



# 1.25 AC Commercial Land

## Available For Sale

North Summit St. at Grove Avenue & Palm Avenue, Crescent City, FL 32112

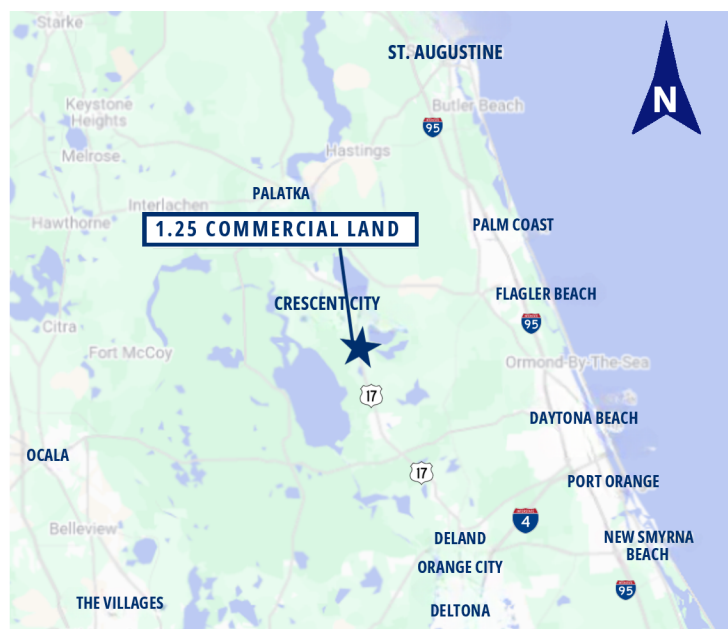
### CRESCENT LAKE



### HIGHLIGHTS

- **1.25 AC AVAILABLE | COMMERCIAL LAND**
- APN 19-12-28-3350-0600-0000
- Positioned between Jacksonville & Orlando, attracting both locals and tourists.
- High-Visibility & Easy Access
- Brand-new **McDonald's** Adjacent to property
- Located near the **Crescent Fish Camp**, a Waterfront RV Resort & Marina with planned expansions.
- Commercial Growth – Just 15 miles from the upcoming 4,300+ acre **Bass Pro Shops Resort** in Welaka, FL.

### MAP



### DEMOGRAPHICS

|                | 5 MIN    | 10 MIN   | 15 MIN   |
|----------------|----------|----------|----------|
| Population     | 1,906    | 5,557    | 8,498    |
| Households     | 753      | 2,145    | 3,393    |
| Avg. HH Income | \$67,115 | \$66,974 | \$66,142 |

\*Source: Esri 2025



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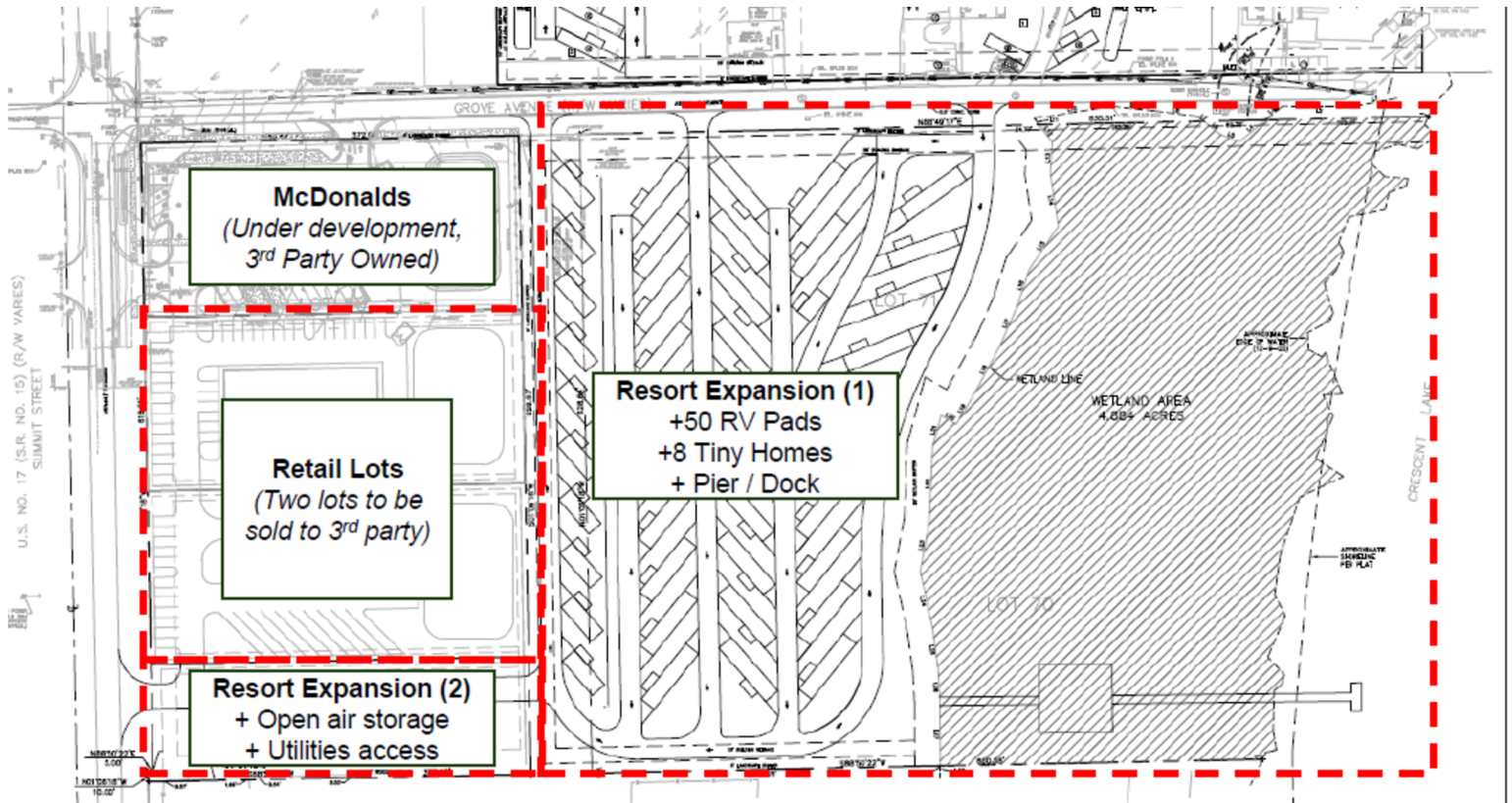
CrossMarc Services, LLC  
Licensed Real Estate Broker



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## VACANT LAND LOCATED NEAR CRESCENT FISH CAMP

Crescent Fish Camp, situated on the beautiful shores of Crescent Lake, offers a prime location for those seeking a vibrant outdoor destination with ample potential for growth. With its scenic marina, RV resort, and extensive recreational offerings, the area attracts a steady stream of visitors year-round. As the camp continues to expand and draw more outdoor enthusiasts, the surrounding region is poised to experience increased activity and demand for additional amenities, creating a unique opportunity for development and business ventures in the near future.



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