



SALE

Live Oak 145 Acre Development Parcel

9833 S US 129

Live Oak, FL 32060

PRESENTED BY:

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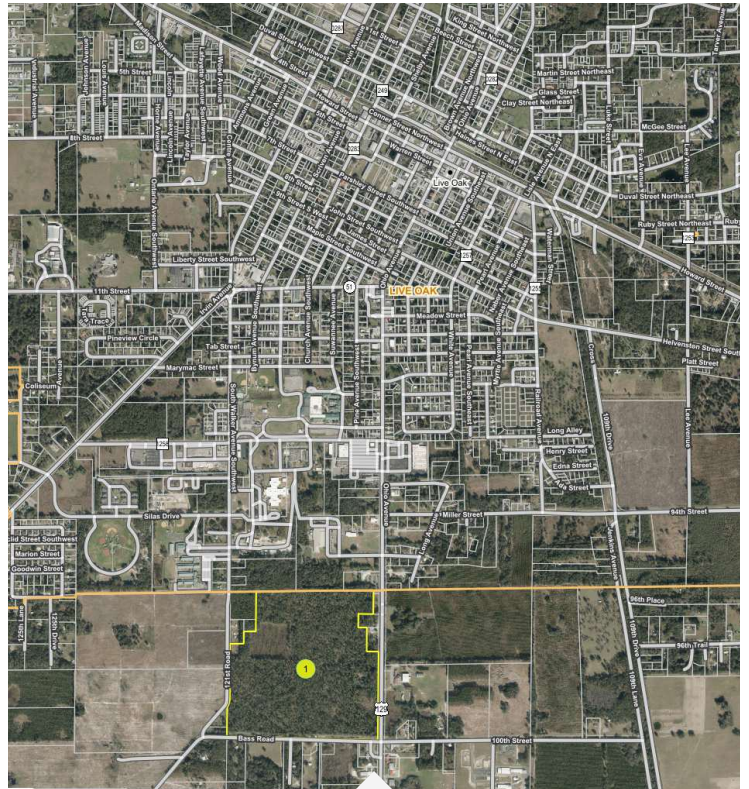


PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Live Oak 145 Acre Development Parcel
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Residential
APN	35-02S-13E-08373-000000
BUILDING SIZE	0 SF
LOT SIZE	145 Acres

Live Oak 145 Acre Development Parcel is a residential / mixed-use development parcel on US Hwy 129 in Live Oak, Florida. The property is located in the City of Live Oak in Suwannee County. Utilities (water and sewer) are very close to the property, with existing water and sewer capacity for a large-scale development. The site is level and close to retail, schools, and downtown Live Oak. This property can be developed for mixed-use, residential, multifamily, office, or retail projects. Residential development would allow 4-8 units per acre (city rezoning and land use required). Multifamily base density is 8-12 development units per acre with the ability to go to 20 development units per acre with some workforce-priced housing.

NOTE: The offer is for land only. Merchantable timber will not convey with the land at the list price. Buyer will either have to pay additional for timber, or allow seller sufficient time to harvest timber post-closing.



- 145 Acres
- Located in the City of Live Oak
- Residential, multifamily or mixed-use development; up to 20 du/acre
- Rezoning/Land use required with Live Oak
- Utilities at or close to site: Power, Water, Sewer, Cable
- DOT DTC: 6,600 cars per day

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PROPERTY DETAILS

SALE PRICE	\$3,250,000
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LOCATION INFORMATION

BUILDING NAME	Live Oak 145 Acre Development Parcel
STREET ADDRESS	9833 S US 129
CITY, STATE, ZIP	Live Oak, FL 32060
COUNTY	Suwannee
MARKET	North Florida
SUB-MARKET	Live Oak
CROSS-STREETS	Bass Rd & US Hwy 129
TOWNSHIP	02s
RANGE	13e
SECTION	35
SIDE OF THE STREET	West
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	US Hwy 129; 4.3 miles from I-10
NEAREST AIRPORT	4.5 miles away - Suwannee County Airport

BUILDING INFORMATION

BUILDING SIZE	0 SF
BEST USE	SFR or Mixed Use Development

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Residential
ZONING	Currently in County: RSF1 & C1; Annexable into Live Oak for SFR/Multifamily/Commercial Development
LOT SIZE	145 Acres
APN #	35-02S-13E-08373-000000
LOT FRONTAGE	1,533 ft
LOT DEPTH	2,591 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	6600
TRAFFIC COUNT STREET	US Hwy 129
TRAFFIC COUNT FRONTAGE	1533
WATERFRONT	No
POWER	Yes
TOPOGRAPHY	flat

PARKING & TRANSPORTATION

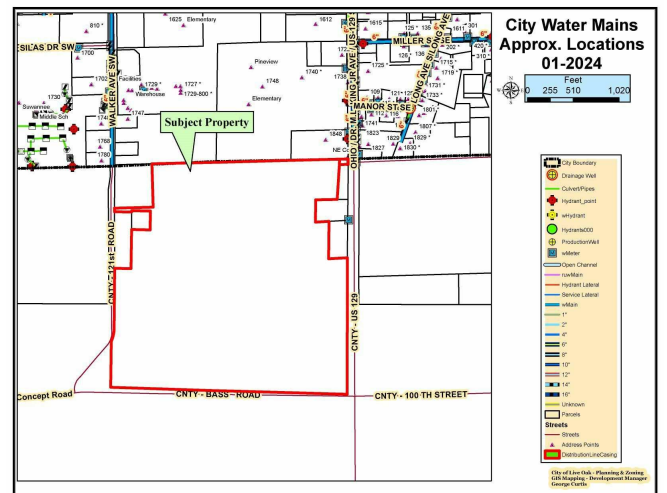
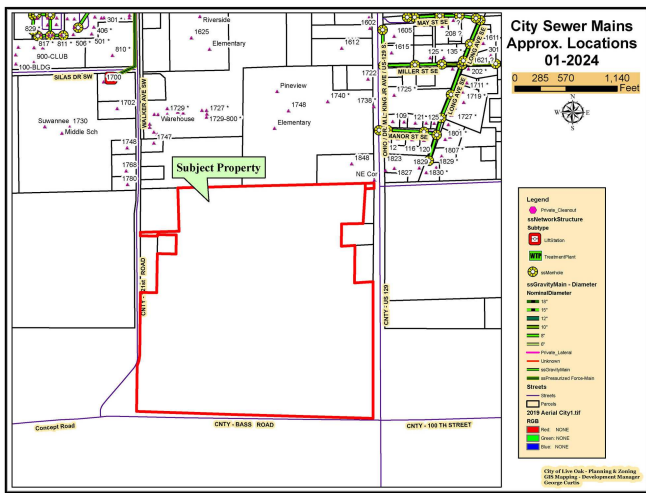
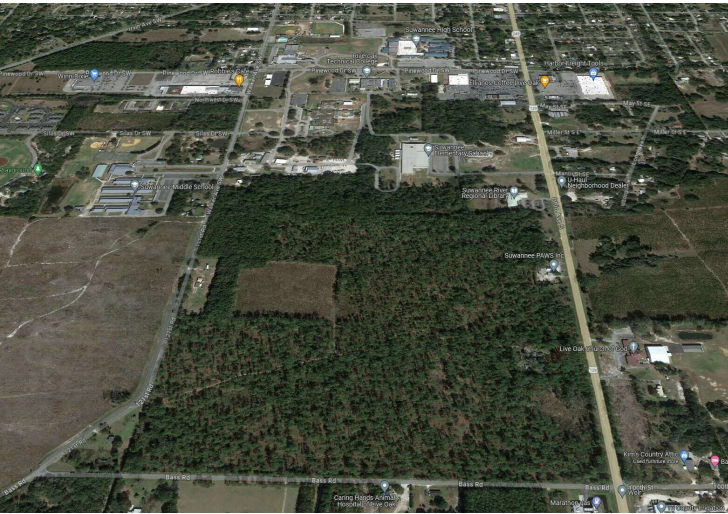
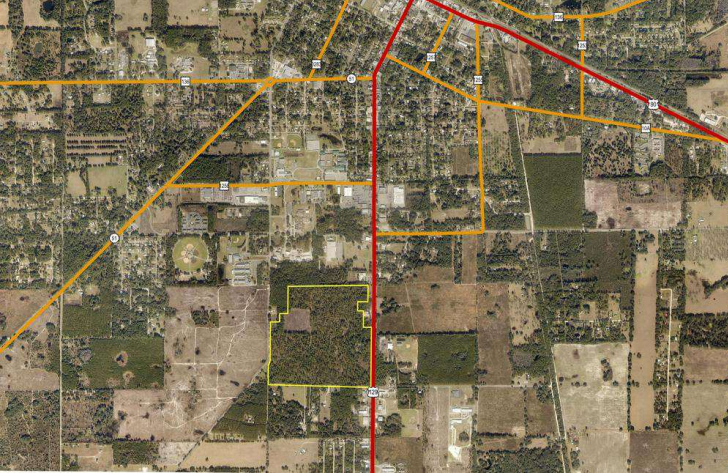
STREET PARKING	Yes
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UTILITIES & AMENITIES

WATER	Yes
TELEPHONE	Yes
CABLE	Yes
SEWER	Yes

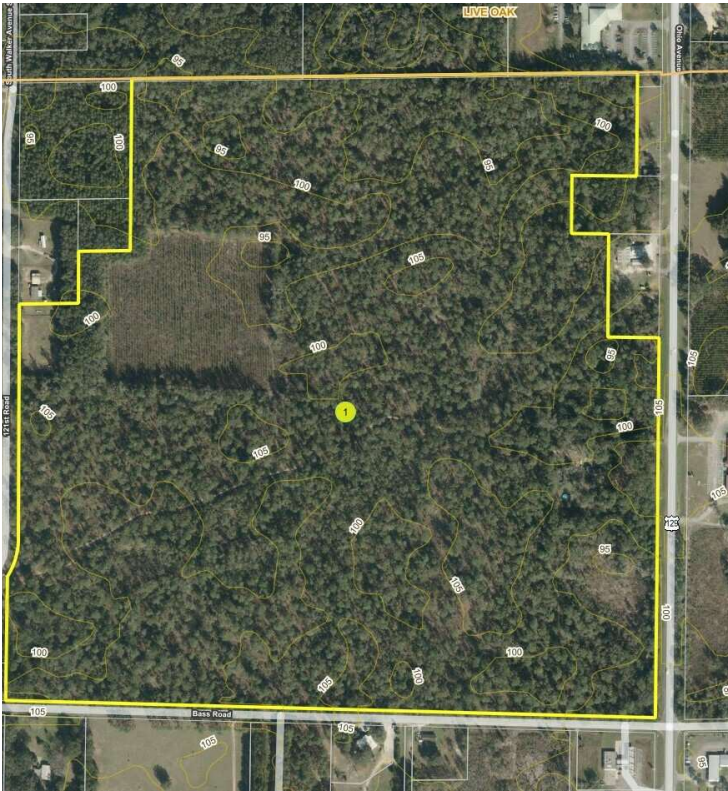
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ADDITIONAL PHOTOS

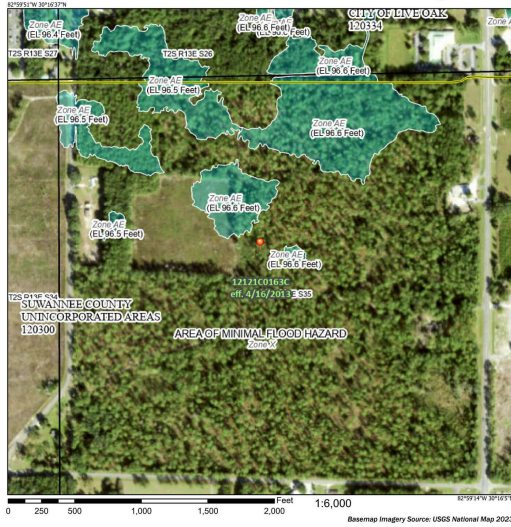


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ADDITIONAL PHOTOS



National Flood Hazard Layer FIRMette



Legend

SEE THE REPORT FOR DETAILS LEGEND AND INDEX MAP FOR FIRM PANEL LOCATOR

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, Zone B, Zone C, Zone D, Zone E, Zone F, Zone G, Zone H, Zone I, Zone J, Zone K, Zone L, Zone M, Zone N, Zone O, Zone P, Zone Q, Zone R, Zone S, Zone T, Zone U, Zone V, Zone W, Zone X, Zone Y, Zone Z
- With BFE or Depth Zone A, Zone B, Zone C, Zone D, Zone E, Zone F, Zone G, Zone H, Zone I, Zone J, Zone K, Zone L, Zone M, Zone N, Zone O, Zone P, Zone Q, Zone R, Zone S, Zone T, Zone U, Zone V, Zone W, Zone X, Zone Y, Zone Z
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 1)
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee (Zone 2)
- Area with Flood Risk due to Levee (Zone 3)
- Area of Minimal Flood Hazard (Zone 4)
- Effective LOMs
- Area of Undetermined Flood Hazard (Zone 5)

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- General Structures
- Other Structures
- Other Features

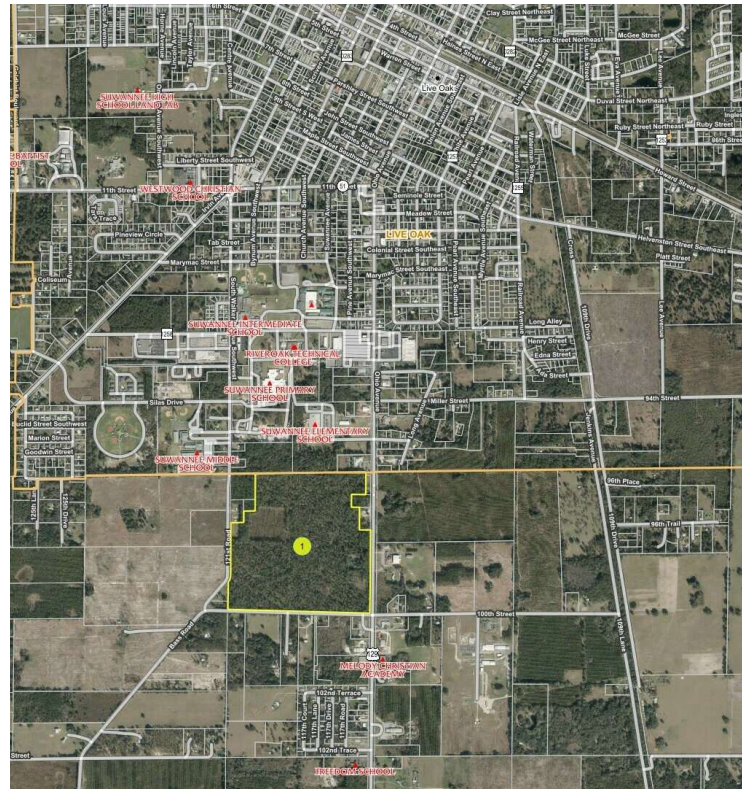
MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

This map complies with FEMA's standards for the use of digital flood maps. If it is not valid as described below, the licensee shall comply with FEMA's baseline accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was reported on 1/23/2024 at 12:28 AM, and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map (panels) is valid if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, north arrow, map identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unreported areas cannot be used for regulatory purposes.



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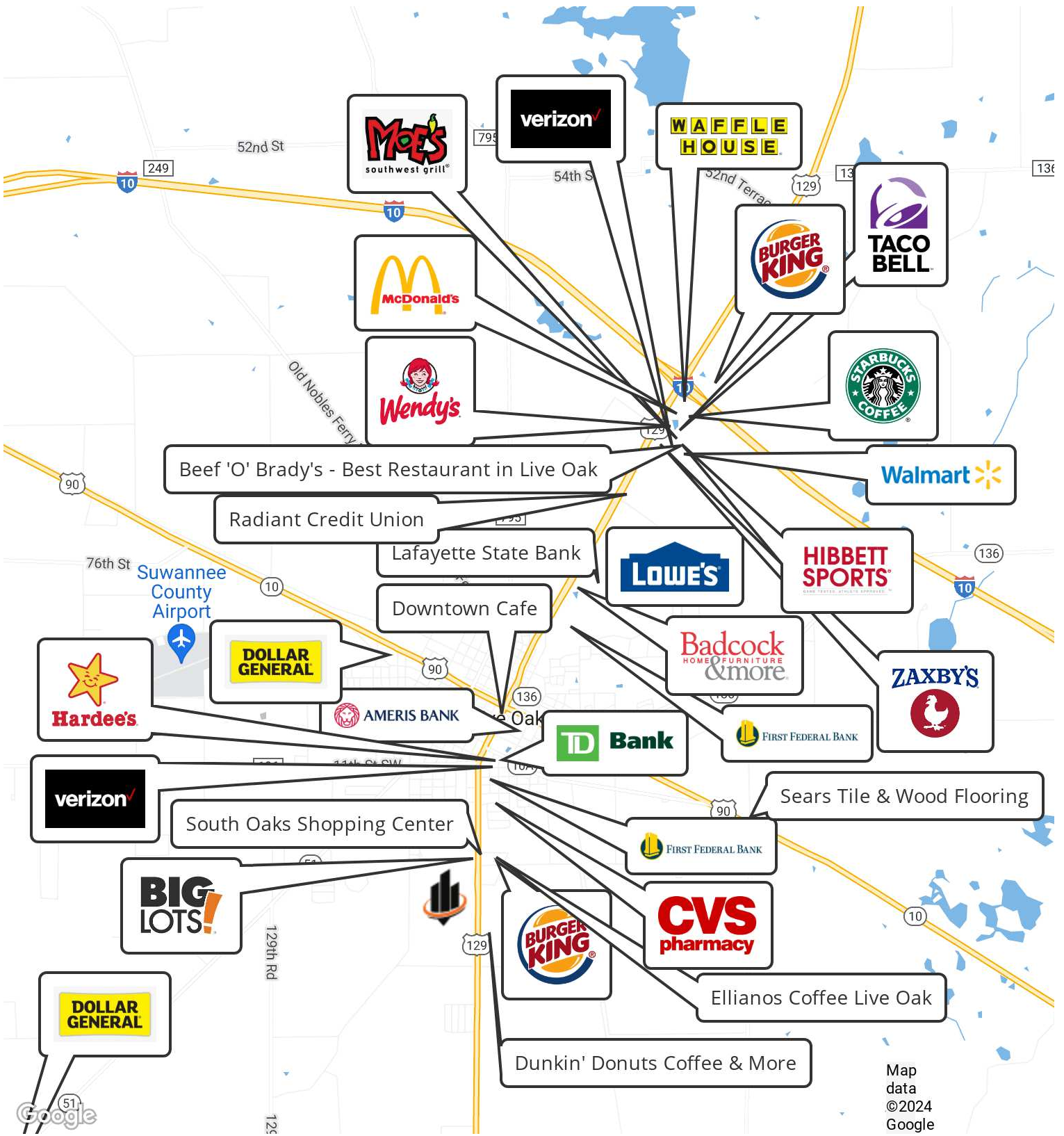
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REGIONAL MAP



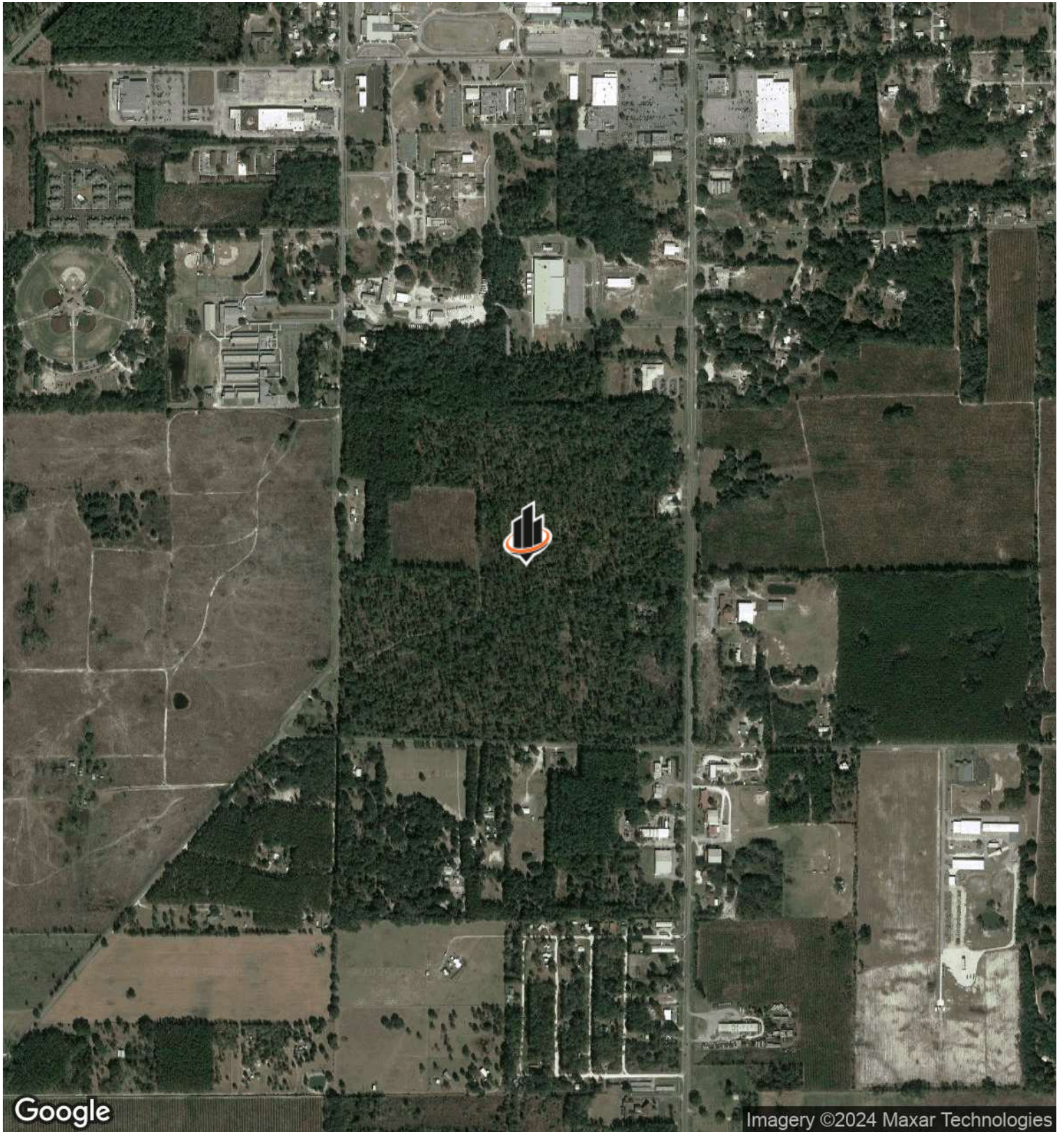
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RETAIL MAP



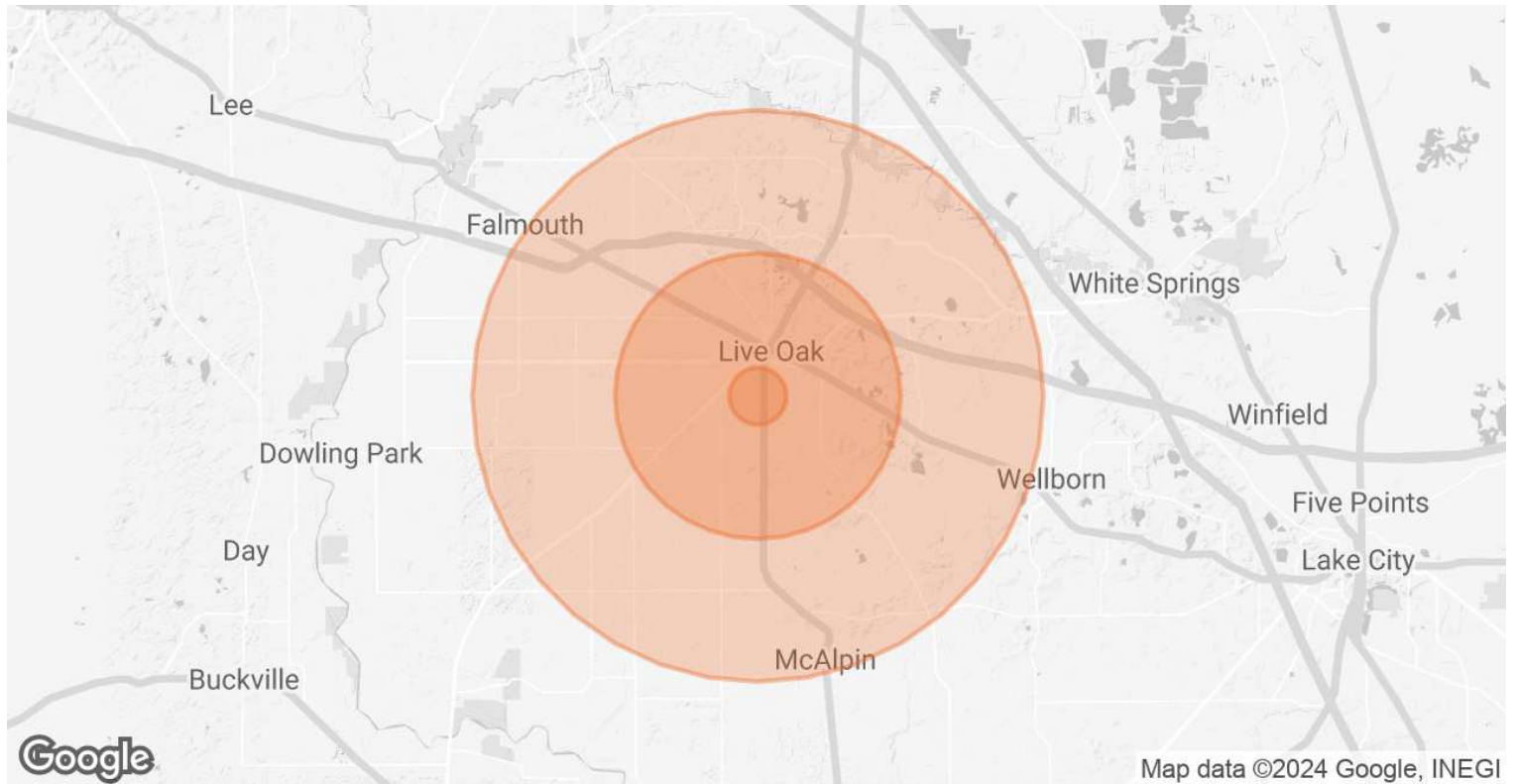
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

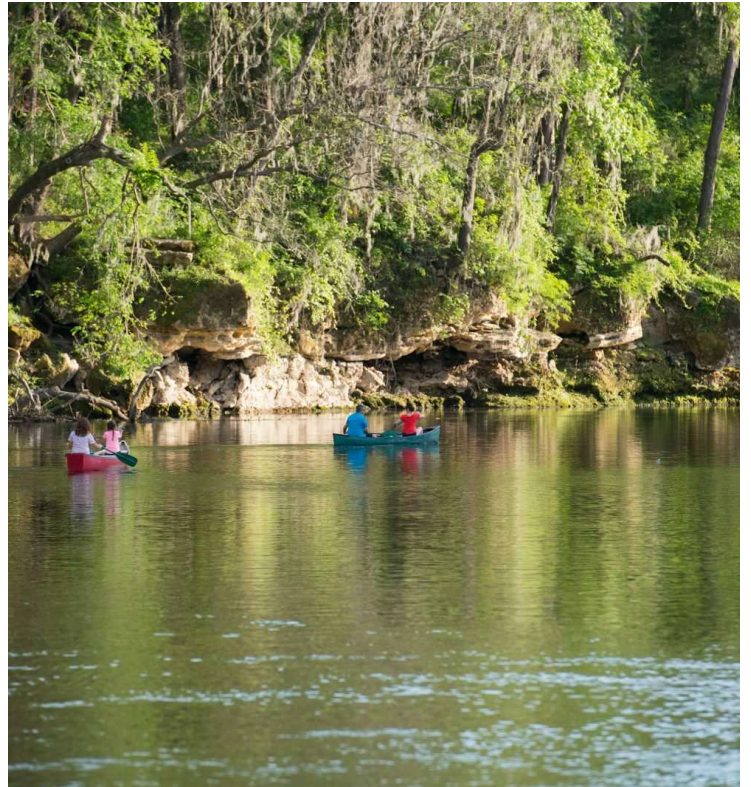


POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	665	13,629	25,455
AVERAGE AGE	34.9	38.5	41.1
AVERAGE AGE (MALE)	29.6	37.0	38.1
AVERAGE AGE (FEMALE)	44.5	37.7	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	255	5,600	10,599
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$52,512	\$55,478	\$52,817
AVERAGE HOUSE VALUE	\$80,388	\$91,869	\$115,000

2020 American Community Survey (ACS)

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CITY INFORMATION



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MEET THE TEAM



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