



53,000 ±  
Cars/Day

# I-75 Development North Florida Land Tracts

I75 at SR 47, Lake City, Florida 32025

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SECTION 1

# Property Information



## PROPERTY SUMMARY



Property At Exit Ramp



### Sale Price

**\$6,500,000**

### Offering Summary

Lot Size:	21.66 Acres
Price / Acre:	\$300,092
Zoning:	CHI/CI with FLU Highway Interchange/Commercial
Market:	North Central Florida
Submarket:	Lake City
Traffic Count:	53,000

### Property Overview

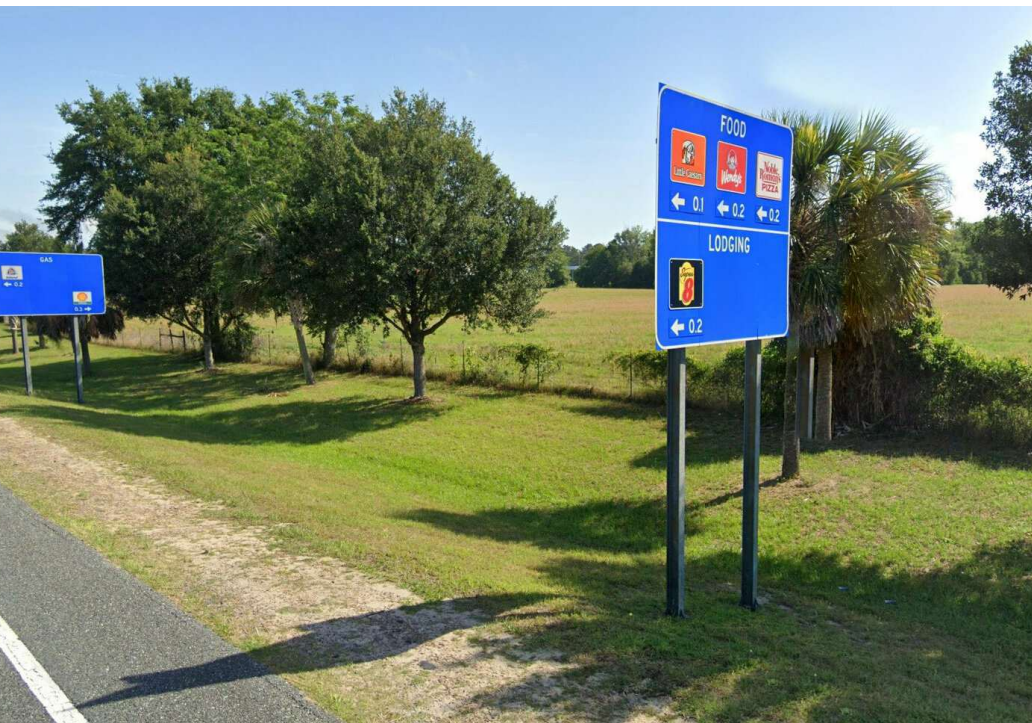
21.66 Acre Development Parcel (adjoining 42 acres also available for 63+ acres) located directly on the northbound exit ramp of I-75 at CR47 just south of Lake City, in the expanding North Florida market. Ideal for interstate or local retail, SFR, Multifamily, office, medical, or mixed-use development. This site has city water and sewer available (via Lake City; no annexation required) as well as gas and all other utilities. Traffic Counts: 53,000 AADT for I-75, SR 47 AADT 13,100. Existing zoning is CHI (Commercial Highway Intensive) and CI (Commercial Intensive; Future Land Use is Highway Interchange and Commercial. Topography is flat with grass land cover, and no wetlands. Access on CR47/Chad place via 60' owned access, and neighboring 42 acres available for purchase, or for additional access for property to Chad Place for ingress/egress. New area of growth / expansion with recent addition of city sewer. Wawa just purchased property across the street, Tractor Supply purchased an adjoining 5 acres, as well as other major retailers in process of advanced site selection at this interchange.

### Property Highlights

- Located directly on I-75 on the exit ramp to CR47
- 21.66 Acres (63+ acres with adjoining 42 acres available)
- Zoned CHI and CI (Commercial Highway, and Commercial Intensive)
- Future Land Use: Highway Interchange and Commercial
- All utilities available: Water, Sewer, Gas, Power, Phone/Cable/Internet
- In area of new growth with recent addition of city sewer
- Traffic Count: 53,000 AADT (I-75)



## PROPERTY DESCRIPTION



## Location Description

Located directly on the northbound exit ramp of I75 at CR47 just south of Lake City, in the expanding North Florida market, this site now has city water and sewer available as well as gas and all other utilities.

## Site Description

Located directly on the northbound exit ramp of I75 at CR47 just south of Lake City, in the expanding North Central Florida market, this site now has city water and sewer available (via Lake City; no annexation required) as well as gas and all other utilities. Traffic Counts: 53,000 AADT on I75, SR 47 AADT 13,100. Topography is flat with grass land cover. with no wetlands Access on CR47/Chad place via 60' owned access, and neighboring/adjoining 42 acres available for purchase, or for additional access to Chad Place for ingress/egress.

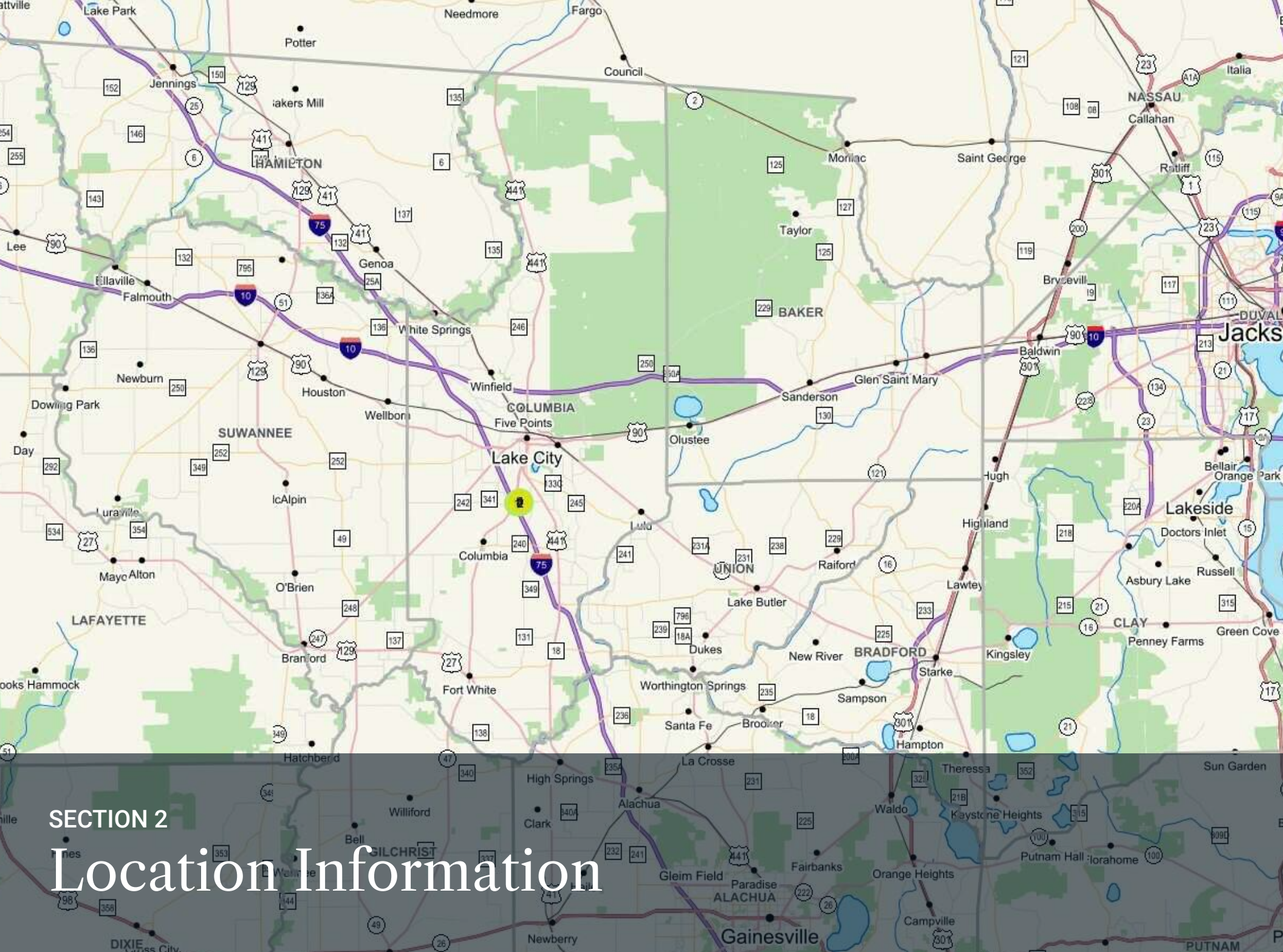
## Power Description

Lake City

## Gas Description

Natural





## SECTION 2

# Location Information

## REGIONAL MAP

### Location Overview

Located directly on the northbound exit ramp of I75 at CR47 just south of Lake City, in the expanding North Florida market, this site now has city water and sewer available as well as gas and all other utilities.

#### City Information

City:	Lake City
Market:	North Central Florida
Traffic Count:	65,000
Submarket:	Lake City
Cross Streets:	I75 and CR47
Township:	4S
Side of Street:	South
Nearest Highway:	I75 (directly located on the northbound exit ramp from I75 at the CR47 exit) in Lake City, FL
Nearest Airport:	8 miles to the Lake City airport, Gainesville Airport is 41.2 miles, Jacksonville International Airport is 61 miles

Five Points

Lake City

WILBURN

Lulu



Map data ©2025 Google

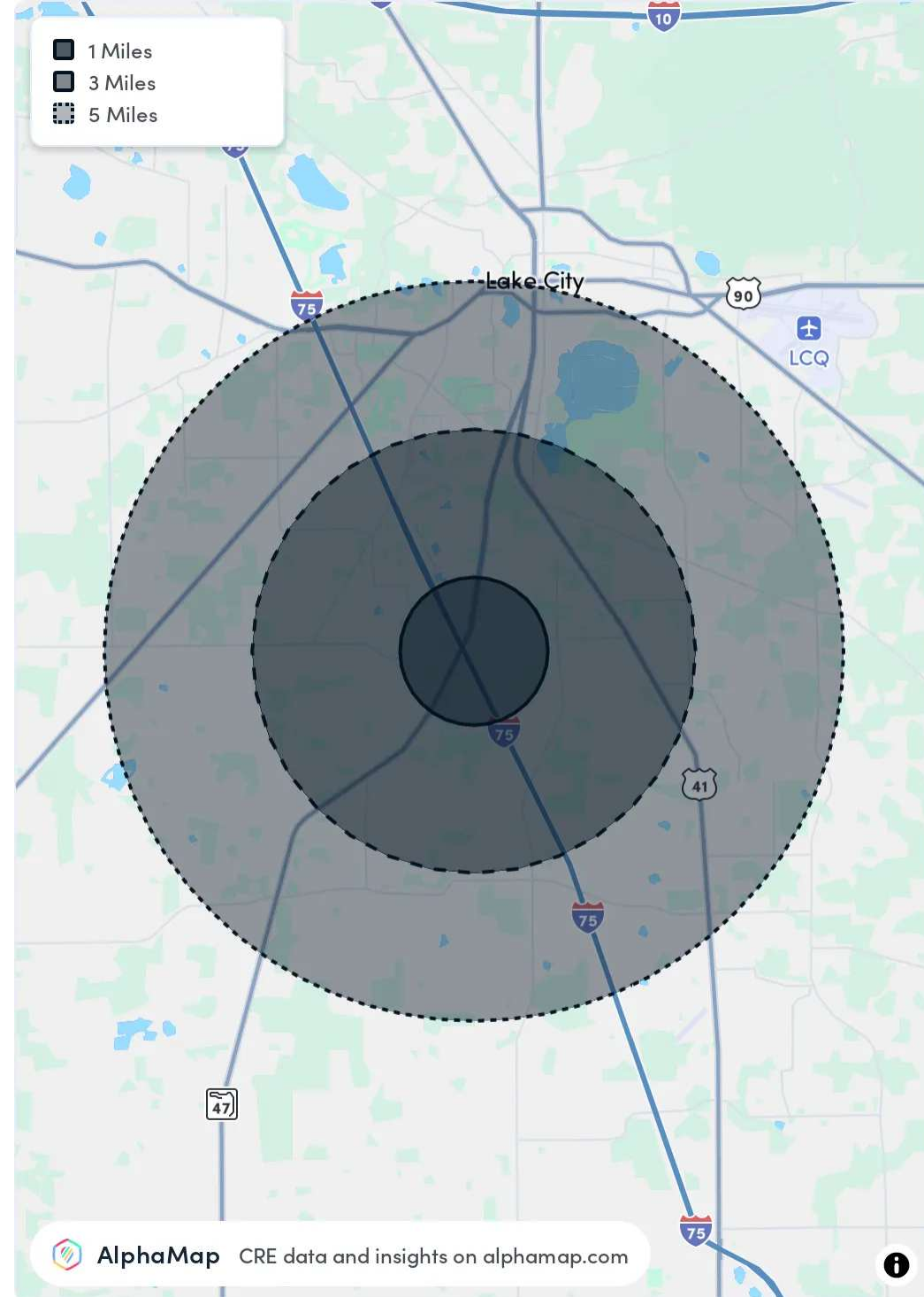


## AREA ANALYTICS

Population	1 Mile	3 Miles	5 Miles
Total Population	950	8,233	26,863
Average Age	42	41	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	43

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	370	3,245	10,549
Persons per HH	2.6	2.5	2.5
Average HH Income	\$91,891	\$91,566	\$85,027
Average House Value	\$247,567	\$255,120	\$264,304
Per Capita Income	\$35,342	\$36,626	\$34,010

Map and demographics data derived from AlphaMap





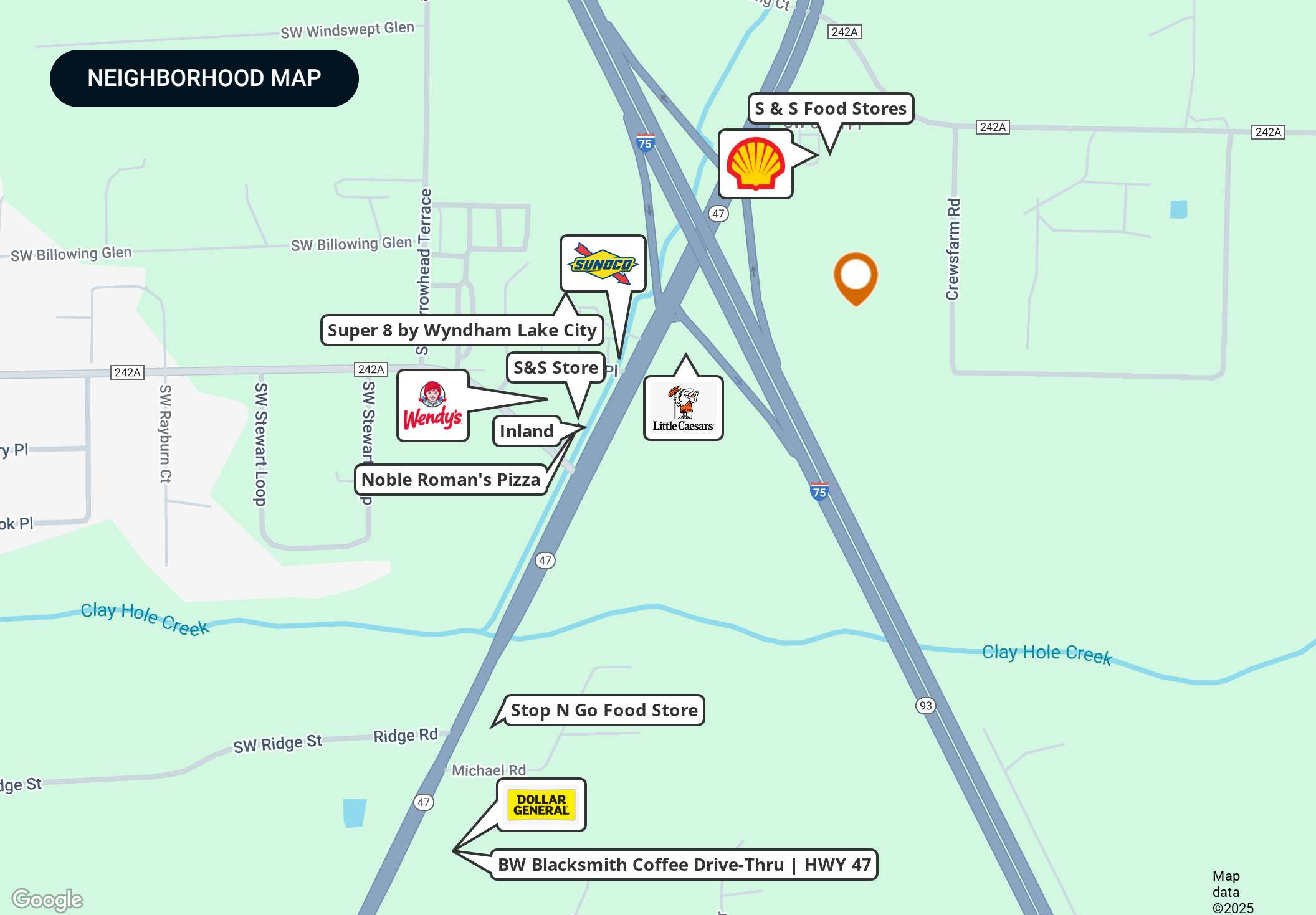


SECTION 3

# Maps And Photos

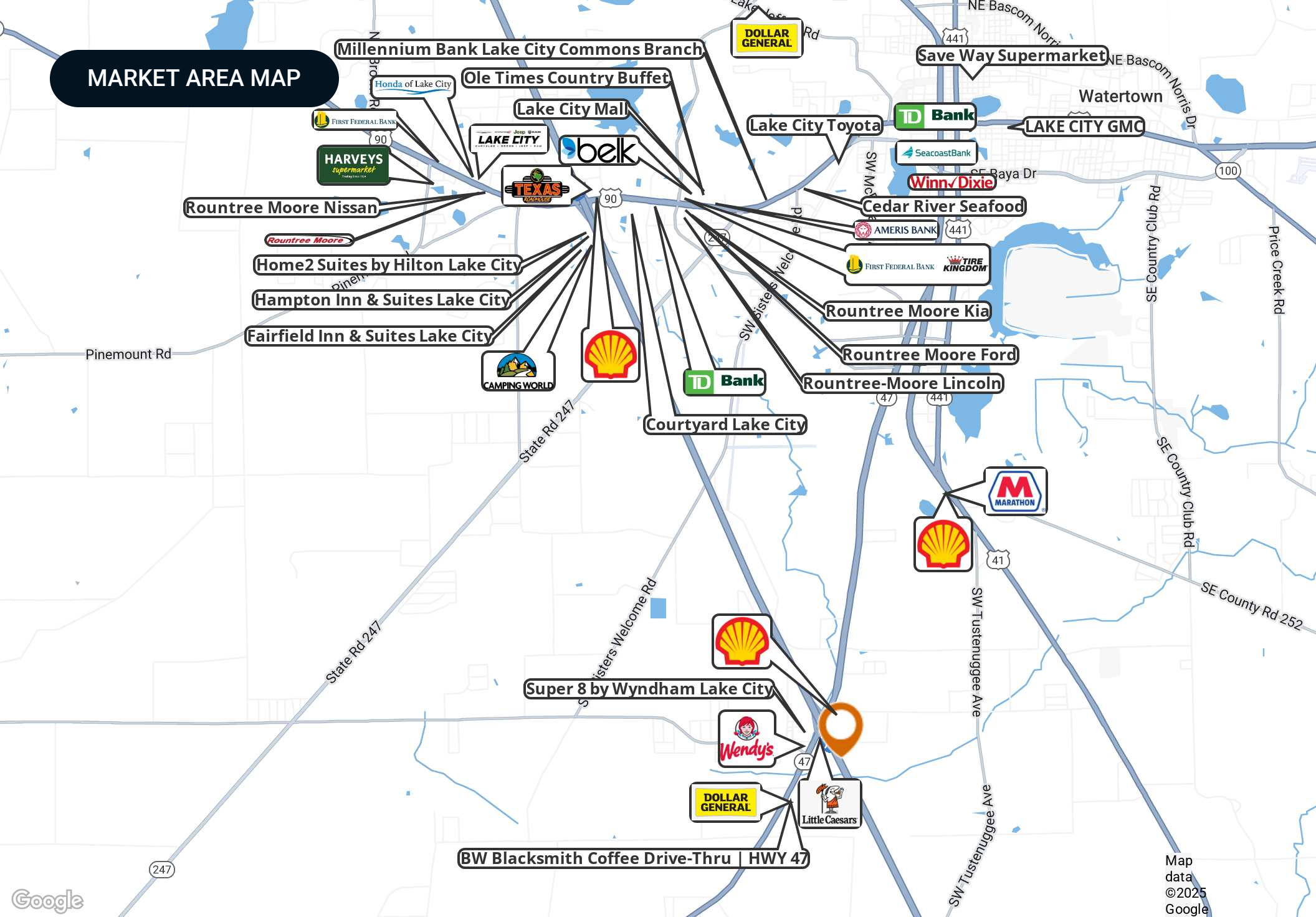


## NEIGHBORHOOD MAP





# MARKET AREA MAP



Map data  
©2025  
Google





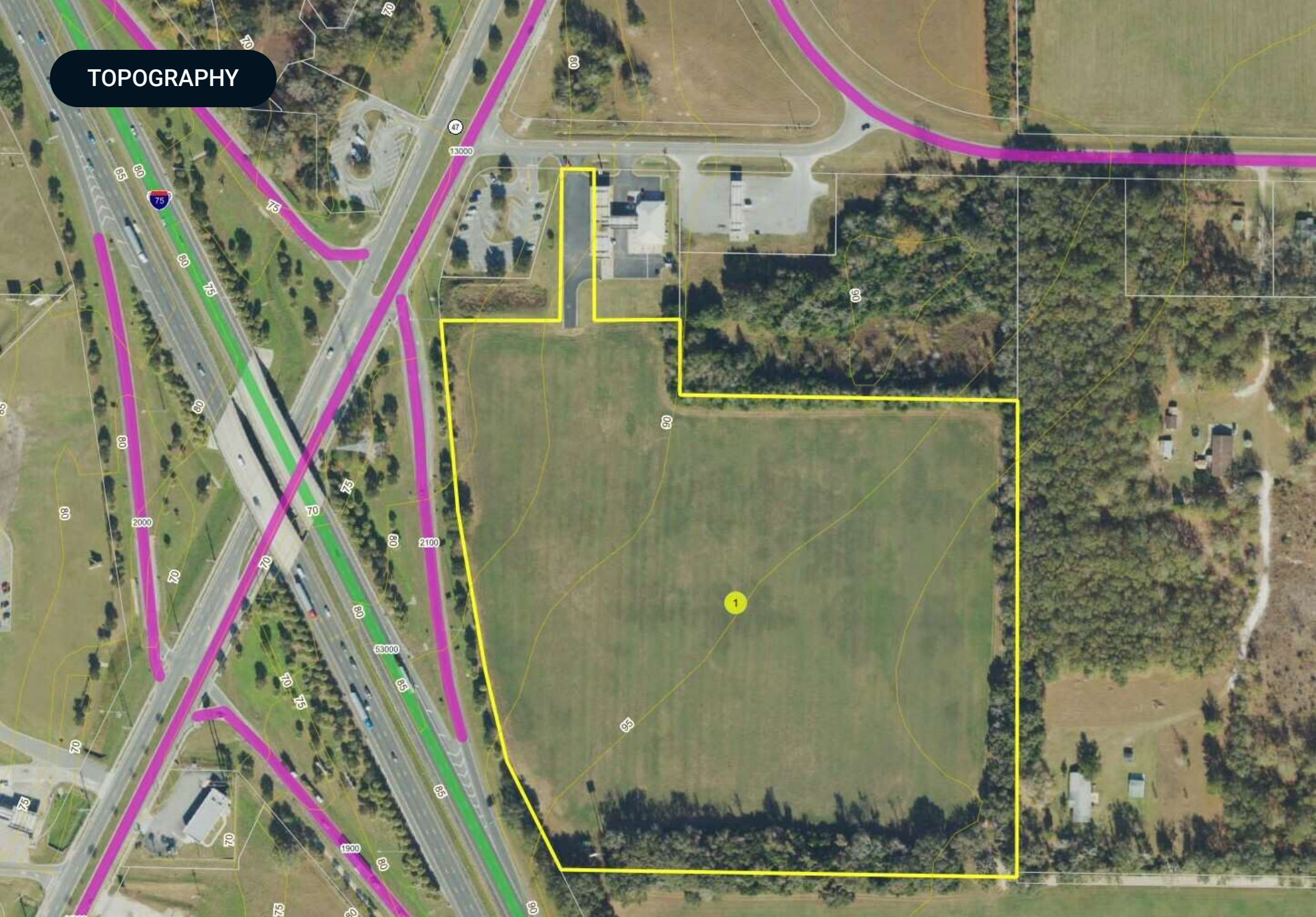


## SITE PHOTOS





## TOPOGRAPHY





## UTILITY LOCATIONS





21.66 + 42 ACRE NEIGHBORING PARCEL





# SITE PLAN DRAFT





## ADVISOR BIOGRAPHY



### Marvin Puryear

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## Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate.

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 agents in two international franchised brokerages in the Central Florida area: a Top-50 ERA residential brokerage and a Coldwell Banker Commercial brokerage. During this time, Marvin was consistently one of the top selling brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Marvin is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing





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