



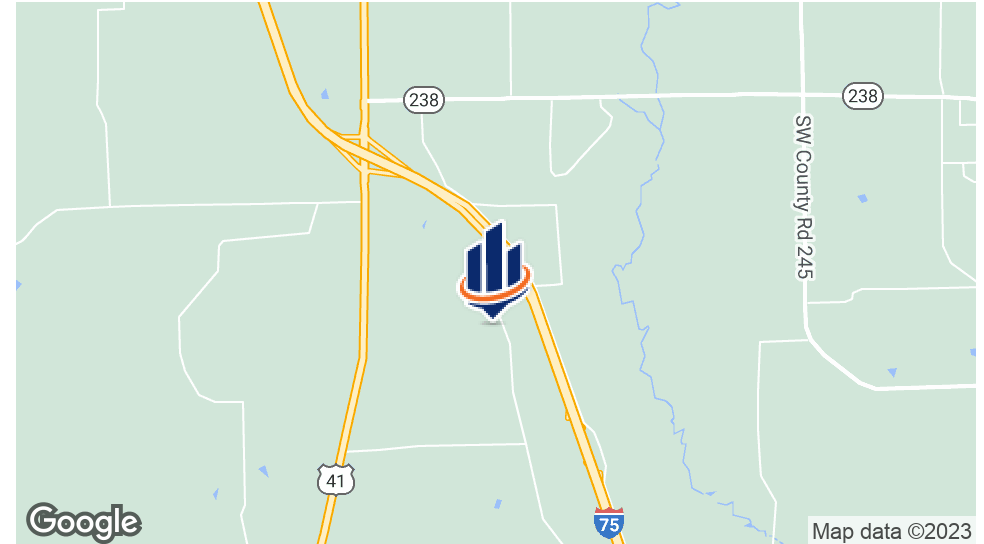
# COLUMBIA COUNTY DEVELOPMENT LAND

2580 SE GILES MARTIN  
FORT WHITE, FL 32024

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# Property Summary



## OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>Sale Price:</b>    | <b>\$4,403,400</b>   |
| Lot Size:             | 246 ± Acres  |
| Price / Acre:         | \$17,900   |
| APN:                  | 026S1709554,026S1709555,<br>036S1709585,<br>116S1709647004,<br>116S1709647 |
| Traffic Count [I-75]  | 47,000 ± cars/day  |
| Traffic Count [US 41] | 4,900 ± cars/day   |
| Road Frontage         | 1,600 ± FT on I-75   |

## PROPERTY OVERVIEW

This 246 ± acre property is ready for development as Commercial Highway Interchange (CHI) and Rural Residential (RR). It is conveniently located in very close proximity to I-75 and US Highway 41. Lake City, High Springs, and Gainesville are all less than 45 minutes away. 22 ± acres adjacent to the north and west entrances of the property are zoned as CHI with the remainder of the property as Residential Rural.

This property is a great investment with potential diverse land uses. Potential uses include residential subdivisions, apartments, and retail/commercial space.

## PROPERTY HIGHLIGHTS

- Great Location
- Convenient for commuting to adjacent cities
- Direct access to US 41 and I-75

# Property Description



## LOCATION DESCRIPTION

Located near the intersection of I-75 and US 441 in Columbia County, FL. This property is only 17 ± miles south of Lake City and 40 ± miles north of Gainesville. I-10 is also only 30 ± miles to the north of the property, highlighting the great access that this property offers. The subject property features about 1,600 ± FT of road frontage along I-75. Lake City has been described as a nature theme park, boasting many outdoor attractions such as freshwater springs, the Osceola National Forest, and fishing.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Residential Development
- Commercial

Uplands / Wetlands:

Approximately 30 percent wetlands.

Zoning / FLU:

Future land use commercial highway interchange and rural residential.

Water Source & Utilities:

Currently well and septic.

Road Frontage:

1,600 ± FT on I-75

Current Use:

Pasture/Agriculture

Land Cover:

Pasture and Wetlands

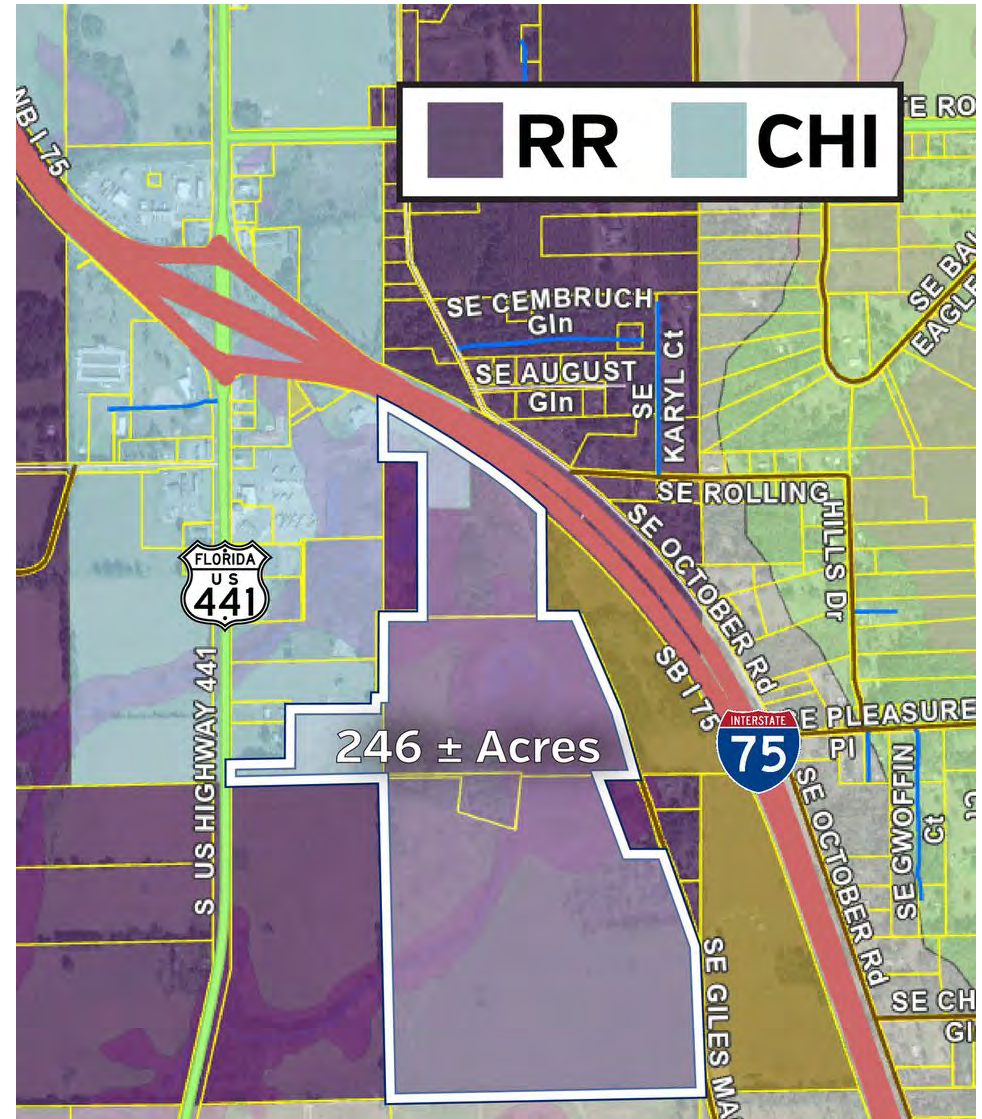
# Zoning & Land Use

## RR (RURAL RESIDENTIAL) ZONING REQUIREMENT

|   |   |
|---|---|
| <b>Single-family dwellings &amp; mobile homes</b> | Minimum lot area: 1 Acre<br>Minimum lot width: 125 feet |
| <b>Minimum yard requirements:</b>                 | Front: 25 Feet<br>Side: 10 Feet<br>Rear: 15 Feet        |
| <b>Maximum height of structures:</b>              | 35 Feet   |
| <b>Maximum lot coverage by all buildings:</b>     | 20%   |

## TAX PARCELS

- 02-6S-17-09554-000 31.5 ± Acres [ 10 ± acres zoned CHI, 21.5 ± acres zoned RR]
- 11-6S-17-09647-000 140.8 ± Acres zoned RR
- 03-6S-17-09585-000 12.53 ± Acres zoned CHI
- 03-6S-17-09587-003 1 ± Acre zoned RR
- 02-6S-17-09554-002 0.45 ± Acres zoned RR
- 02-6S-17-09555-000 54.2 ± Acres zoned RR
- 11-6S-17-09647-004 5.8 ± Acres zoned RR

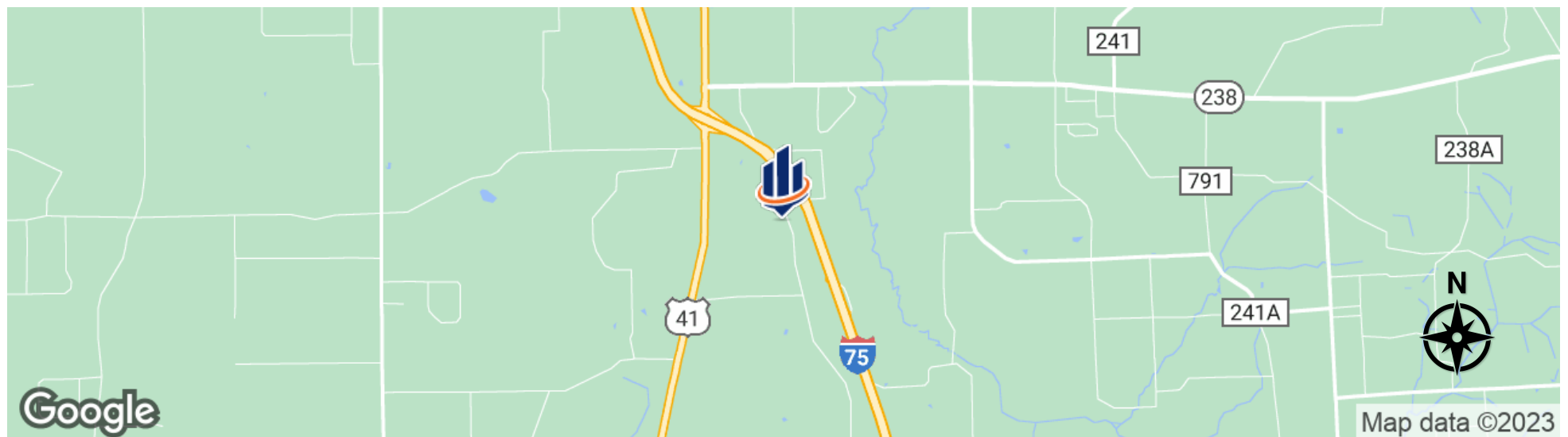
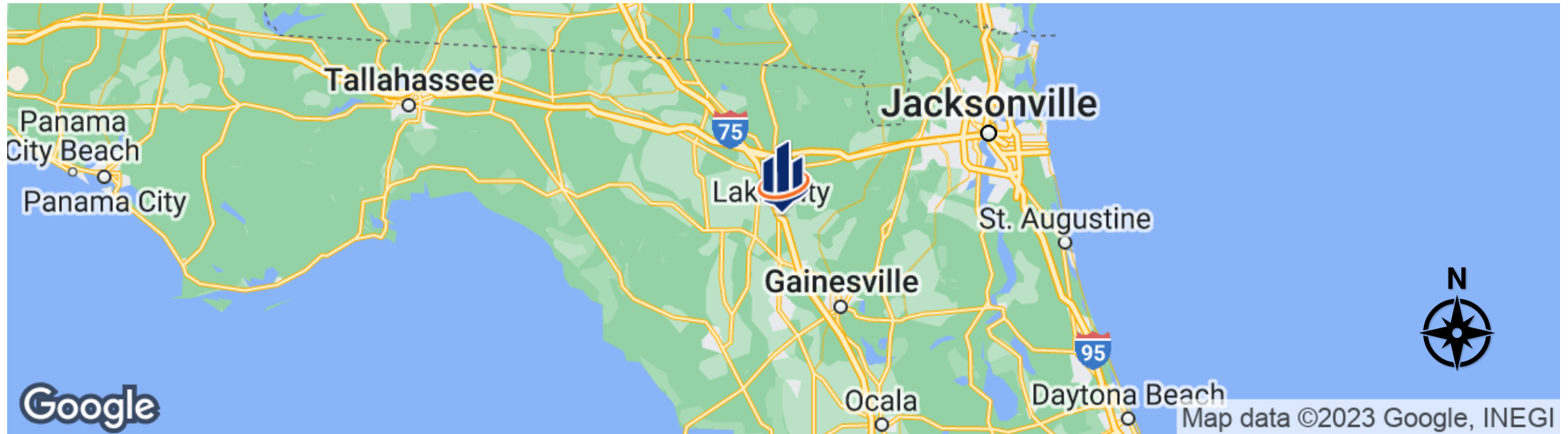


# Additional Photos





# Regional & Location Map





# Retailer Map





Wendy's

M  
MARATHON

FLORIDA  
U S  
441

DUNKIN'  
DONUTS

SUNOCO

SUBWAY

BOB'S  
FACTORY  
OUTLET

Chevron  
Loves

BURGER  
KING

DOLLAR GENERAL

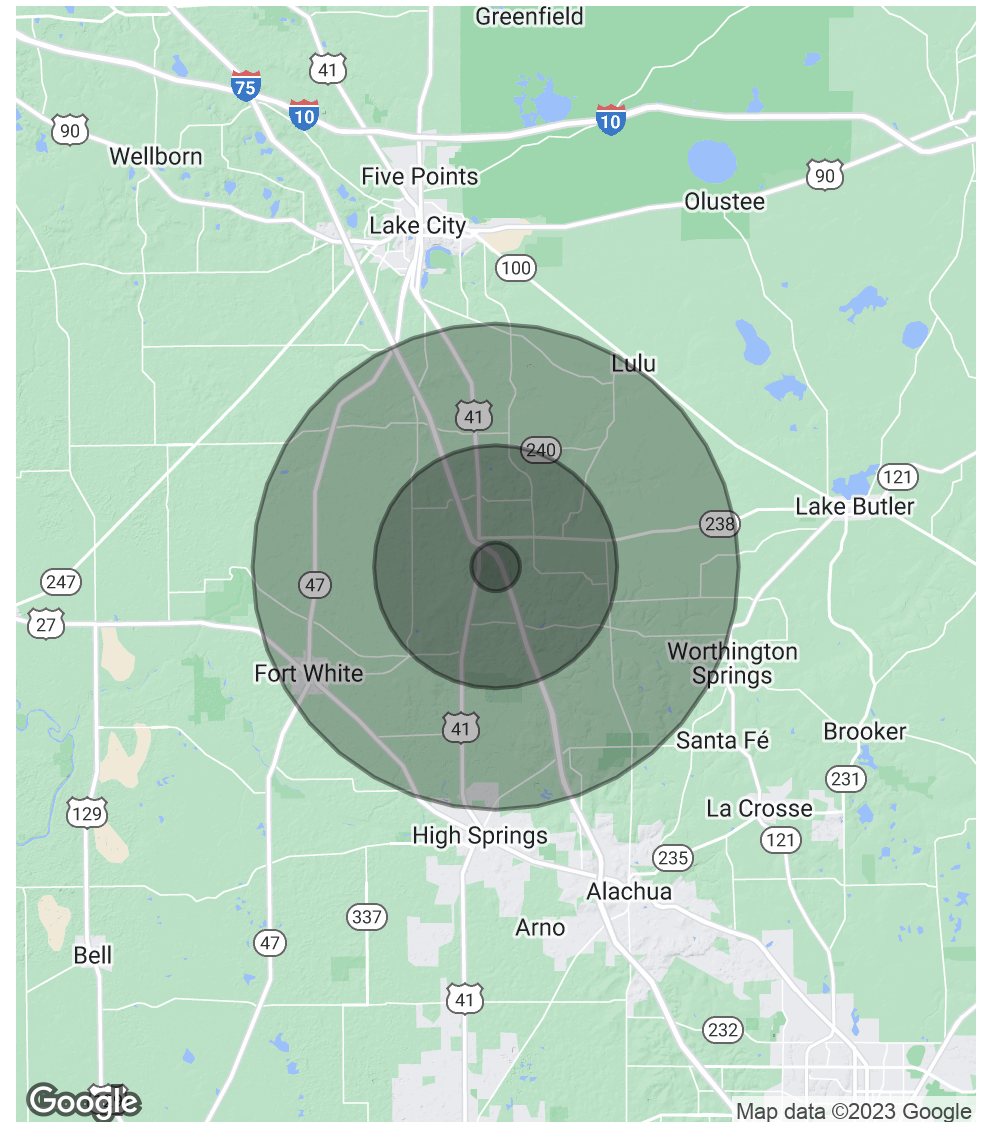
INTERSTATE  
75

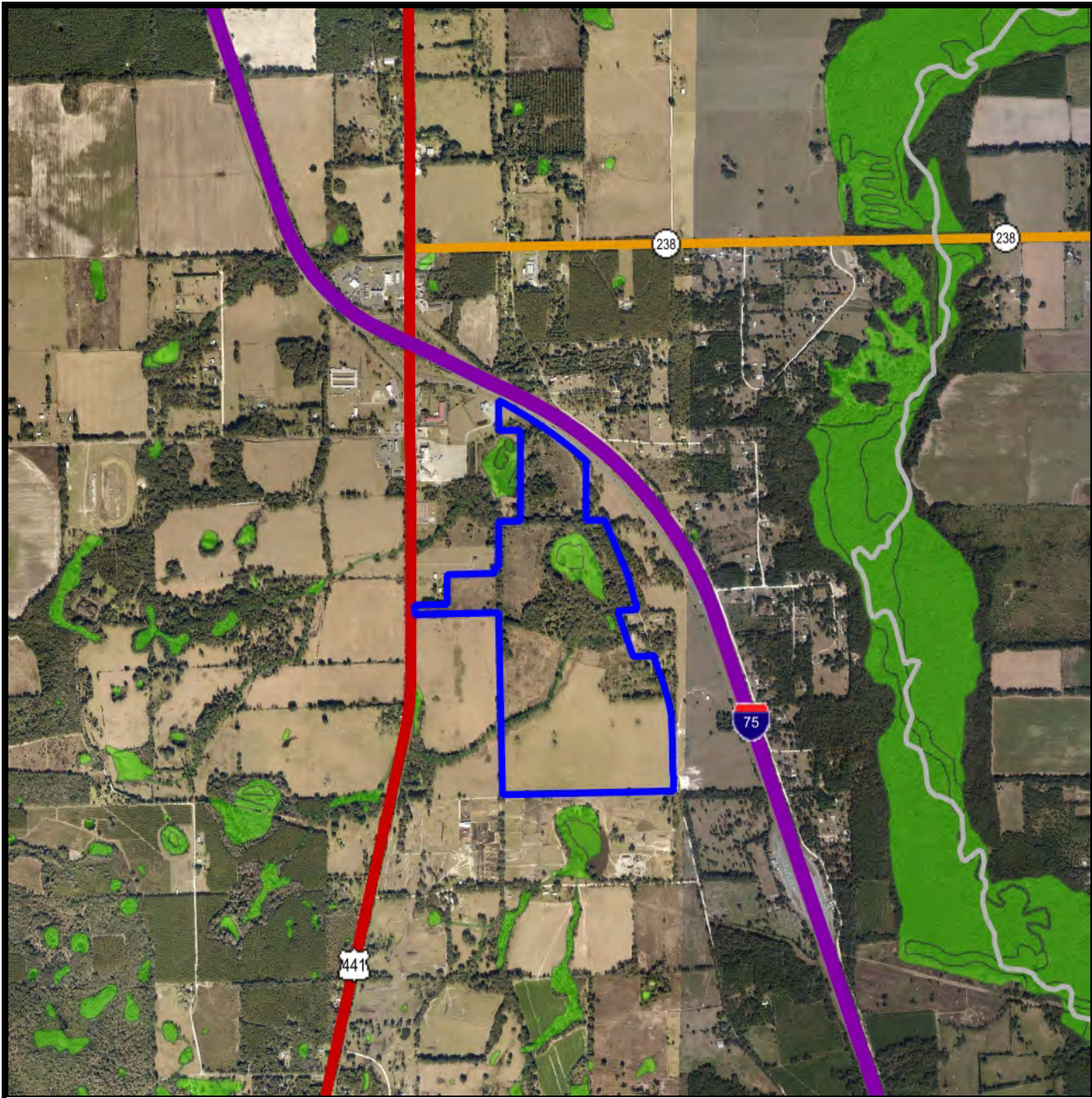
Subject

# Demographics Map & Report

|                                | 1 MILE    | 5 MILES   | 10 MILES  |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| Total Population               | 207       | 4,815     | 23,175    |
| Average Age                    | 44.5      | 45.2      | 42.3      |
| Average Age (Male)             | 36.1      | 42.3      | 41.9      |
| Average Age (Female)           | 48.4      | 46.2      | 42.3      |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| Total Households               | 77        | 1,928     | 9,534     |
| # of Persons per HH            | 2.7       | 2.5       | 2.4       |
| Average HH Income              | \$75,344  | \$65,286  | \$62,339  |
| Average House Value            | \$144,794 | \$147,338 | \$153,402 |

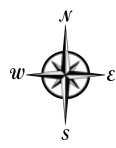
\* Demographic data derived from 2020 ACS - US Census





# Wetlands Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

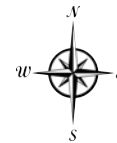


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# Soils Map

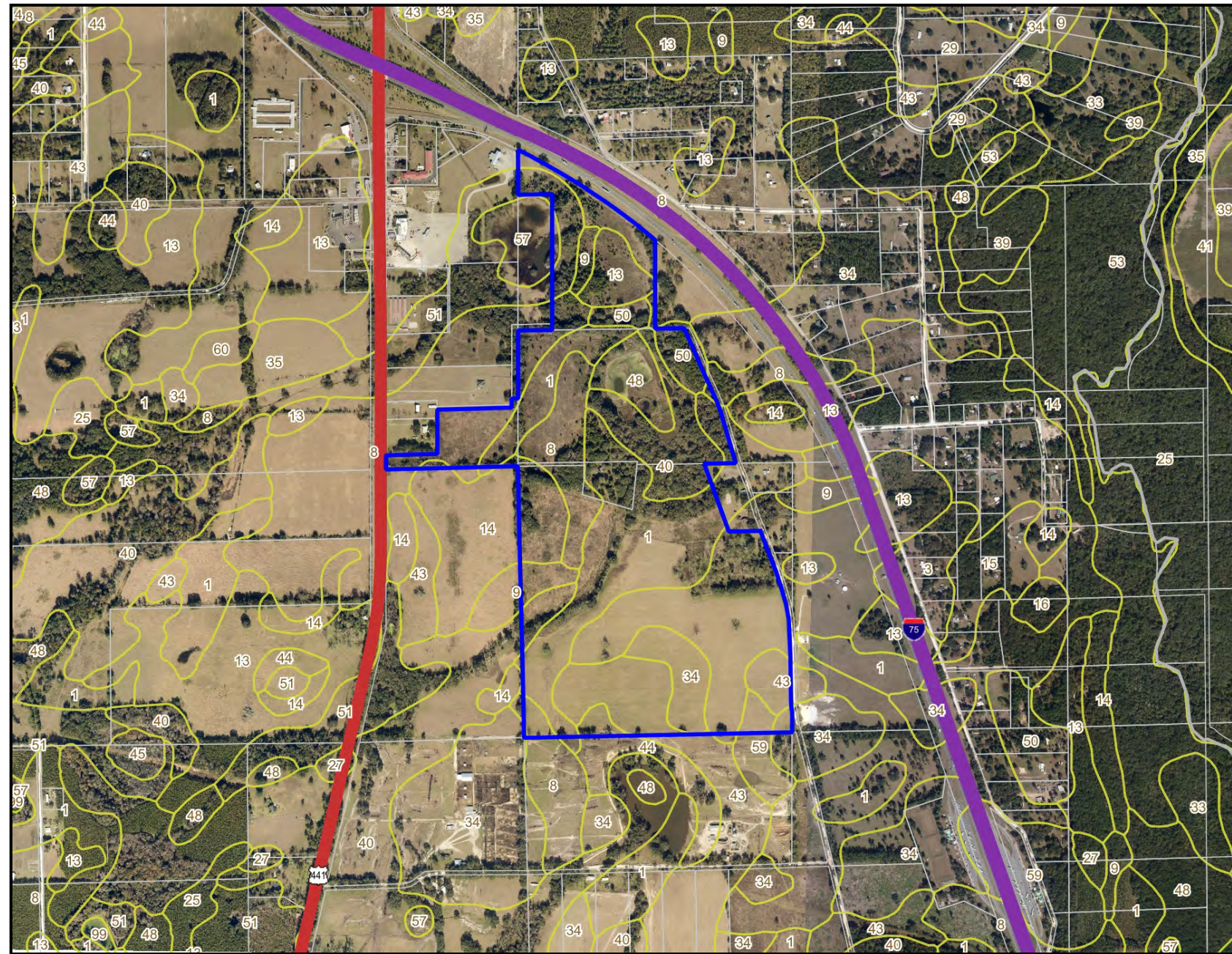
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- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Soils Boundaries

| CODE    | DESC  | ACRES                  |
|---------|---|------------------------|
| 8       | Blanton Fine Sand, 0 To 5 Percent Slopes          | 80                     |
| 1       | Albany Fine Sand, 0 To 5 Percent Slopes           | 60                     |
| 40      | Ocala Fine Sand, 0 To 5 Percent Slopes            | 22                     |
| 43      | Orangeburg Loamy Fine Sand, 2 To 5 Percent Slopes | 21                     |
| 34      | Lucy Loamy Fine Sand, 2 To 5 Percent Slopes       | 11                     |
| 14      | Bonneau Fine Sand, 5 To 8 Percent Slopes          | 10                     |
| 48      | Pelham Fine Sand                                  | 9                      |
| 13      | Bonneau Fine Sand, 2 To 5 Percent Slopes          | 8                      |
| 50      | Pits  | 7                      |
| 51      | Plummer Fine Sand                                 | 7                      |
| 9       | Blanton Fine Sand, 5 To 8 Percent Slopes          | 6                      |
| 44      | Orangeburg Loamy Fine Sand, 5 To 8 Percent Slopes | 2                      |
| 59      | Troup Fine Sand, 2 To 5 Percent Slopes            | 2                      |
| 57      | Surrency Fine Sand                                | 1                      |
| TOTAL = |   | 247.452576781321 acres |



0 0.1 0.2 0.3 mi

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**KEN REMBERT**

Advisor

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## PROFESSIONAL BACKGROUND

Ken Rembert is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Ken works with landowners and potential landowners to buy and sell property. He is deeply interested in maximizing the land's enjoyment by proper land management for hunting, fishing, and outside activities. Ken is a degreed forester who has worked in various business activities, including owning his restaurant chain for many years. His business acumen is a great advantage to his clients. Ken guides landowners through objective, data-based decisions without losing sight of the many subjective, personal goals associated with owning land.

Ken holds a B.S. in Forestry from the University of Florida and is a lifelong resident of North Florida, where he enjoys hunting and fishing. Ken has two sons, Will and Davis and he and his wife Belinda live in Alachua, Florida.

Ken specializes in:

- Forestry
- Recreational Land
- Land Management
- Wildlife Management

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