

000 US Highway 90
Live Oak, FL 32060

31.95 Acres

Suwannee County, FL

Zoned Commercial Highway Intensive (CHI)

\$1,500,000



Lands of North Florida

Permitted Uses

- ▶ Automotive service and self-service stations
- ▶ Rental of automotive vehicles, trailers, and trucks.
- ▶ Restaurants
- ▶ Hotels and motels
- ▶ Retail commercial outlets for sale of fruit, gifts, novelties, and similar uses catering to tourists.
- ▶ Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
- ▶ Facilities for storage and distribution of products including wholesale activity.
- ▶ Wholesale and retail factory outlets for sale of goods. Business and professional offices.
- ▶ Printing, lithographing, publishing, photographic processing, blue printing, or similar establishments.

Special Exceptions

- ▶ Truck stops.
- ▶ Travel trailer parks or campgrounds
- ▶ Commercial tourist attractions.
- ▶ Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
- ▶ Bed and breakfast inns.
- ▶ Pawn shop.
- ▶ Sporting goods store.
- ▶ Off-site signs

*More information from Land Development Regulation available upon request.



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- No flood zone, no wetlands per FEMA FIRM panels
- Suwannee County is developing municipal water and sewer nearby.



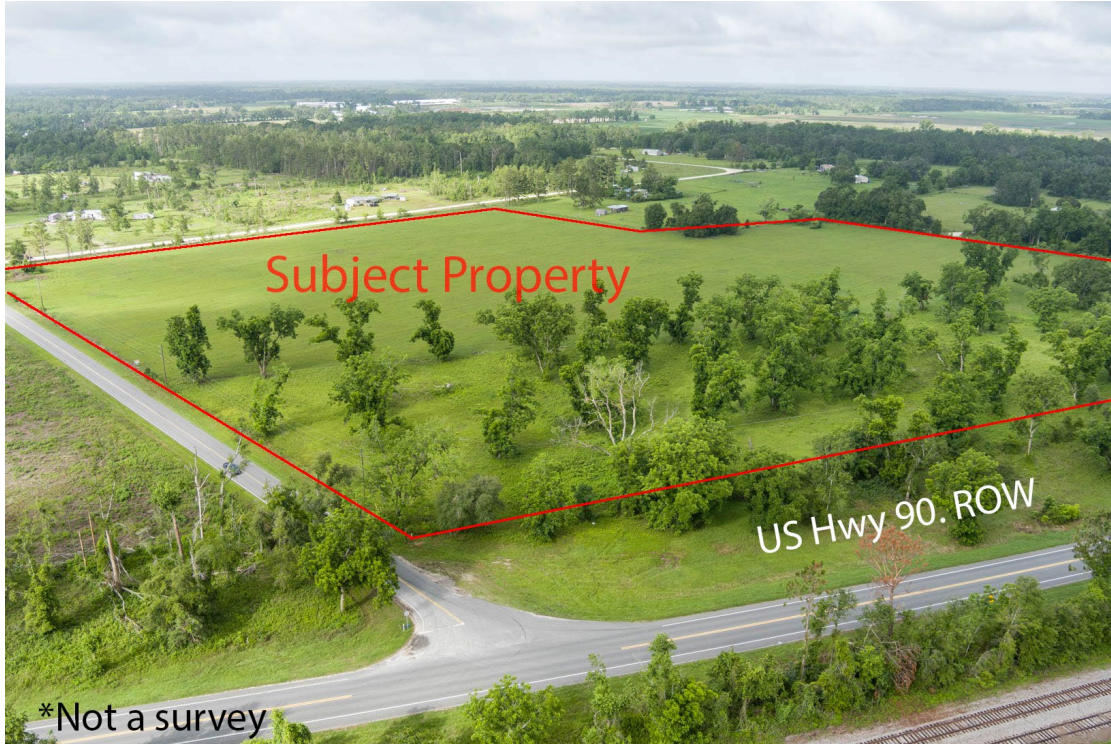
Flood Map shows property in zone X (no flood zone)



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Local Zoning and Development Contacts

- Suwannee County Building Department: (386) 364-3407
- Suwannee County Zoning Department: (386) 364-3401
- Suwannee County Economic Development Director
 - Jimmy Norris (386) 364-1700



Listing Presented by:



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