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TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**0 MAGNOLIA DR,
LAKE CITY, FL 32024 :: FOR SALE: \$65,000**

**5 AC DEVELOPMENT SITE :: LAKE CITY
CALLING ALL INVESTORS, BUILDERS OR DEVELOPERS**

• NO HOA OR DEED RESTRICTIONS •

ZONED: AG

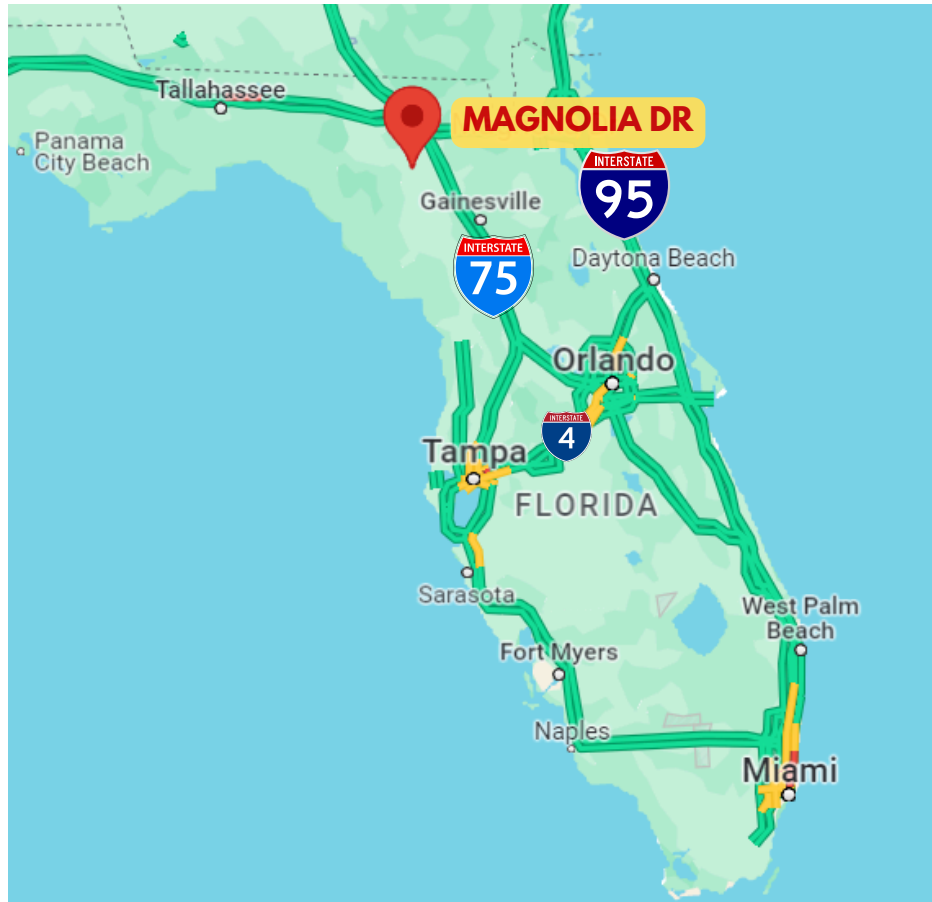


This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

INVESTMENT OPPORTUNITY

Zoning - AG - Agricultural

The zoning regulations permit agricultural activities such as crop cultivation, forestry, and apiculture, subject to specific setbacks for structures housing domestic animals based on their numbers. Additionally, allowable land uses include the processing and sale of on-site agricultural products, single-family dwellings, mobile homes, plant nurseries, community residential homes, temporary housing for migrant farm workers under specified conditions, churches, cemeteries, and schools.



PROPERTY INFORMATION

- **Folio Number:** 17-05S-15E-01066-020900
- **Lot Size:** 5 Acres
- **Lot Dimensions:** TBD
- **2023 Taxes:** \$423.00
- **Highest and Best Use:** Agriculture/Residential Development
- **Zoning:** AG (Agricultural)
- **Location:** Suwannee County is located in the north central part of Florida. It's known for its natural springs and the Suwannee River, offers a blend of outdoor recreation, agricultural heritage, and small-town charm, with Live Oak as its county seat.
- **Driving Directions:** Quick access to State Road **247** and **I-75**



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$ 65,000

Purchase Options: Cash, Hard Money, Conventional, SBA

Expenses: Available: Upon Request

LOCATION

Street Number: 0

Street Name: Magnolia Drive

Street City: Lake City

County: Suwannee County

Traffic Count/ Cross Streets:

Market: Live Oak / Lake City / Branford / Wellborn

THE PROPERTY

Folio Number: 17-05S-15E-01066-020900

Current Use: Vacant Land

Total Acreage: 5 acres

Zoning: AG - Agriculture

Future Land Use: Residential, Multi-family Development

TAXES

Tax Year: 2023

Taxes: \$423.00

UTILITIES

Electricity: Suwannee Valley Electric Cooperative

Water: The City of Live Oak

Waste: The Suwannee County Department of Public Works

Communications: Verizon / Spectrum / AT&T

THE COMMUNITY

Community/Subdivision Name: SUWANNEE RANCHETTES

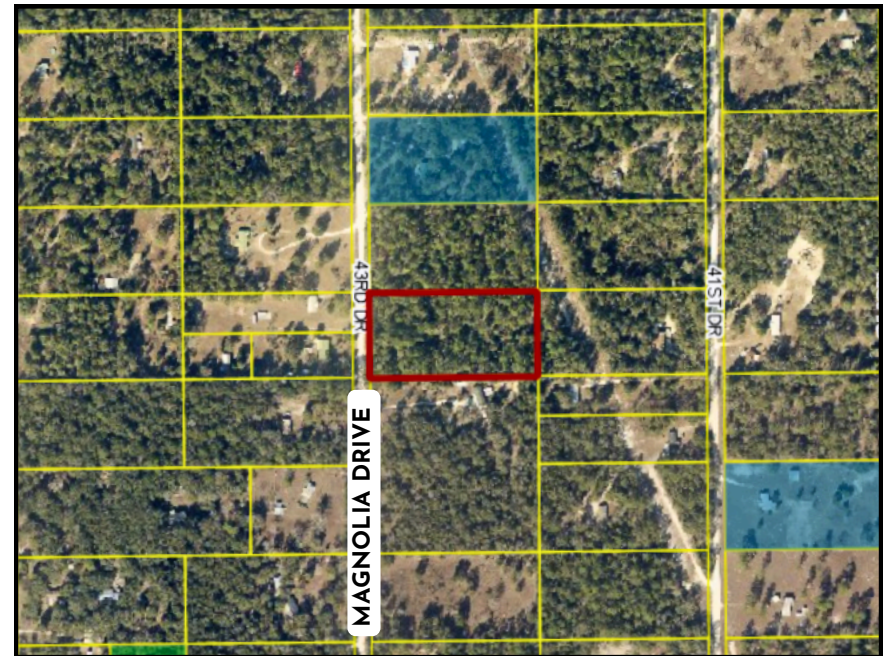
Flood Zone Area: X

THE LISTING

Driving Directions:

Take I-75 North. Exit on County Road 441 and head west. Turn left on County Road 27.

Turn right on Sandhill Road. Turn left on 224th Street. Turn right on Magnolia Drive.



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