

Live Oak 145 Acre Development Parcel

9833 S US 129, Live Oak, Florida 32060

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$3,250,000
Lot Size:	145 Acres
Zoning:	Annexed into Live Oak for SFR/ Multifamily/Commercial Development (zoning to be established)
Market:	North Florida
Submarket:	Live Oak
Traffic Count:	6,600 ± Cars/Day

Property Overview

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. Sellers are open to JV.

Property Highlights

- 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

PROPERTY DETAILS

Sale Price **\$3,250,000**

Property Information

Property Type	Land
Property Subtype	Residential
Zoning	Annexed into Live Oak for SFR/ Multifamily/Commercial Development (zoning to be established)
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

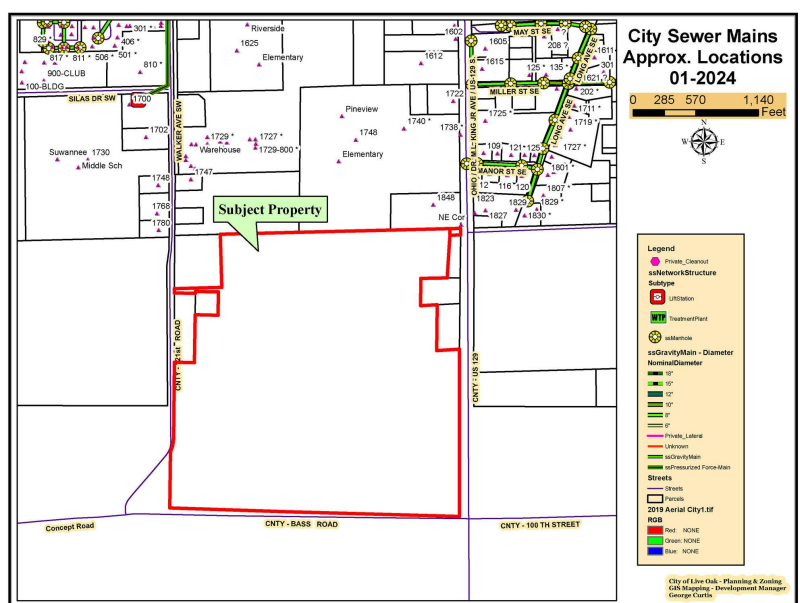
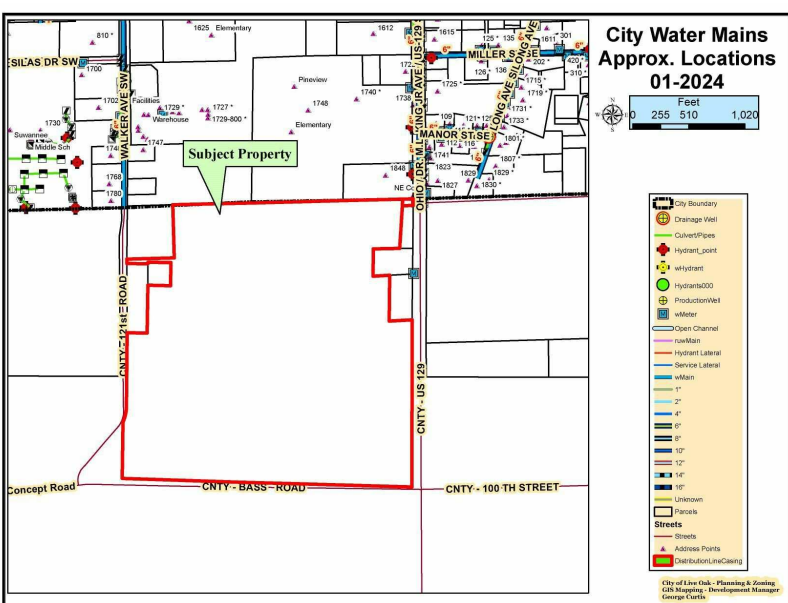
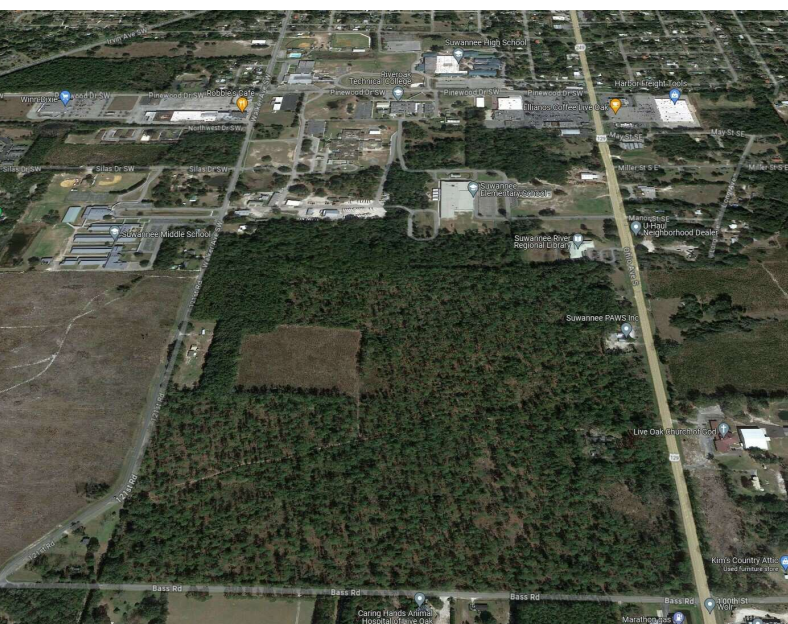
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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

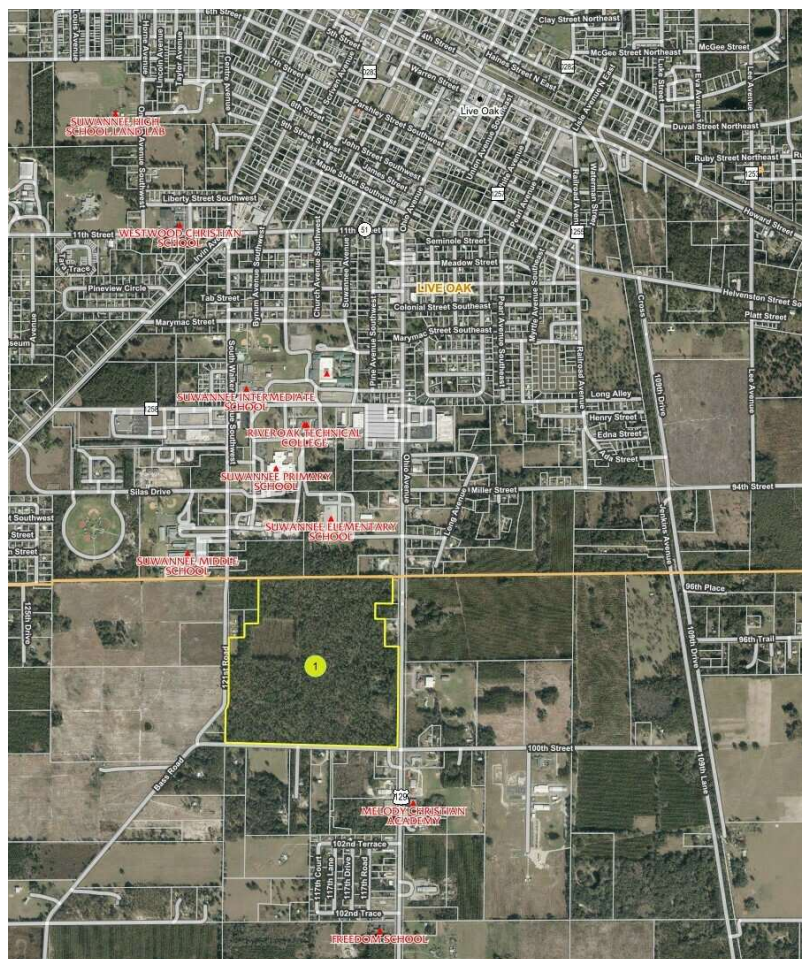
Best Use	SFR or Mixed Use Development
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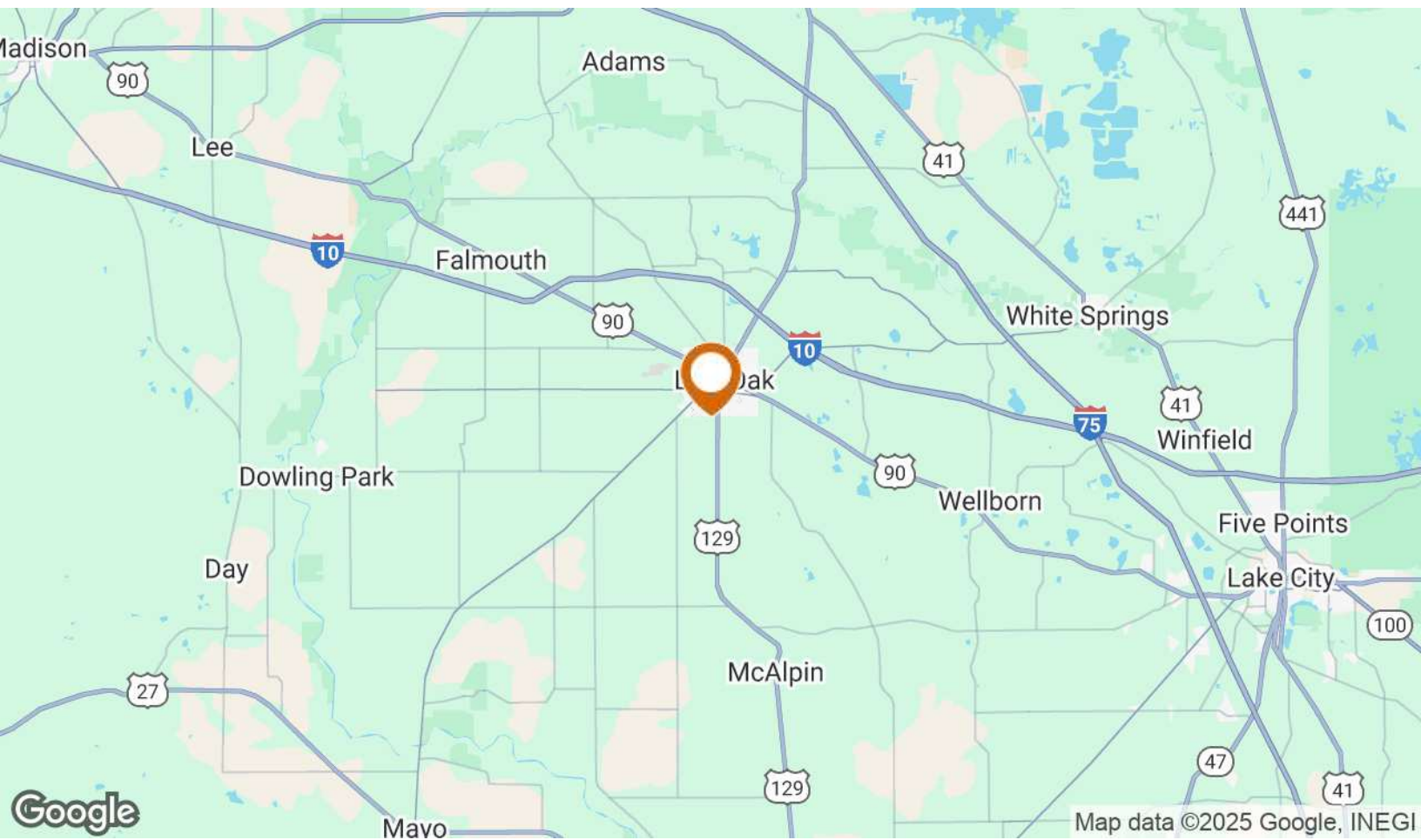
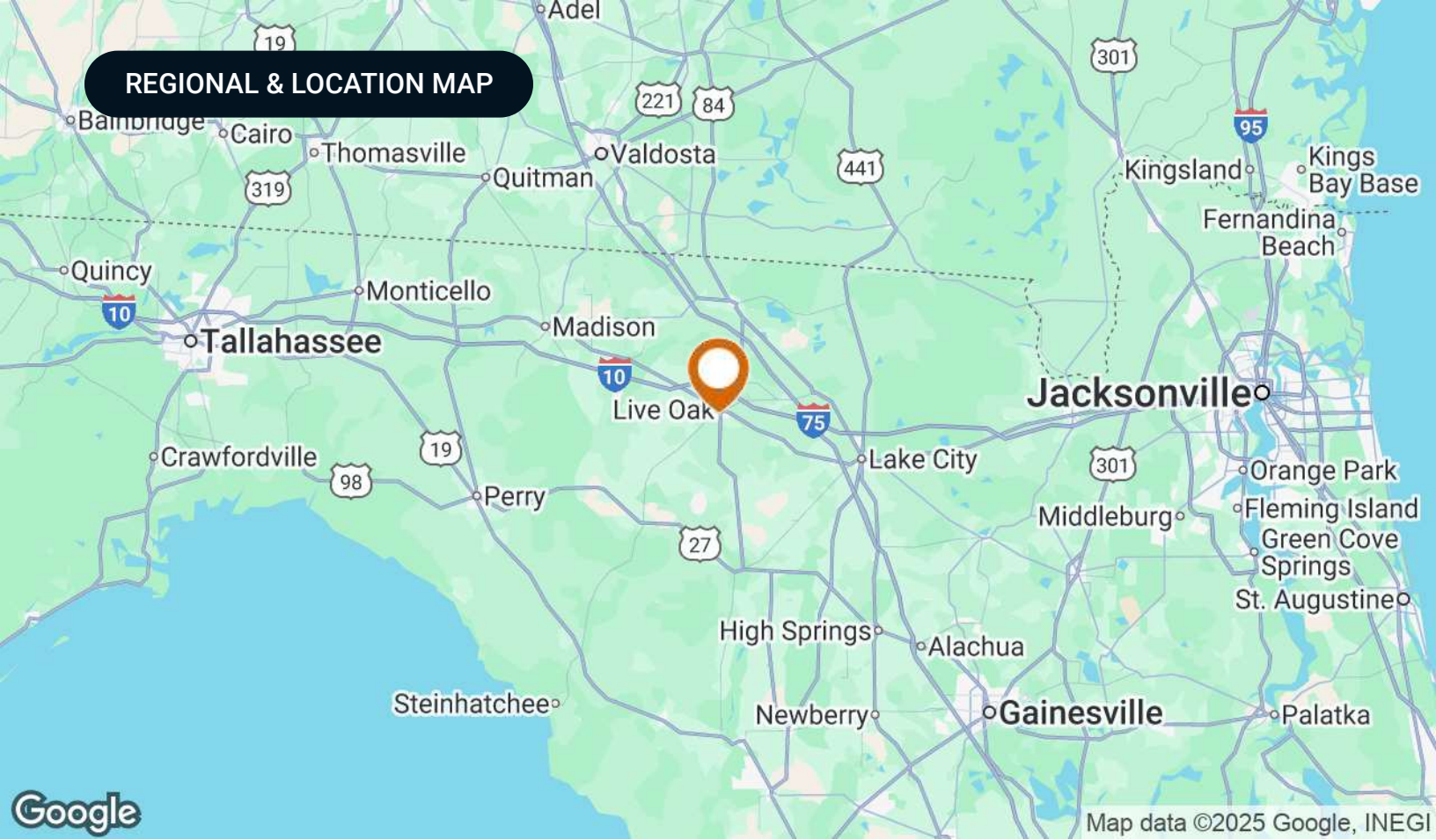
ADDITIONAL PHOTOS

LIVE OAK

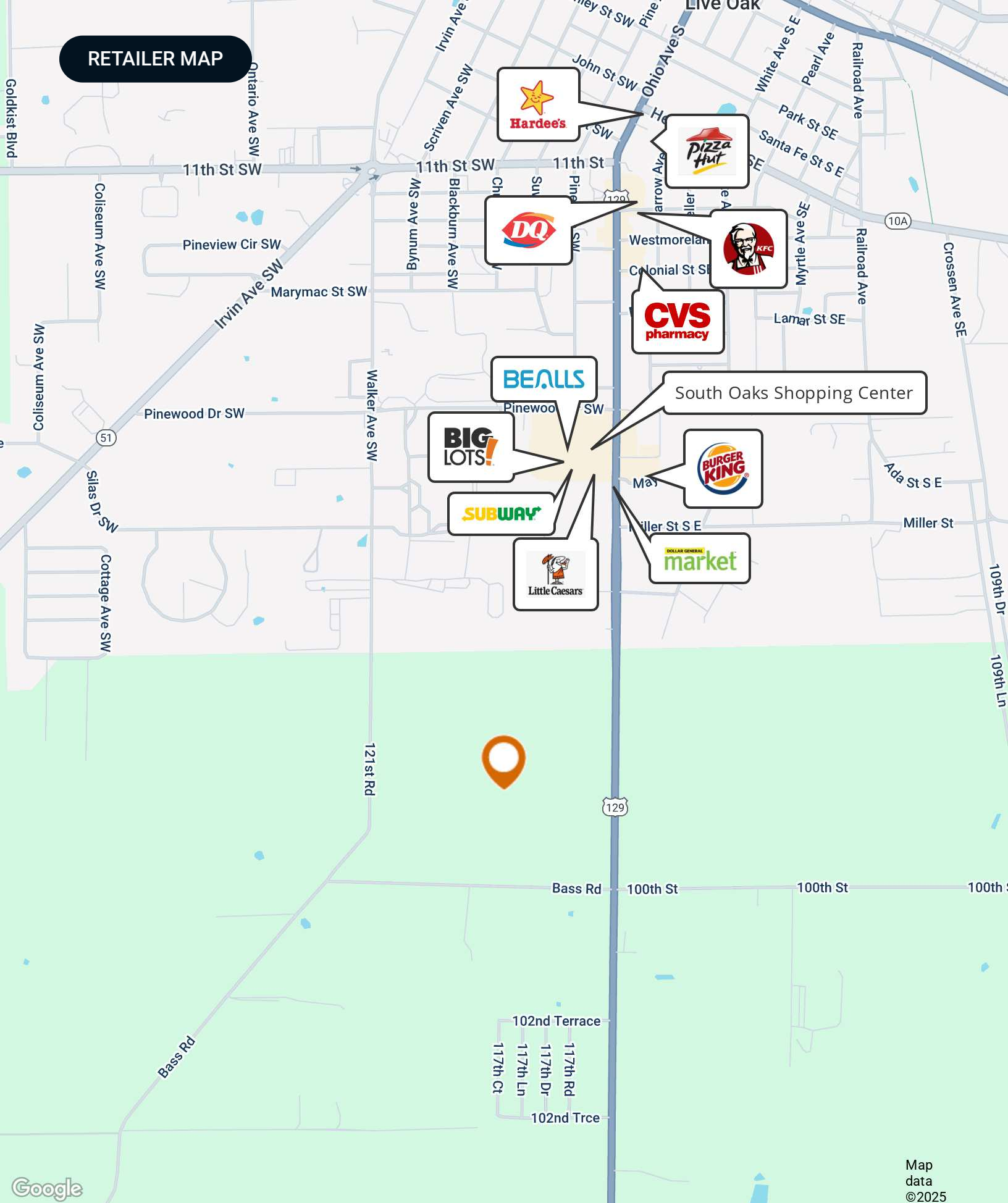
Base Road



REGIONAL & LOCATION MAP



RETAILER MAP





Marvin Puryear

Senior Advisor

marvin@saundersrealestate.com

Direct: **877-518-5263 x354** | Cell: **352-267-5900**

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



John A. "Tony" Wallace, CF

Senior Advisor

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Professional Background

Tony Wallace, CF, ACF is a Senior Advisor at Saunders Real Estate.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

Tony specializes in:

- Timberland
- Agricultural Land
- Recreational Land
- Conservation Easements



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