



SALE

Live Oak 145 Acre Development Parcel

9833 S US 129

Live Oak, FL 32060

PRESENTED BY:

MARVIN PURYEAR

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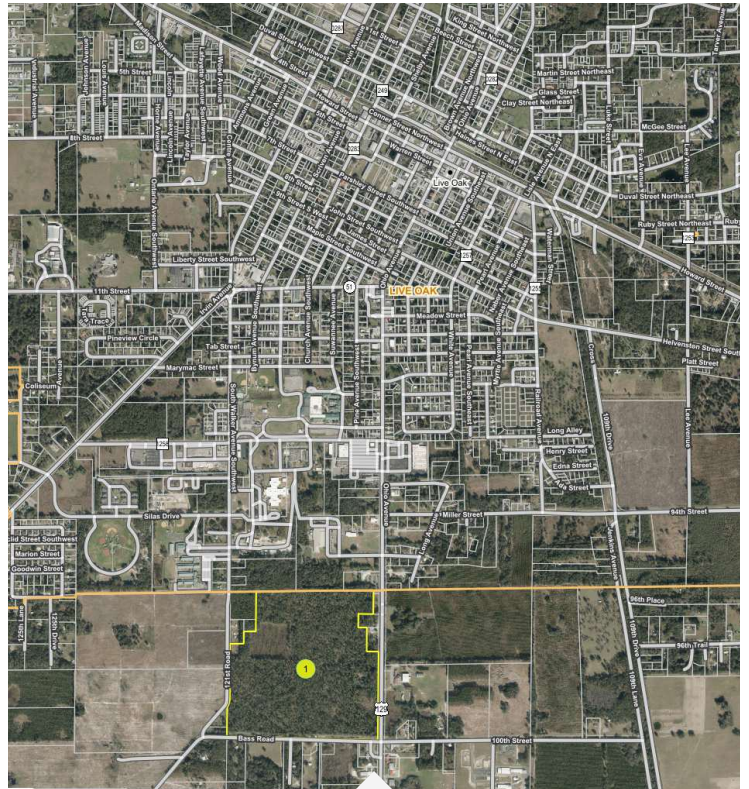


PROPERTY DETAILS & HIGHLIGHTS

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	\$2,000,000
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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

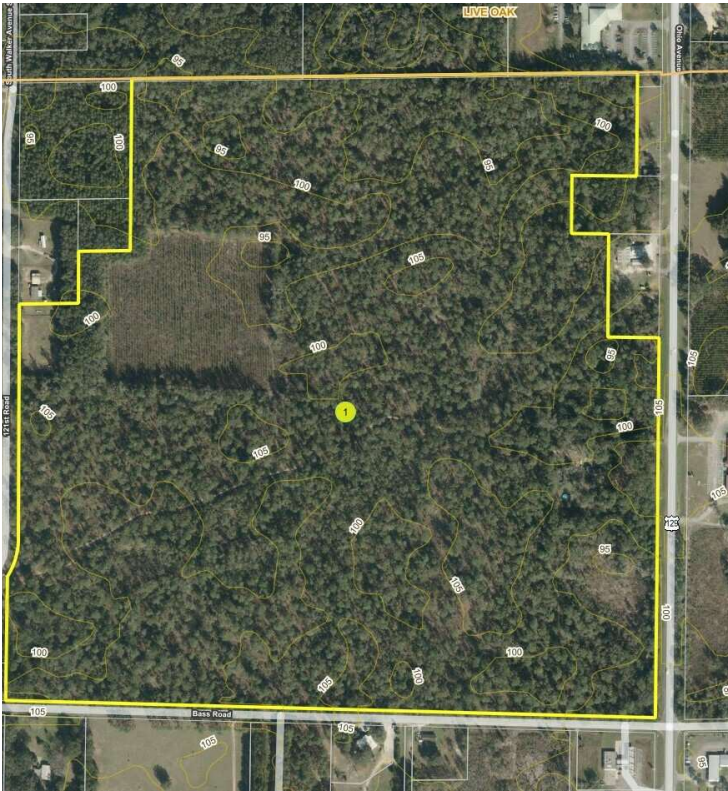
STREET PARKING	Yes
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UTILITIES & AMENITIES

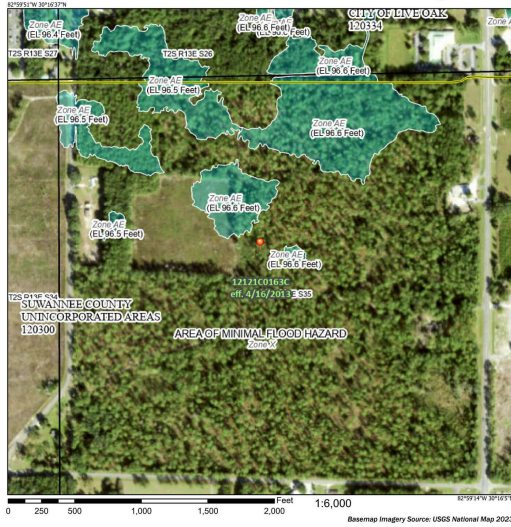
WATER	Yes
TELEPHONE	Yes
CABLE	Yes
SEWER	Yes

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ADDITIONAL PHOTOS



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 X, Zone A, Zone AE, Zone AH, Zone AO, Zone AR, Zone AS, Zone AV, Zone AW, Zone AX, Zone AY, Zone AZ, Zone BA, Zone BB, Zone BC, Zone BD, Zone BE, Zone BF, Zone BG, Zone BH, Zone BI, Zone BJ, Zone BK, Zone BL, Zone BM, Zone BN, Zone BO, Zone BP, Zone BQ, Zone BR, Zone BS, Zone BT, Zone BU, Zone BV, Zone BW, Zone BX, Zone BY, Zone BZ, Zone CA, Zone CB, Zone CC, Zone CD, Zone CE, Zone CF, Zone CG, Zone CH, Zone CI, Zone CJ, Zone CK, Zone CL, Zone CM, Zone CN, Zone CO, Zone CP, Zone CQ, Zone CR, Zone CS, Zone CT, Zone CU, Zone CV, Zone CW, Zone CX, Zone CY, Zone CZ, Zone DA, Zone DB, Zone DC, Zone DD, Zone DE, Zone DF, Zone DG, Zone DH, Zone DI, Zone DJ, Zone DK, Zone DL, Zone DM, Zone DN, Zone DO, Zone DP, Zone DQ, Zone DR, Zone DS, Zone DT, Zone DU, Zone DV, Zone DW, Zone DX, Zone DY, Zone DZ, Zone EA, Zone EB, Zone EC, Zone ED, Zone EE, Zone EF, Zone EG, Zone EH, Zone EI, Zone EJ, Zone EK, Zone EL, Zone EM, Zone EN, Zone EO, Zone EP, Zone EQ, Zone ER, Zone ES, Zone ET, Zone EU, Zone EV, Zone EW, Zone EX, Zone EY, Zone EZ, Zone FA, Zone FB, Zone FC, Zone FD, Zone FE, Zone FF, Zone FG, Zone FH, Zone FI, Zone FJ, Zone FK, Zone FL, Zone FM, Zone FN, Zone FO, Zone FP, Zone FQ, Zone FR, Zone FS, Zone FT, Zone FU, Zone FV, Zone FW, Zone FX, Zone FY, Zone FZ, Zone GA, Zone GB, Zone GC, Zone GD, Zone GE, Zone GF, Zone GG, Zone GH, Zone GI, Zone GJ, Zone GK, Zone GL, Zone GM, Zone GN, Zone GO, Zone GP, Zone GQ, Zone GR, Zone GS, Zone GT, Zone GU, Zone GV, Zone GW, Zone GX, Zone GY, Zone GZ, Zone HA, Zone HB, Zone HC, Zone HD, Zone HE, Zone HF, Zone HG, Zone HH, Zone HI, Zone HJ, Zone HK, Zone HL, Zone HM, Zone HN, Zone HO, Zone HP, Zone HQ, Zone HR, Zone HS, Zone HT, Zone HU, Zone HV, Zone HW, Zone HX, Zone HY, Zone HZ, Zone IA, Zone IB, Zone IC, Zone ID, Zone IE, Zone IF, Zone IG, Zone IH, Zone II, Zone IJ, Zone IK, Zone IL, Zone IM, Zone IN, Zone IO, Zone IP, Zone IQ, Zone IR, Zone IS, Zone IT, Zone IU, Zone IV, Zone IW, Zone IX, Zone IY, Zone IZ, Zone JA, Zone JB, Zone JC, Zone JD, Zone JE, Zone JF, Zone JG, Zone JH, Zone JI, Zone JJ, Zone JK, Zone JL, Zone JM, Zone JN, Zone JO, Zone JP, Zone JQ, Zone JR, Zone JS, Zone JT, Zone JU, Zone JV, Zone JW, Zone JX, Zone JY, Zone JZ, Zone KA, Zone KB, Zone KC, Zone KD, Zone KE, Zone KF, Zone KG, Zone KH, Zone KI, Zone KJ, Zone KK, Zone KL, Zone KM, Zone KN, Zone KO, Zone KP, Zone KQ, Zone KR, Zone KS, Zone KT, Zone KU, Zone KV, Zone KW, Zone KX, Zone KY, Zone KZ, Zone LA, Zone LB, Zone LC, Zone LD, Zone LE, Zone LF, Zone LG, Zone LH, Zone LI, Zone LJ, Zone LK, Zone LL, Zone LM, Zone LN, Zone LO, Zone LP, Zone LQ, Zone LR, Zone LS, Zone LT, Zone LU, Zone LV, Zone LW, Zone LX, Zone LY, Zone LZ, Zone MA, Zone MB, Zone MC, Zone MD, Zone ME, Zone MF, Zone MG, Zone MH, Zone MI, Zone MJ, Zone MK, Zone ML, Zone MM, Zone MN, Zone MO, Zone MP, Zone MQ, Zone MR, Zone MS, Zone MT, Zone MU, Zone MV, Zone MW, Zone MX, Zone MY, Zone MZ, Zone NA, Zone NB, Zone NC, Zone ND, Zone NE, Zone NF, Zone NG, Zone NH, Zone NI, Zone NJ, Zone NK, Zone NL, Zone NM, Zone NN, Zone NO, Zone NP, Zone NQ, Zone NR, Zone NS, Zone NT, Zone NU, Zone NV, Zone NW, Zone NX, Zone NY, Zone NZ, Zone OA, Zone OB, Zone OC, Zone OD, Zone OE, Zone OF, Zone OG, Zone OH, Zone OI, Zone OJ, Zone OK, Zone OL, Zone OM, Zone ON, Zone OO, Zone OP, Zone OQ, Zone OR, Zone OS, Zone OT, Zone OU, Zone OV, Zone OW, Zone OX, Zone OY, Zone OZ, Zone PA, Zone PB, Zone PC, Zone PD, Zone PE, Zone PF, Zone PG, Zone PH, Zone PI, Zone PJ, Zone PK, Zone PL, Zone PM, Zone PN, Zone PO, Zone PP, Zone PQ, Zone PR, Zone PS, Zone PT, Zone PU, Zone PV, Zone PW, Zone PX, Zone PY, Zone PZ, Zone QA, Zone QB, Zone QC, Zone QD, Zone QE, Zone QF, Zone QG, Zone QH, Zone QI, Zone QJ, Zone QK, Zone QL, Zone QM, Zone QN, Zone QO, Zone QP, Zone QQ, Zone QR, Zone QS, Zone QT, Zone QU, Zone QV, Zone QW, Zone QX, Zone QY, Zone QZ, Zone RA, Zone RB, Zone RC, Zone RD, Zone RE, Zone RF, Zone RG, Zone RH, Zone RI, Zone RJ, Zone RK, Zone RL, Zone RM, Zone RN, Zone RO, Zone RP, Zone RQ, Zone RR, Zone RS, Zone RT, Zone RU, Zone RV, Zone RW, Zone RX, Zone RY, Zone RZ, Zone SA, Zone SB, Zone SC, Zone SD, Zone SE, Zone SF, Zone SG, Zone SH, Zone SI, Zone SJ, Zone SK, Zone SL, Zone SM, Zone SN, Zone SO, Zone SP, Zone SQ, Zone SR, Zone SS, Zone ST, Zone SU, Zone SV, Zone SW, Zone SX, Zone SY, Zone SZ, Zone TA, Zone TB, Zone TC, Zone TD, Zone TE, Zone TF, Zone TG, Zone TH, Zone TI, Zone TJ, Zone TK, Zone TL, Zone TM, Zone TN, Zone TO, Zone TP, Zone TQ, Zone TR, Zone TS, Zone TT, Zone TU, Zone TV, Zone TW, Zone TX, Zone TY, Zone TZ, Zone UA, Zone UB, Zone UC, Zone UD, Zone UE, Zone UF, Zone UG, Zone UH, Zone UI, Zone UJ, Zone UK, Zone UL, Zone UM, Zone UN, Zone UO, Zone UP, Zone UQ, Zone UR, Zone US, Zone UT, Zone UY, Zone UZ, Zone VA, Zone VB, Zone VC, Zone VD, Zone VE, Zone VF, Zone VG, Zone VH, Zone VI, Zone VJ, Zone VK, Zone VL, Zone VM, Zone VN, Zone VO, Zone VP, Zone VQ, Zone VR, Zone VS, Zone VT, Zone VU, Zone VV, Zone VW, Zone VX, Zone VY, Zone VZ, Zone WA, Zone WB, Zone WC, Zone WD, Zone WE, Zone WF, Zone WG, Zone WH, Zone WI, Zone WJ, Zone WK, Zone WL, Zone WM, Zone WN, Zone WO, Zone WP, Zone WQ, Zone WR, Zone WS, Zone WT, Zone WU, Zone WV, Zone WW, Zone WX, Zone WY, Zone WZ, Zone XA, Zone XB, Zone XC, Zone XD, Zone XE, Zone XF, Zone XG, Zone XH, Zone XI, Zone XJ, Zone XK, Zone XL, Zone XM, Zone XN, Zone XO, Zone XP, Zone XQ, Zone XR, Zone XS, Zone XT, Zone XU, Zone XV, Zone XW, Zone XX, Zone XY, Zone XZ, Zone YA, Zone YB, Zone YC, Zone YD, Zone YE, Zone YF, Zone YG, Zone YH, Zone YI, Zone YJ, Zone YK, Zone YL, Zone YM, Zone YN, Zone YO, Zone YP, Zone YQ, Zone YR, Zone YS, Zone YT, Zone YU, Zone YV, Zone YW, Zone YX, Zone YY, Zone YZ, Zone ZA, Zone ZB, Zone ZC, Zone ZD, Zone ZE, Zone ZF, Zone ZG, Zone ZH, Zone ZI, Zone ZJ, Zone ZK, Zone ZL, Zone ZM, Zone ZN, Zone ZO, Zone ZP, Zone ZQ, Zone ZR, Zone ZS, Zone ZT, Zone ZU, Zone ZV, Zone ZW, Zone ZX, Zone ZY, Zone ZZ

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Effective LOMs
- Area of Undetermined Flood Hazard Zone D

STRUCTURES

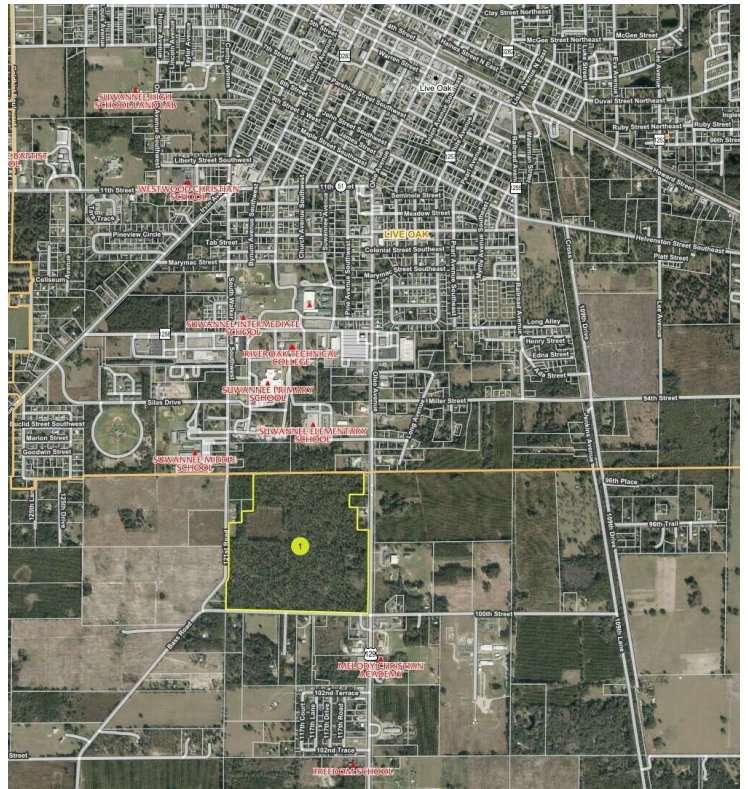
- Cross Section with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
- This map complies with FEMA's standards for the use of digital flood maps. If it is not valid as described below, the base map shows compliance with FEMA's base map 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 used if one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, north arrow, map identifiers, FIRM panel number, and FIRM effective date. Map imagery for unimaged and unretrieved areas cannot be used for regulatory purposes.



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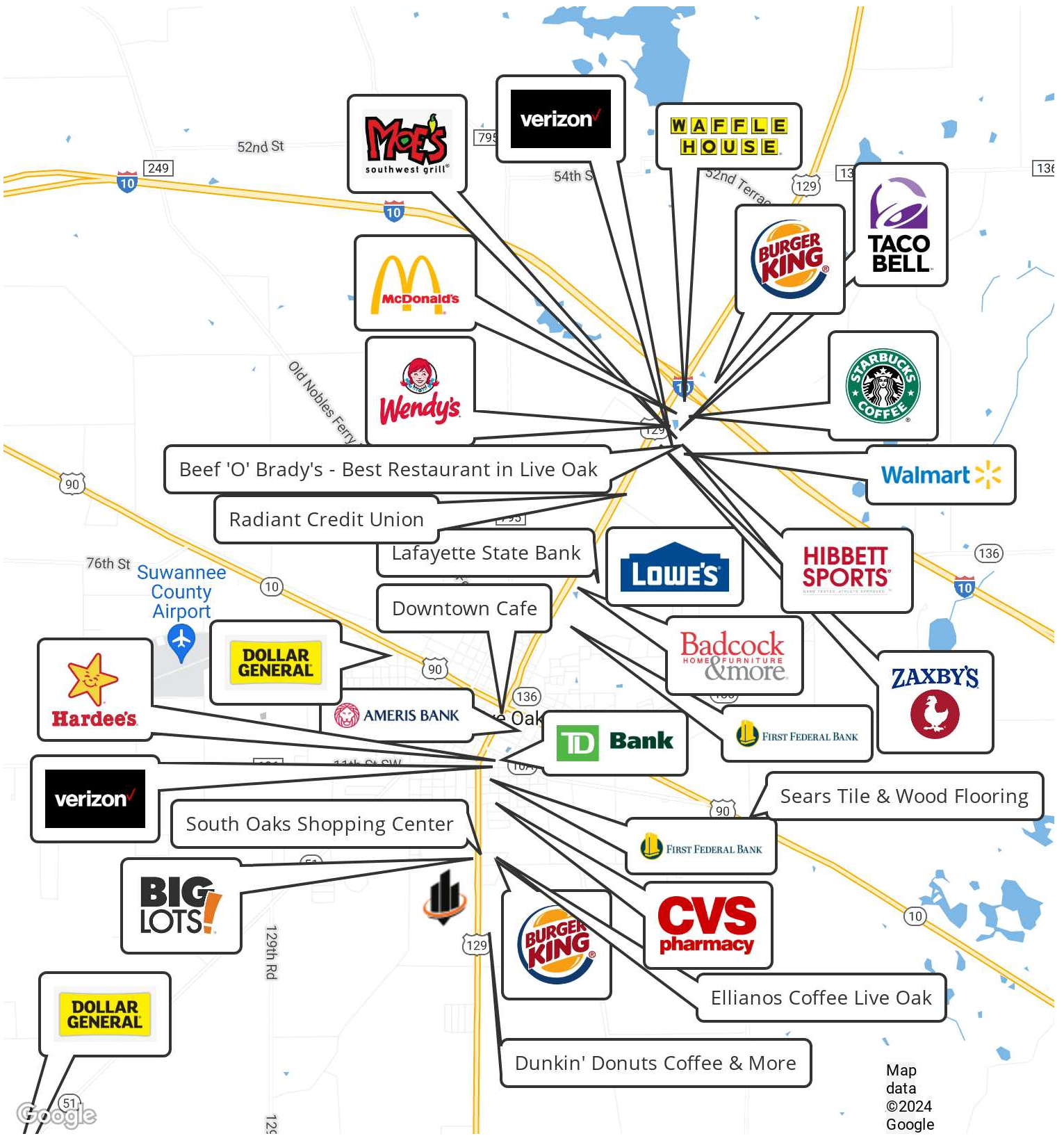
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REGIONAL MAP



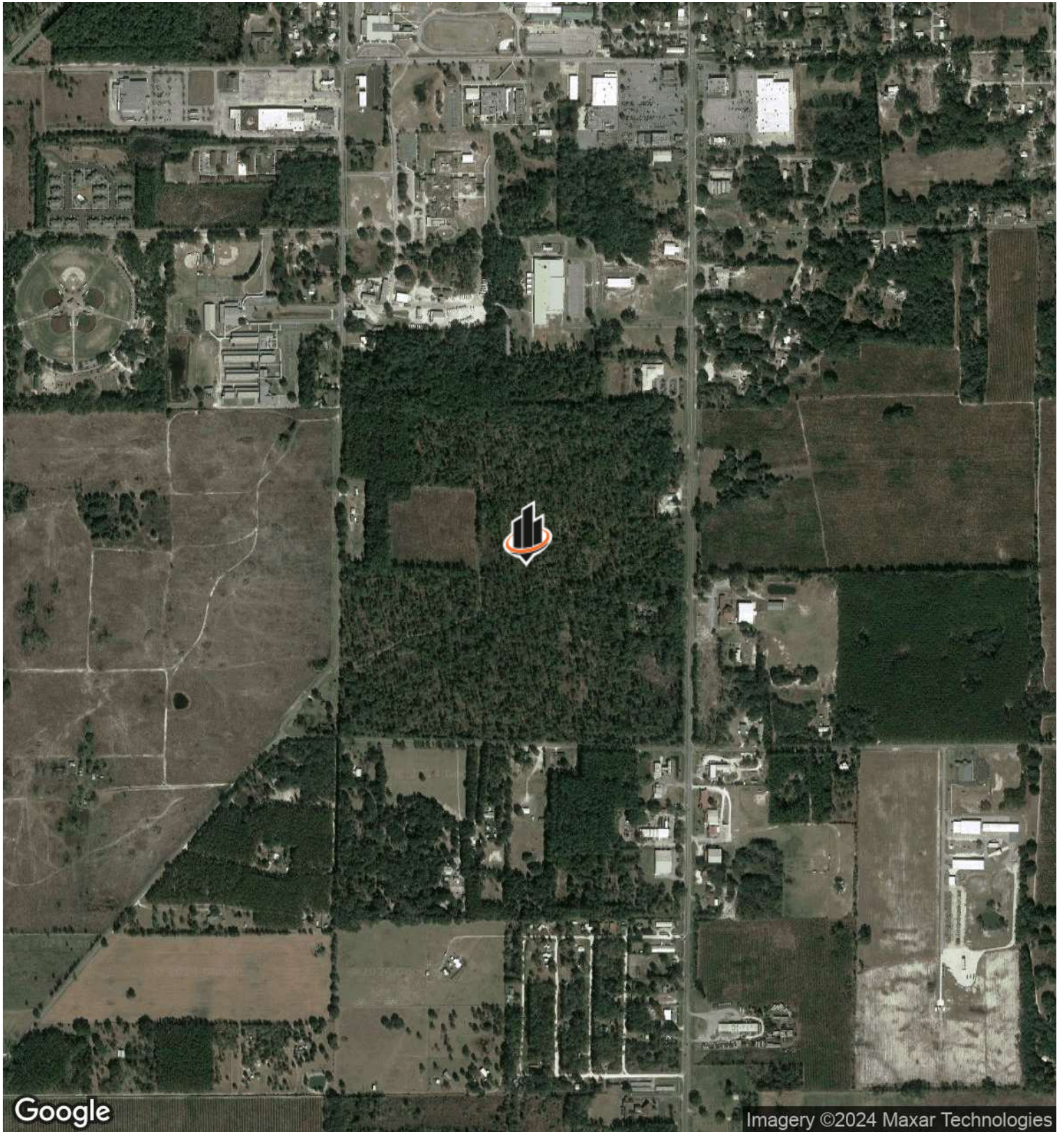
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RETAIL MAP



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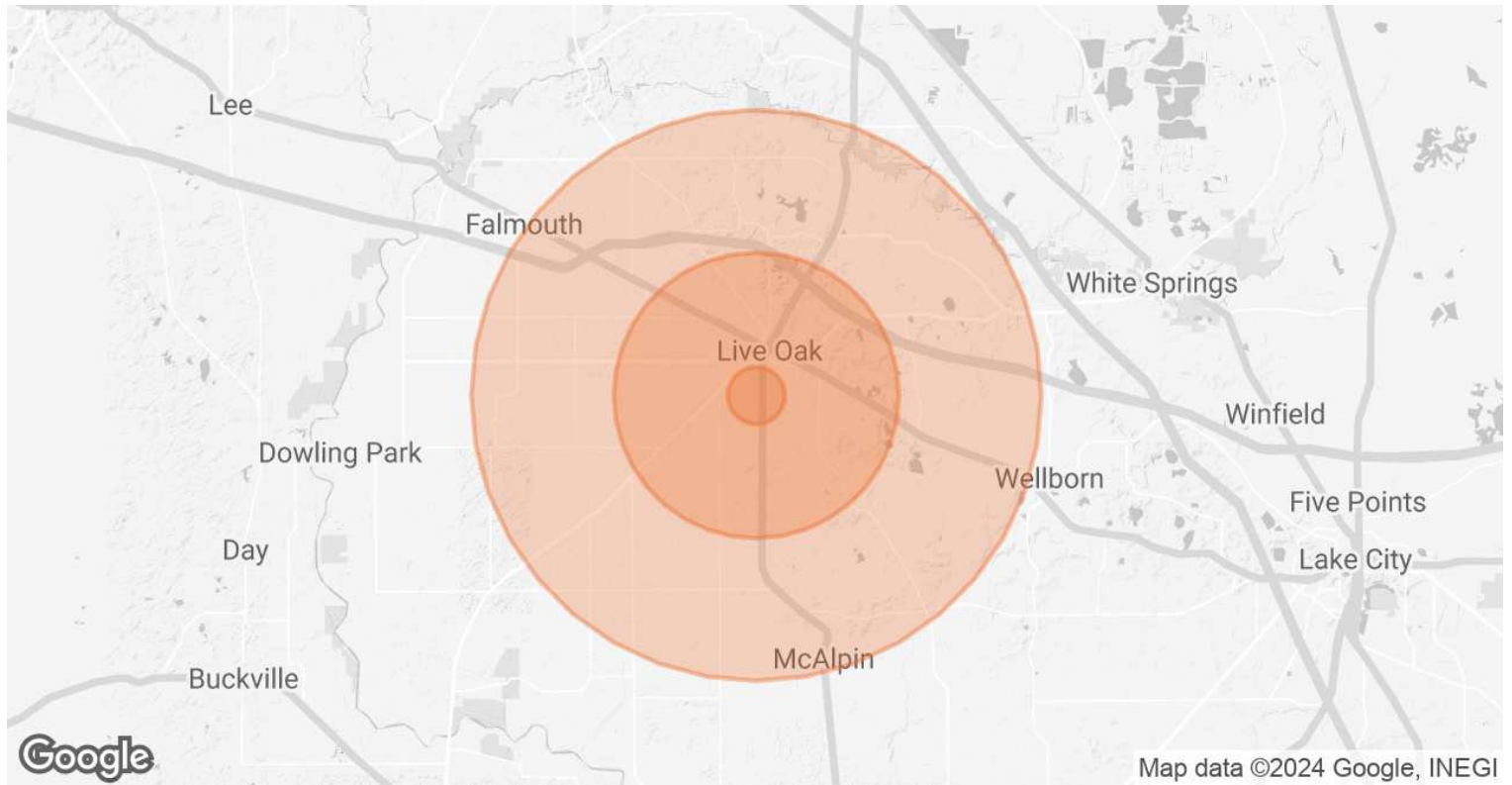
AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

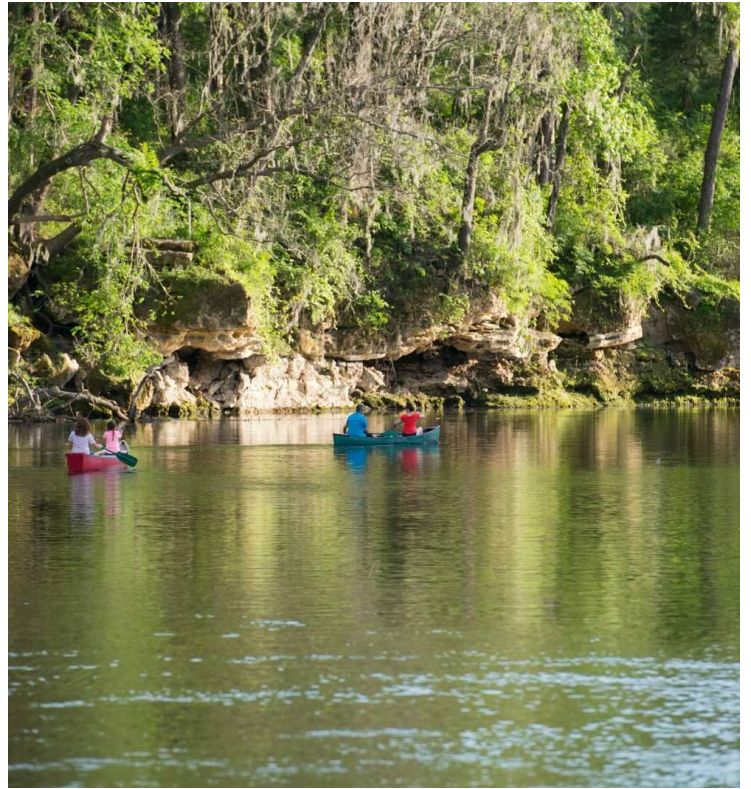


POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	665	13,629	25,455
AVERAGE AGE	34.9	38.5	41.1
AVERAGE AGE (MALE)	29.6	37.0	38.1
AVERAGE AGE (FEMALE)	44.5	37.7	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	255	5,600	10,599
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$52,512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