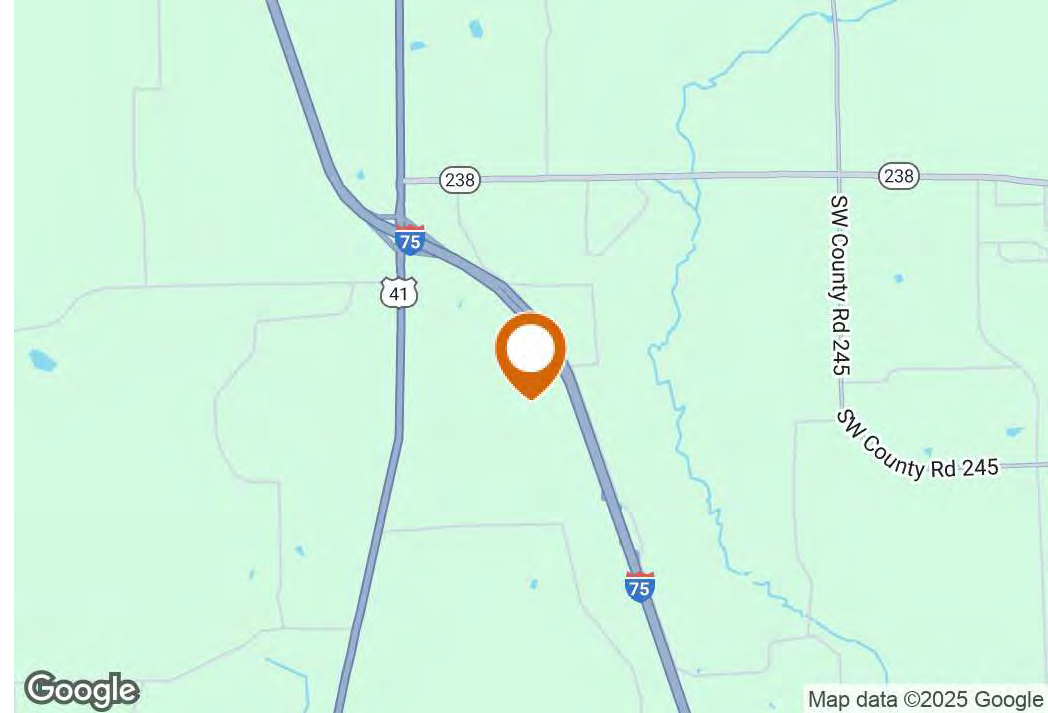


Columbia County Development Land

2580 SE Giles Martin, Fort White, Florida 32024

Ken Rembert
352-316-0101
ken@saundersrealestate.com
FL #SL3458872

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,403,400
Lot Size:	246 ± Acres
Price / Acre:	\$17,900
Zoning:	Rural Residential & Commercial Highway Interchange
APN:	026S1709554, 026S1709555, 036S1709585, 116S1709647004, 116S1709647
Traffic Count (I-75)	47,000 ± cars/day
Traffic Count (US 441)	4,900 ± cars/day
Road Frontage	1,600 ± FT on I-75
Video:	View Here

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 441. 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 441 and I-75
- 47,000 AADT (I-75)
- 4,500 AADT (US 441)

PROPERTY DESCRIPTION

Lake City
5 ± Minutes



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

Single-family dwellings & mobile homes

Minimum lot area: 1 Acre
Minimum lot width: 125 feet

Minimum yard requirements:

Front: 25 Feet
Side: 10 Feet
Rear: 15 Feet

Maximum height of structures:

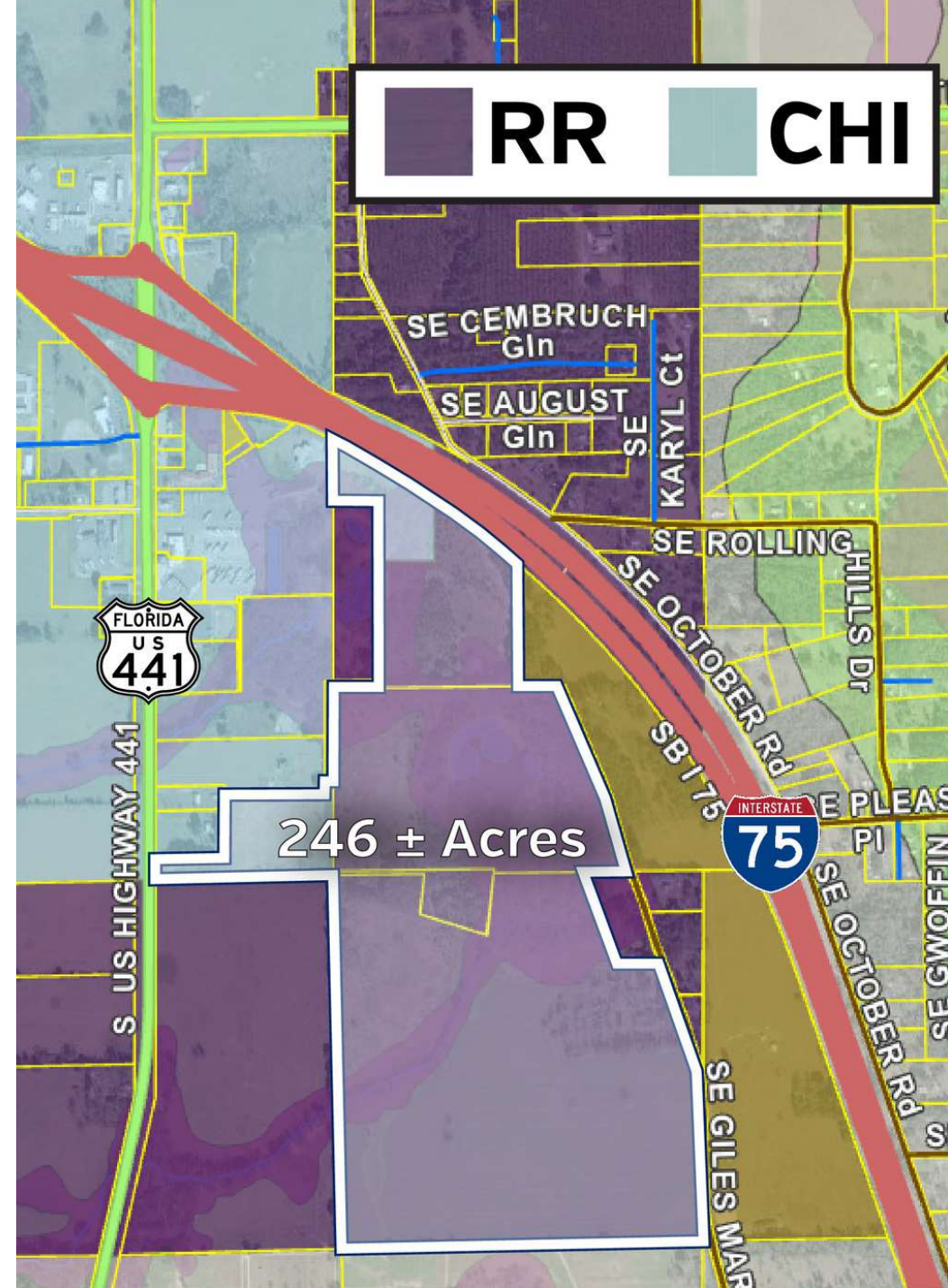
35 Feet

Maximum lot coverage by all buildings:

20%

Tax parcels

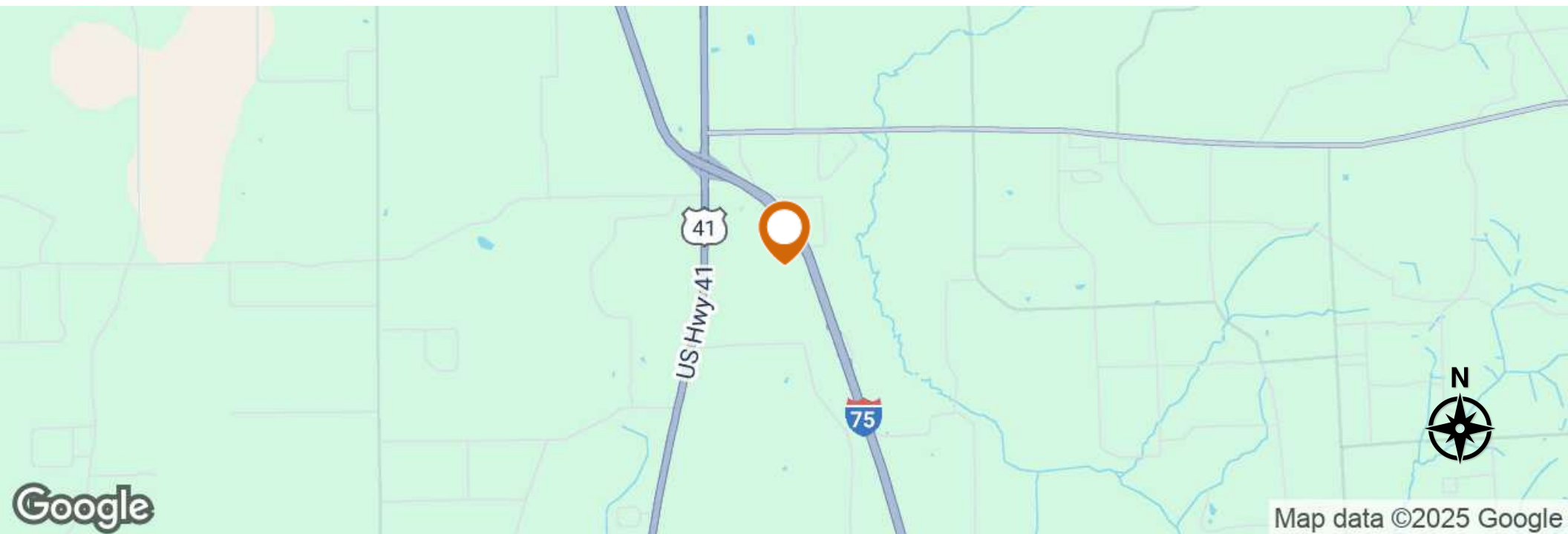
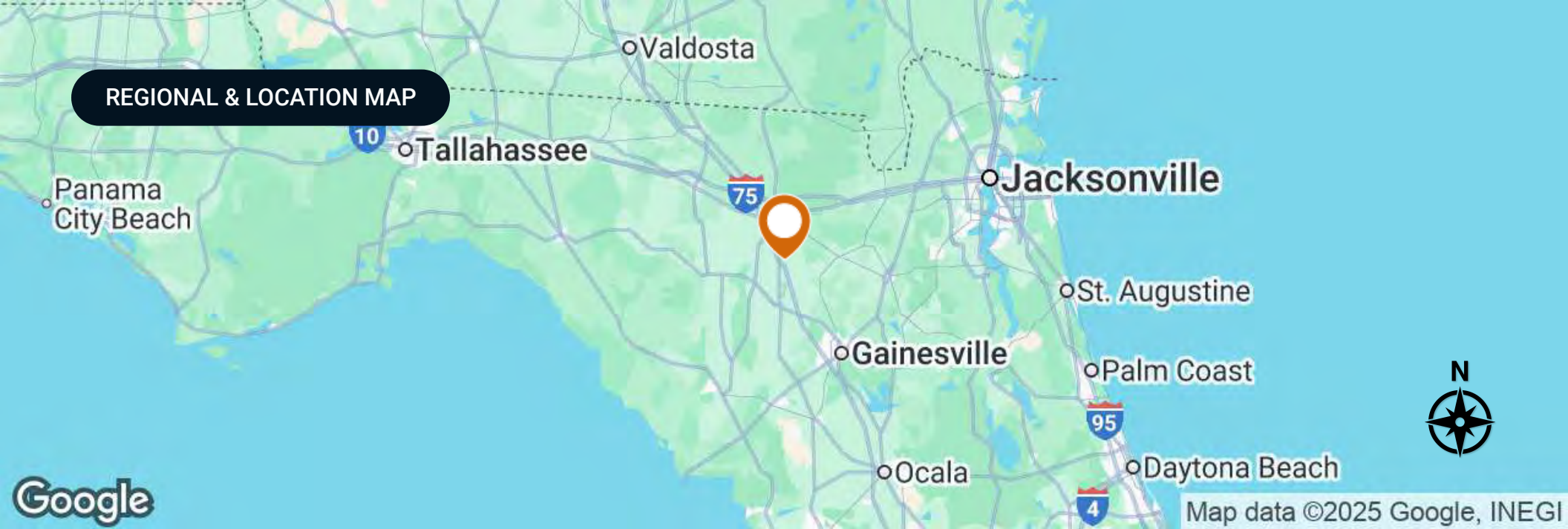
- 02-6S-17-09554-000 31.5 ± Acres (10 ± acres zoned CHI, 21.5 ± acres zoned RR)
- 11-6S-17-09647-000 140.8 ± Acres zoned RR
- 03-6S-17-09585-000 12.53 ± Acres zoned CHI
- 03-6S-17-09587-003 1 ± Acre zoned RR
- 02-6S-17-09554-002 0.45 ± Acres zoned RR
- 02-6S-17-09555-000 54.2 ± Acres zoned RR
- 11-6S-17-09647-004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



ADDITIONAL PHOTOS







RETAILER MAP

Victory Assembly
of God



Webbs Antique Mall



The Pecan House

All-Tech
Raceway



Rest Area

Thomas Hardware

NW County Rd 245
SW County Rd 245
SW County Rd 245

SW County Rd 245

SW County



DEMOGRAPHICS MAP & REPORT

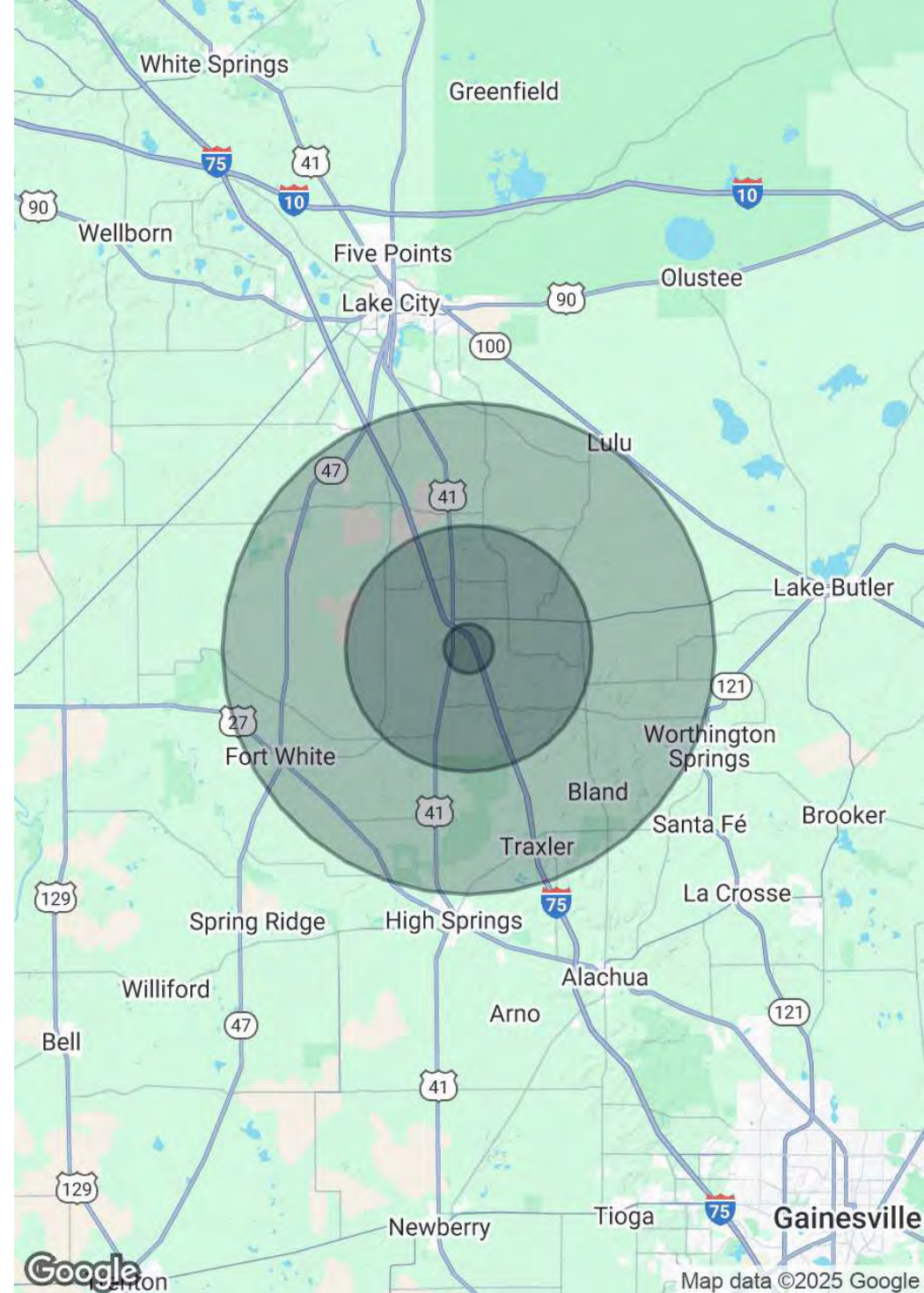
Population

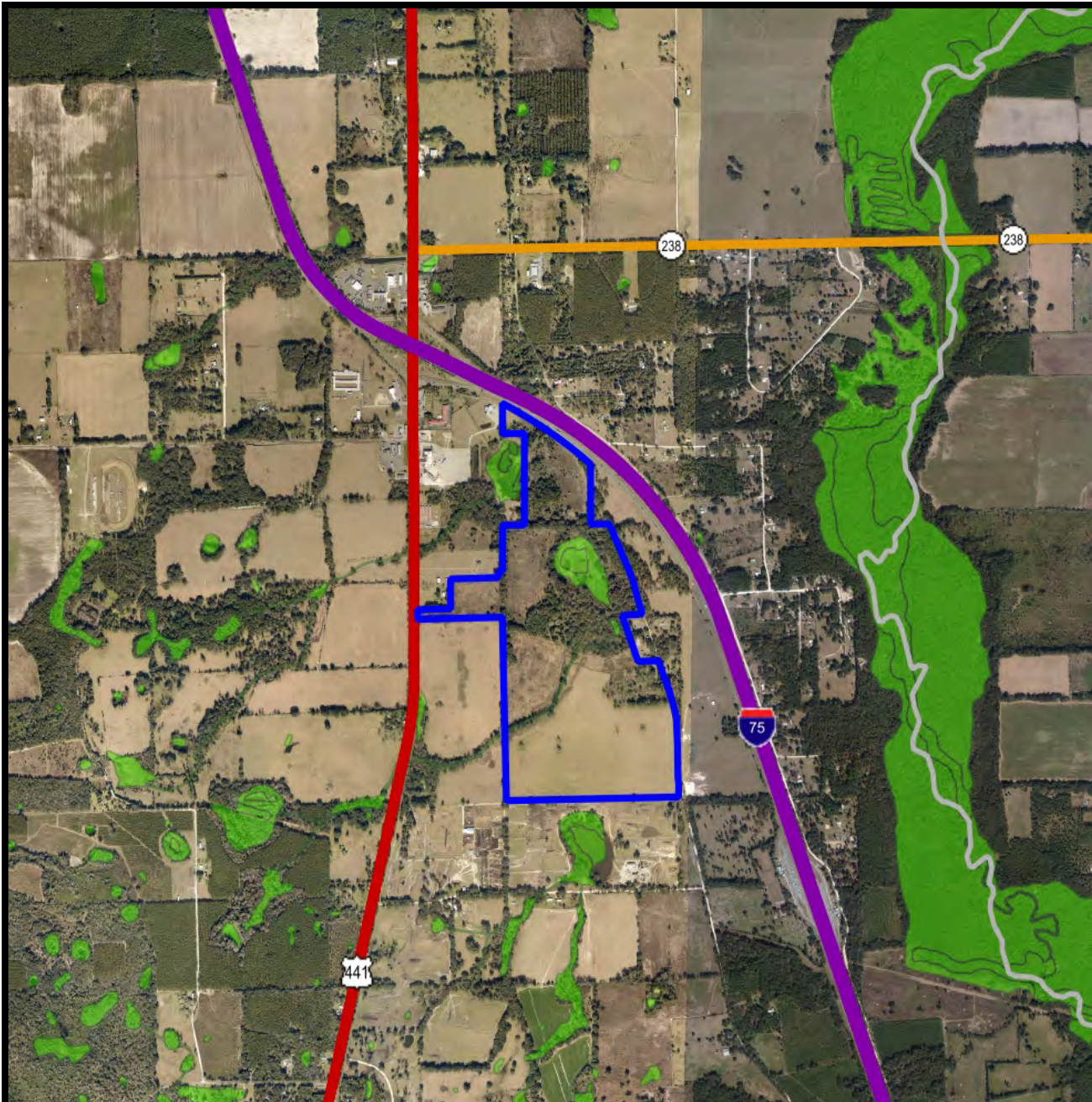
Population	1 Mile	5 Miles	10 Miles
Total Population	207	4,815	23,175
Average Age	44.5	45.2	42.3
Average Age (Male)	36.1	42.3	41.9
Average Age (Female)	48.4	46.2	42.3

Households & Income 1 Mile 5 Miles 10 Miles

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

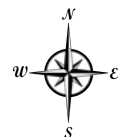
* Demographic data derived from 2020 ACS - US Census





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

- 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
- 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		



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ADVISOR BIOGRAPHY



Ken Rembert

Advisor

ken@saundersrealestate.com

Direct: 877-518-5263 x385 | Cell: 352-316-0101

FL #SL3458872

Professional Background

Ken Rembert is an Advisor at Saunders Real Estate.

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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5000 Regional List



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