

LAND FOR SALE

SR-100 LAKE CITY, FL

SR-100 AND ACADEMIC AVENUE
COMMERCIAL

Lake City, FL 32055

PRESENTED BY:

JOHN A. " TONY" WALLACE

Senior Advisor

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| | |
|------------|------------------|
| SALE PRICE | \$195,000 |
|------------|------------------|

OFFERING SUMMARY

| | |
|----------------|--------------------------------------|
| ACREAGE: | 6.7 Acres |
| PRICE / ACRE: | \$29,104 |
| CITY: | Lake City |
| COUNTY: | Columbia |
| PROPERTY TYPE: | Land: Transitional, Commercial |

PROPERTY OVERVIEW

Incredible investment or development opportunity! 6.7 acres on SR-100 at the south entrance of Florida Gateway College just outside of Lake City, Florida. Approximately 380 ± FT of frontage on SR-100 and over 1,000 ± FT of frontage on Academic Avenue (also known as SE Timberwolf Dr). 5.1 ± acres are zoned Industrial, and the remaining 1.6 ± acres are zoned A-1. According to County, the A-1 portion would qualify for Commercial, Neighborhood ["CN"] designation. The property is located within half a mile from Florida Gateway College and Florida Gateway Airport and within two miles from the North Florida Industrial Park.



SPECIFICATIONS & FEATURES

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|------------------------------------|--|
| LAND TYPES: | <ul style="list-style-type: none"> • Transitional • Commercial |
| UPLANDS / WETLANDS: | 5.8 acres upland, 0.90 acres wetlands |
| TAXES & TAX YEAR: | \$6.43/acre, 2020 [calculated from partial parcel acreages] |
| ZONING / FLU: | Zoning: 5.1 acres "I", 1.6 acres "A-1", FLU: 5.1 acres "Industrial", 1.6 acres "Agriculture - 1" |
| LAKE FRONTAGE / WATER FEATURES: | 0.90-acre borrow pit pond |
| WATER SOURCE & UTILITIES: | City water available, no central sewer |
| ROAD FRONTAGE: | 380 feet on SR-100; 1,000 feet on Academic Ave. |
| NEAREST POINT OF INTEREST: | Within 2 miles of 2,600-acre North Florida Mega Industrial Park, 1/2 miles to Florida Gateway College and Lake City Gateway Airport. |
| FENCING: | None |
| CURRENT USE: | Timberland |
| POTENTIAL RECREATIONAL / ALT USES: | Industrial, commercial |
| LAND COVER: | Planted pines |
| STRUCTURES & YEAR BUILT: | None |
| SURVEY OR SITE TESTING REPORTS: | None |



LOCATION & DRIVING DIRECTIONS

PARCEL:

01-4S-17-07474-002
[partial] 12-4S-17-
08329-000 [partial]

GPS:

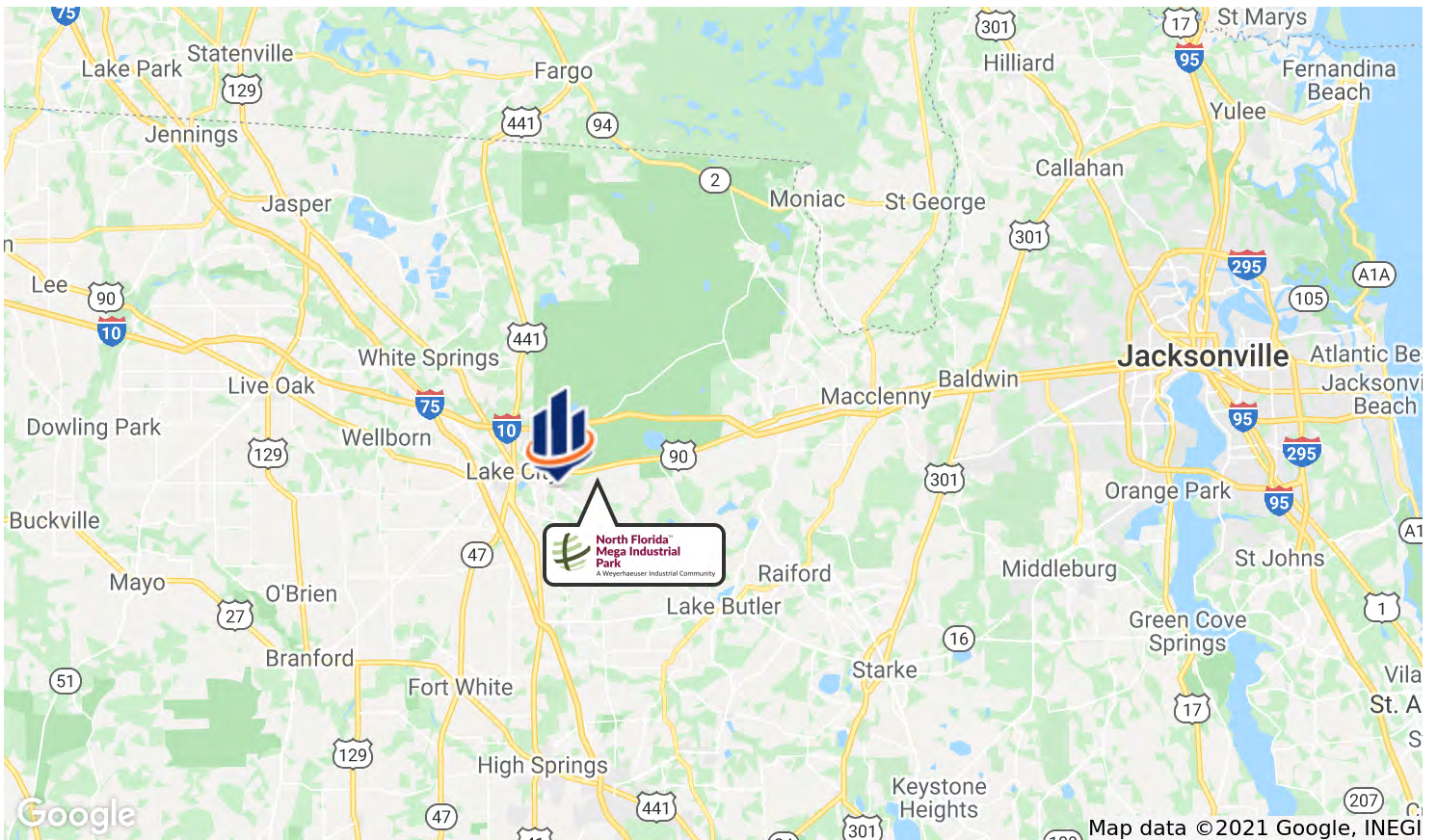
30.1640722, -82.5712463

DRIVING DIRECTIONS:

From intersection of Interstate 75 and US-90 [Exit 427], travel east on US-90 for 5.1 miles, turn right onto SR-100 and travel 2.5 miles, property will be on the left [north] side of SR-100 - look for sign.

SHOWING INSTRUCTIONS:

Property can be viewed from adjacent public roads. To arrange assistance with showing, contact the listing agent.





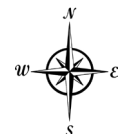




Soils Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Soils Boundaries

| CODE | DESC | ACRES |
|--------------------------------|---|-------|
| 56 | Sapelo Fine Sand | 7 |
| 1 | Albany Fine Sand, 0 To 5 Percent Slopes | 0 |
| TOTAL = 6.70789644940481 acres | | |



0 88 176 264 ft

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Wetlands Map

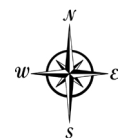
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
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- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes

CODEDESC

5300: Reservoirs
TOTAL WETLANDS
TOTAL UPLANDS
TOTAL ACRES

ACRES

.9
0.9
5.8
6.7

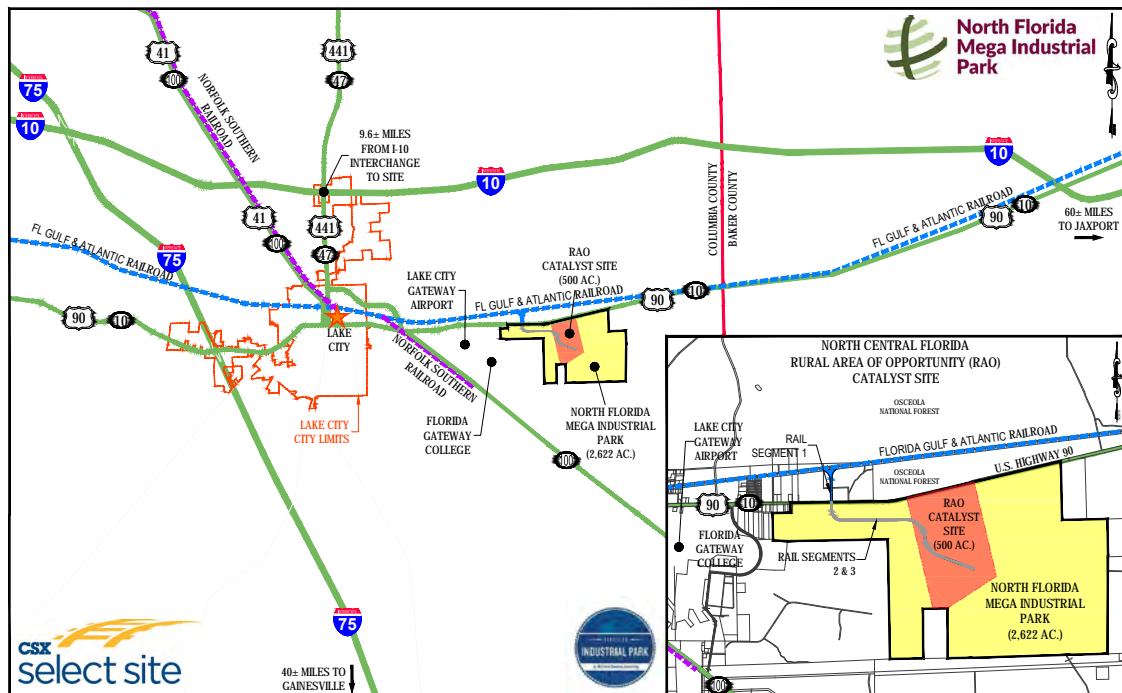


0 83 166 249 ft



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BUILD-OUT RENDERING MAP



North Central Florida - RAO Catalyst Site

Gateway to Growth





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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

He is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, and a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters.

He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University

He is a member of the Society of American Foresters, a past member of the board of directors and has held past offices for the Florida Forestry Association, and served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

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1723 Bartow Rd
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