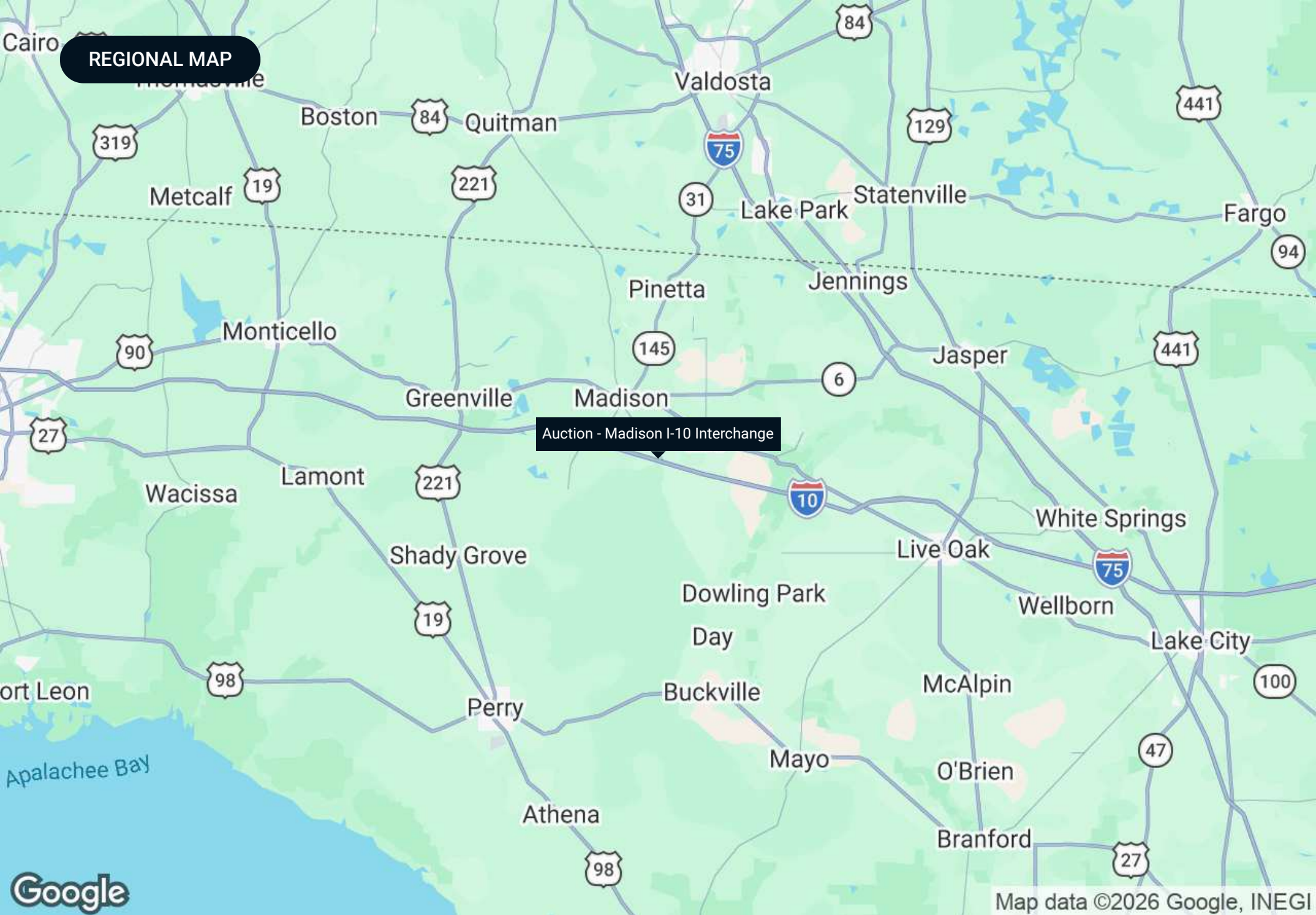
LOCATION



Location & Driving Directions

Parcel:	1271-004-000; 1271-004-004; 1276-001-001; 1276-001-01A
GPS:	30.398188, -83.363868
Driving Directions:	- From Tallahassee, travel approximately 60 miles East on I-10 to Exit 258 - Property is located in the NW quadrant.
Showing Instructions:	Contact listing agent





REGIONAL MAP

Auction - Madison I-10 Interchange

AERIAL MAP



ADDITIONAL PHOTOS



Auction Date & Time

- November 2nd - 19th , 2026
- Bidding Opens November 2nd at 12:00 PM Eastern Time
- Bidding Closes November 19th at 5:00 PM Eastern Time
- auctions.saundersrealestate.com
- Buyers' Premium: 10% of the purchase price.
- Brokerage Participation Available - Contact Advisor or Auctioneer for participation guidelines.
- Auctioneer: Spencer Smith - AU5614

Method of Sale

This auction is open to the public and will be offered as an individual parcel and will not be split or combined with any other parcel.

Bidder Registration & Agency

All bidders must register with Saunders Auctions prior to bidding. Each bidder must satisfy identification and pre-qualification requirements to the Auction Company's satisfaction, including proof of financial ability if requested. The Auction Company reserves the right to deny registration to any bidder if there is a question as to the person's credentials, intent, or fitness to bid. By registering, online bidders consent to receiving calls, emails, or text messages related to the auction. Saunders Auctions, Saunders Real Estate, and its representatives are exclusive agents of the Seller. No agency relationship exists between the Auction company and any bidder or buyer unless otherwise disclosed.

Terms of Possession & Warranty

Possession of each parcel will be delivered upon successful closing of the property.

All real estate and improvements are sold on an "As-Is, Where-Is, With All Faults" basis. Neither the Seller nor the Auction Company makes any warranties or representations, expressed or implied, as to fitness for a particular use, access, utilities, zoning, or permits, environment, structural, or physical condition, nor water quality, quantity, or drainage. Prospective bidders are encouraged to inspect the property prior to bidding and rely solely on their own due diligence.

Contract & Down Payment

Immediately following the conclusion of the auction, the successful bidder(s) will be required to execute a Real Estate Purchase and Sale Agreement as prepared by the Seller's attorney or agent and deliver a non-refundable earnest money payment in the amount of 10% of the total contract price within 24 hours of contract signing.

Title and Closing

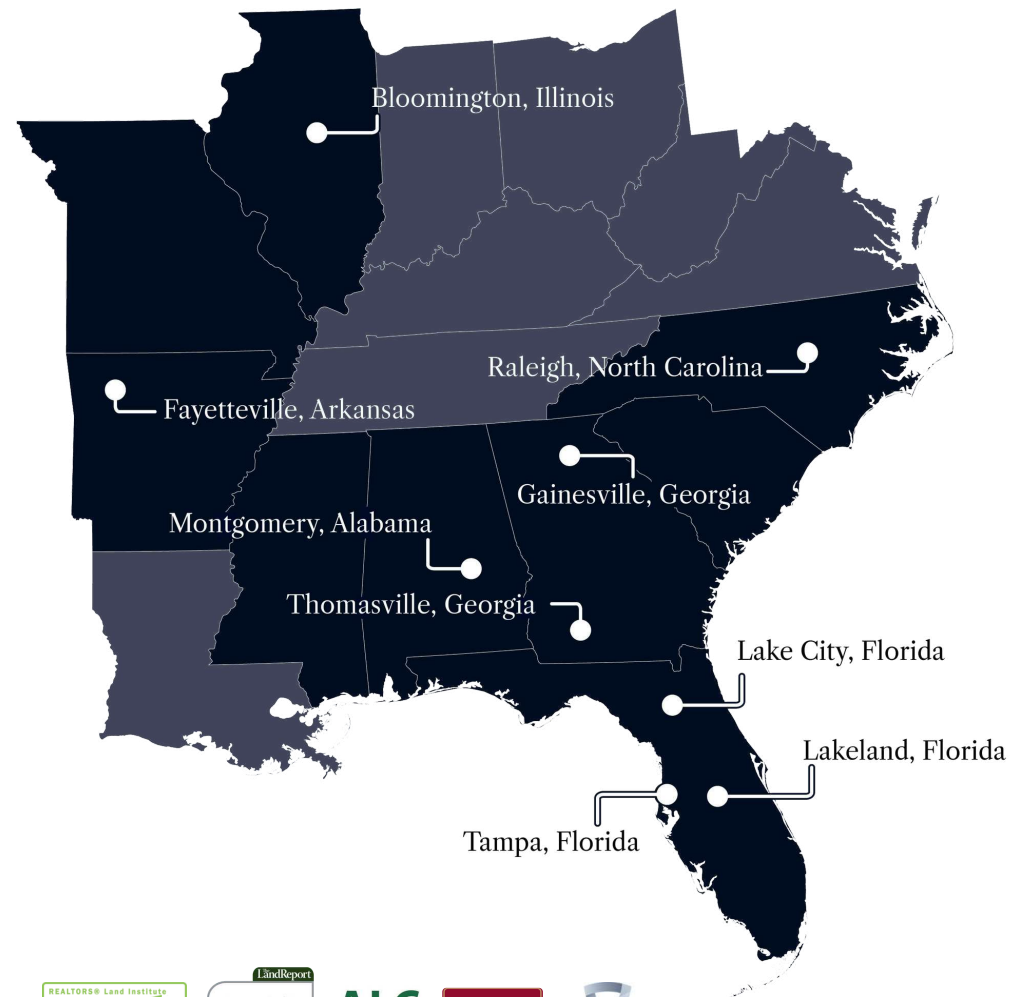
Seller shall provide marketable title and a title insurance policy in the amount of the purchase price, subject to standard and usual exceptions. The Buyer is responsible for the cost of any additional title insurance endorsements or lender-required policies. Closing shall occur on or before December 21st, 2026 unless otherwise stated. The balance of the purchase price will be payable at closing.



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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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