



189 ACRE SFR DEVELOPMENT PARCEL

498 SE FAWN GLEN
LAKE CITY, FL 32025

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Sale Price **\$1,250,000**

OFFERING SUMMARY

Acreage: 188.8 Acres

Price / Acre: \$6,621

City: Lake City

County: Columbia

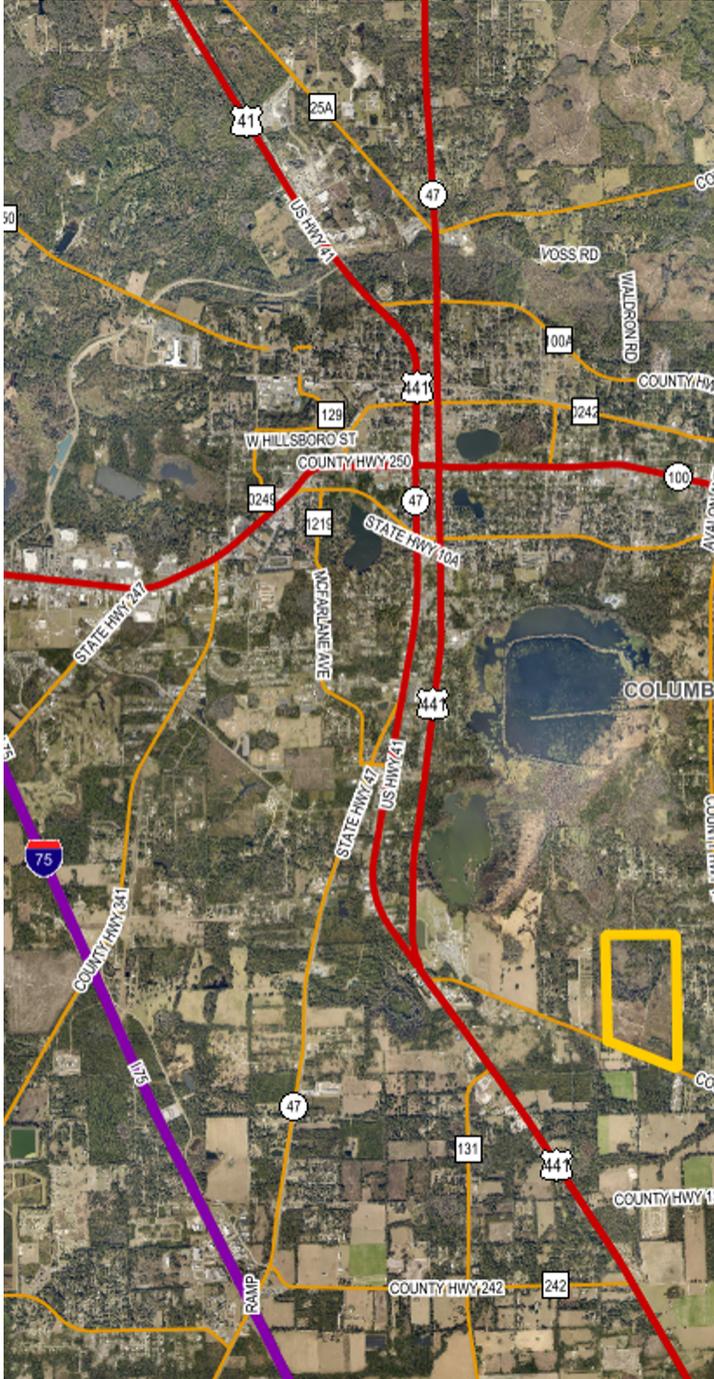
Property Type: Land: Land Investment, Residential Development

Video: [View Here](#)

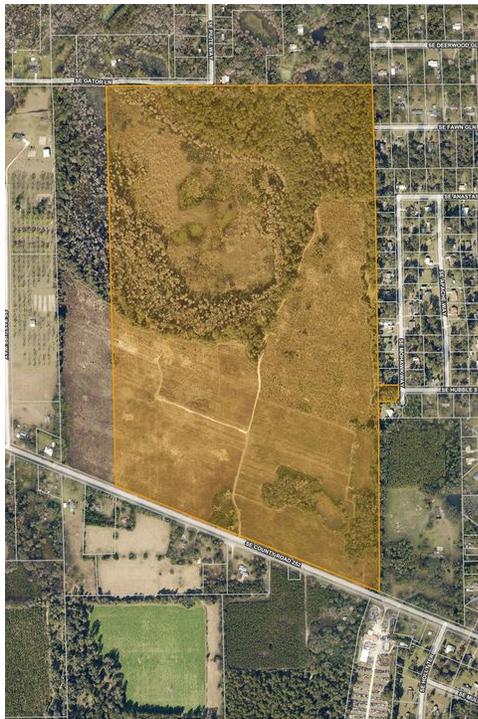
PROPERTY OVERVIEW

This property is an excellent investment or residential development property within the Lake City Designated Urban Development Area. Only one mile east of US-441 and Columbia High School. Approximately 189 acres with 2,350 FT of frontage on SE County Road 252. The property is about 70% uplands with planted longleaf pine and mature hardwood hammocks. The future land use is Residential Low Density with two units per acre. Property is located within 1 hour from Jacksonville or Gainesville.

SPECIFICATIONS & FEATURES



Land Types:	<ul style="list-style-type: none"> • Land Investment • Residential Development
Uplands / Wetlands:	70% uplands/30% wetlands ±
Zoning / FLU:	RSF-2/Residentail-Low (2 DU/AC)
Water Source & Utilities:	Central water and sewer are not available to the larger parcel (188.29 AC) but city water is available to the 0.51 AC Lot 13 that lies within the Greenwood Subdivision.
Road Frontage:	2,350 ± FT frontage on SE CR 252 Lake City, FL
Nearest Point of Interest:	Approximately 1 hr. to Jacksonville FL and less than 1 hr. to Gainesville, FL
Current Use:	Timber and Recreation
Potential Recreational / Alt Uses:	Hunting, horse riding, and ATV trail
Land Cover:	Approximately 85 AC of four-year old planted Longleaf Pine, 49 ± AC of hardwoods, 55 ± AC Flag Pond/wetlands



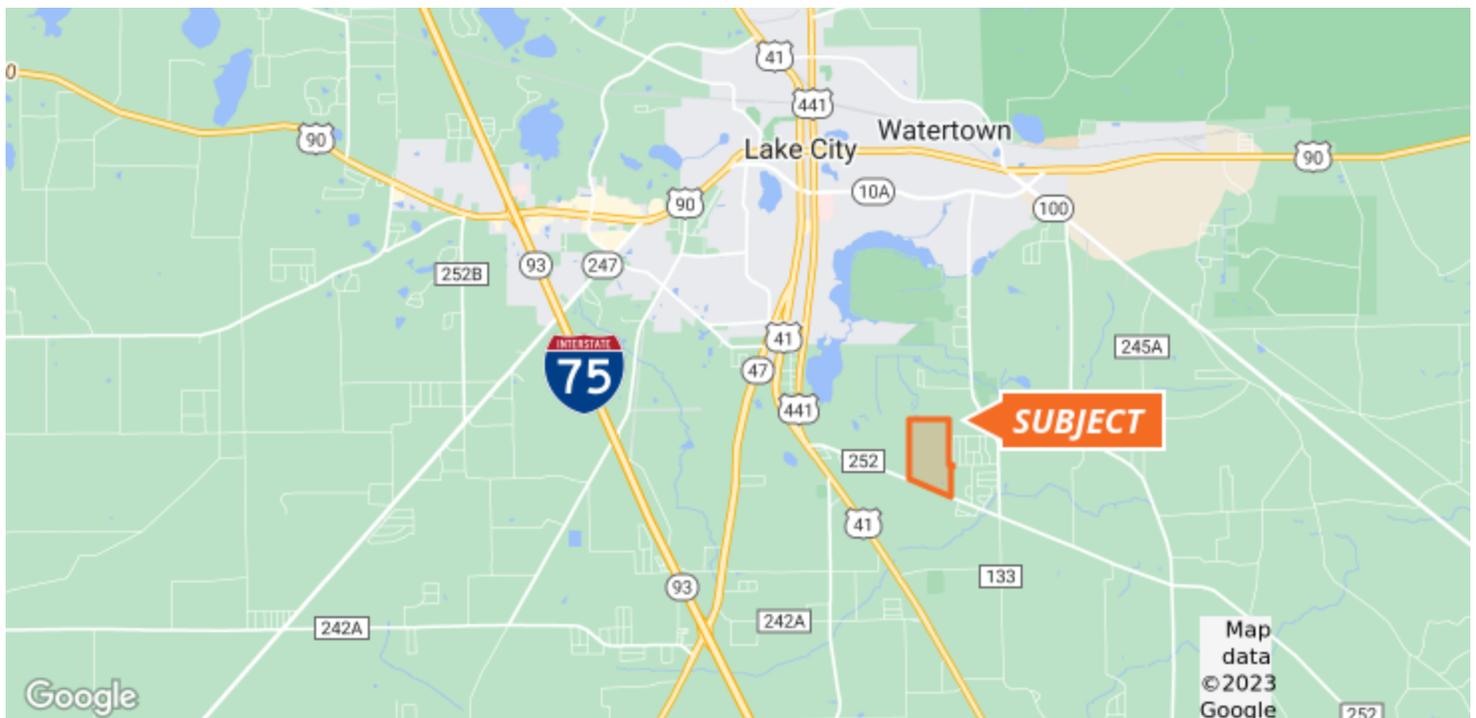
LOCATION & DRIVING DIRECTIONS

Parcel: 16-4S-17-08394-000 16-4S-17-08382-313

GPS: 30.139518, -82.618063

Driving Directions: From intersection of I-75 and SR-47 [Exit 423], Go North on SR-47 2.7 miles, Turn Right on SW Michigan Street, Go 0.2 miles then Right on SW Main Blvd [US-441], Go 0.9 miles then Left on SE County Road 252 Go 1.3 miles and property will be on the left [look for sign].

Showing Instructions: Contact the advisor to arrange a showing time.



Additional Photos



Additional Photos



Wetlands Map



Flag Pond Woodlands Wetland Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Parcel Outlines
- 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
- Wet Prairies

CODEDESC

6410: Freshwater Marshes	31.9
6170: Mixed Wetland Hardwoods	18.7
6130: Gum Swamps	2.9
5200: Lakes	1.1
TOTAL WETLANDS	54.6
TOTAL UPLANDS	134.0
TOTAL ACRES	188.6

ACRES



0 330 660 990 ft

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