



# I-75 Development North Florida Land Tracts

I75 at SR 47, Lake City, Florida 32025

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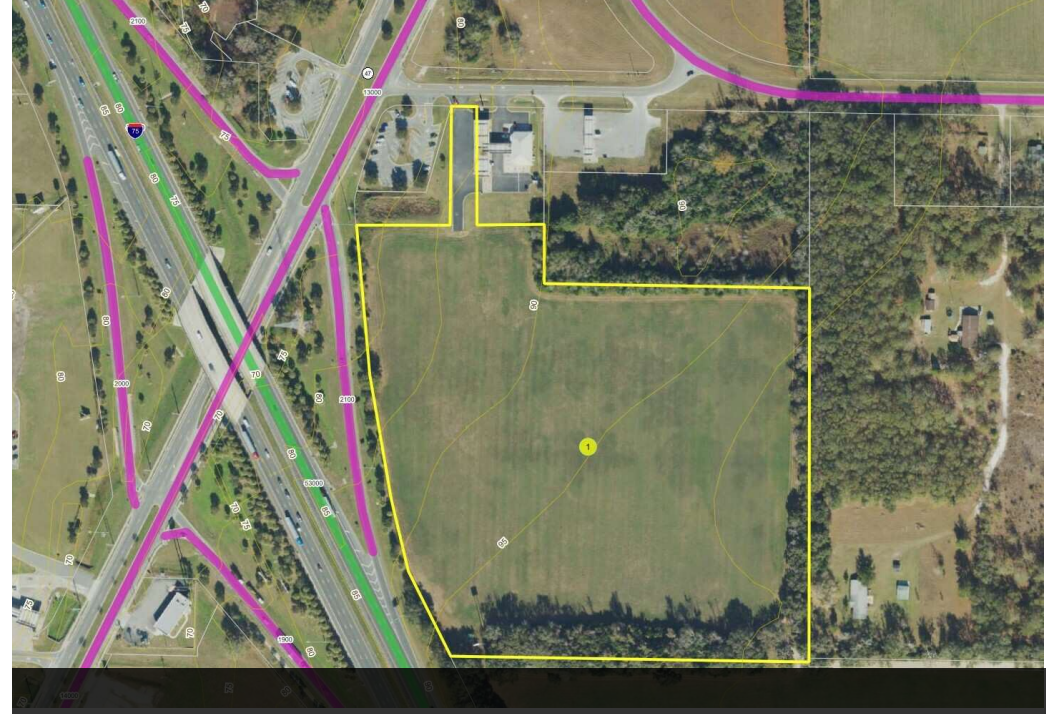
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## PROPERTY SUMMARY



Property At Exit Ramp



**Sale Price**

**\$6,500,000**

## Offering Summary

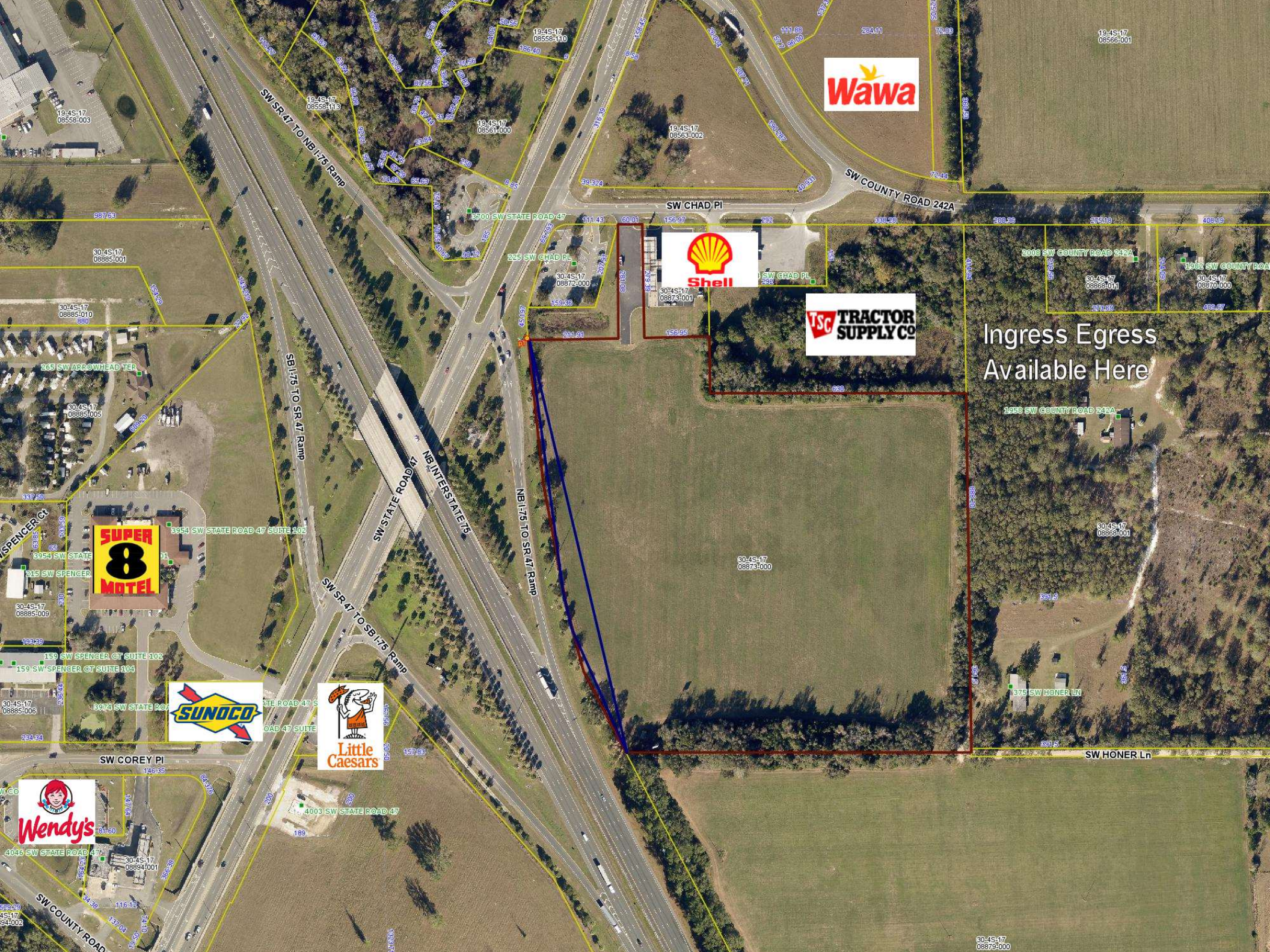
<b>Lot Size:</b>	21.66 Acres
<b>Price / Acre:</b>	\$300,092
<b>Zoning:</b>	CHI/CI with FLU Highway Interchange/Commercial
<b>Market:</b>	North Central Florida
<b>Submarket:</b>	Lake City
<b>Traffic Count:</b>	53,000
<b>Property Type:</b>	Development Land

## Property Overview

21.66 Acre Development Parcel (adjoining 42 acres also available for 64+/- acres - See the end of this OM) 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.

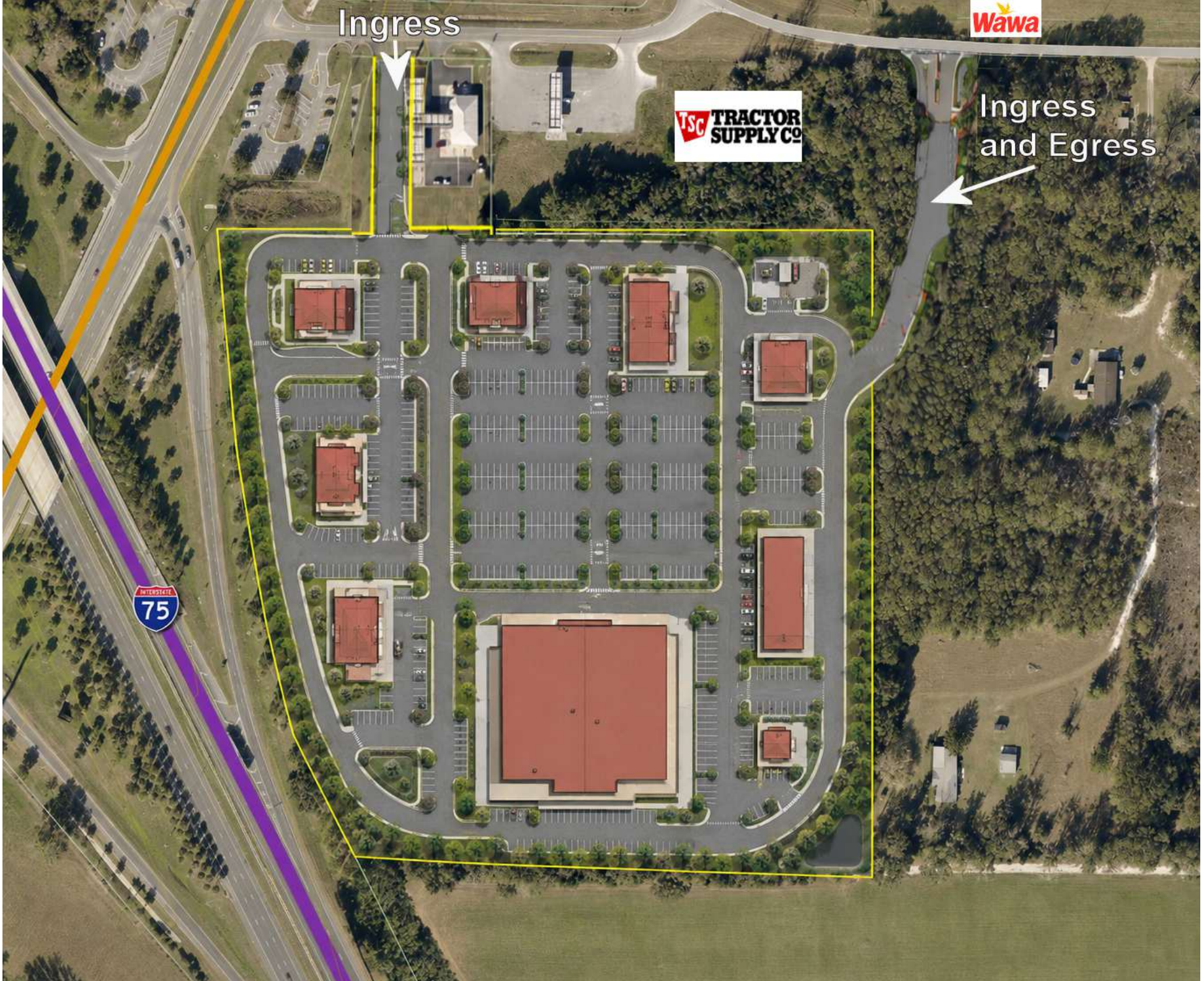
## Property Highlights

- 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



Ingress Egress Available Here





Ingress

Wawa

TSC TRACTOR SUPPLY CO

Ingress and Egress

INTERSTATE 75

Rendered Site Plan - 22 ac- Ingress and Egress available with neighboring property

# SITE PLAN DRAFT



Site Plan - 64 Ac



53,000 ±  
Cars/Day

SECTION 1

# Property Information

## 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, sewer, and natural gas available .

## Site Description

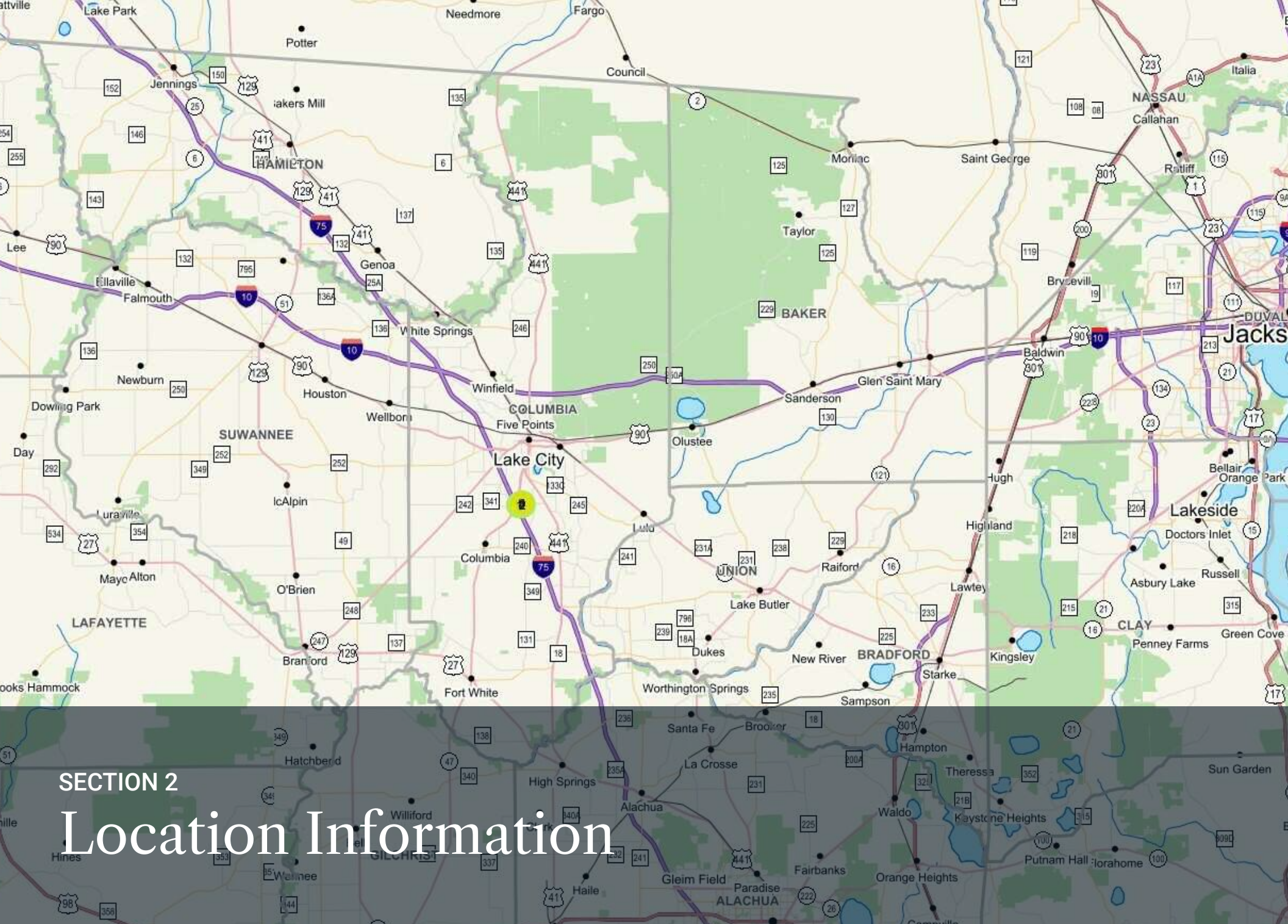
Located directly on the northbound exit ramp of I75 at CR47 just south of Lake City, in the expanding North Central Florida market, this site now has city water and sewer available (via Lake City; no annexation required) as well as natural gas. Traffic Counts: 58,500 AADT on I75, SR 47 AADT 13,900. Topography is flat with grass land cover. with no wetlands Two modes of access: 1. CR47/Chad place via 60' owned access, and 2. Neighboring/adjoining 42 acres available for purchase in whole or a portion just for additional access for ingress/egress. This exit is now seeing considerable expansion with Wawa (across the street), Tractor Supply on the adjoining parcel, Publix is proposed on CR47 and other major gas/retail tenants have properties under contract at this exit. Additional 42 Acres available for 64 total acres.

## Power Description

Lake City

## Gas Description

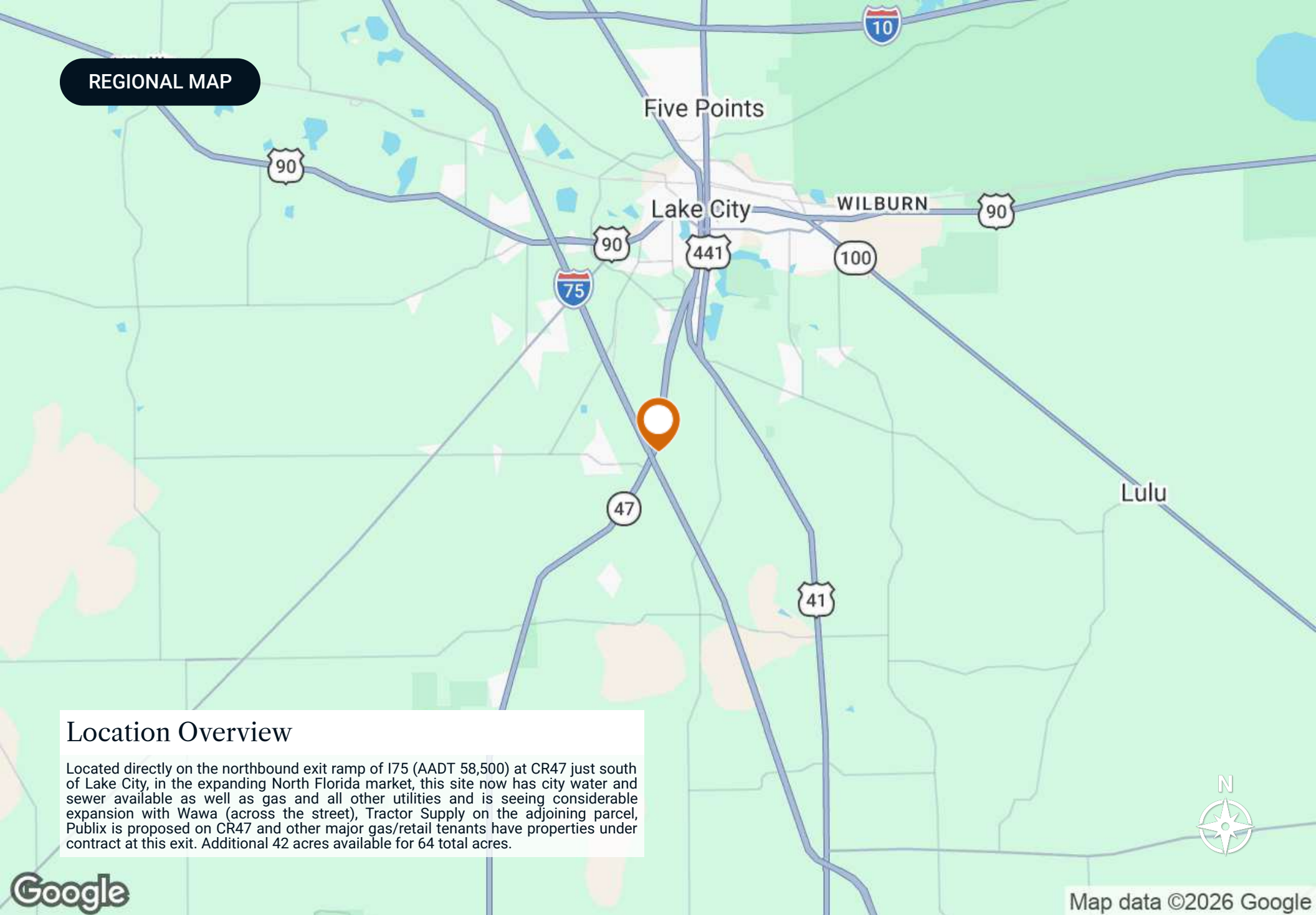
Natural



SECTION 2

Location Information

## REGIONAL MAP

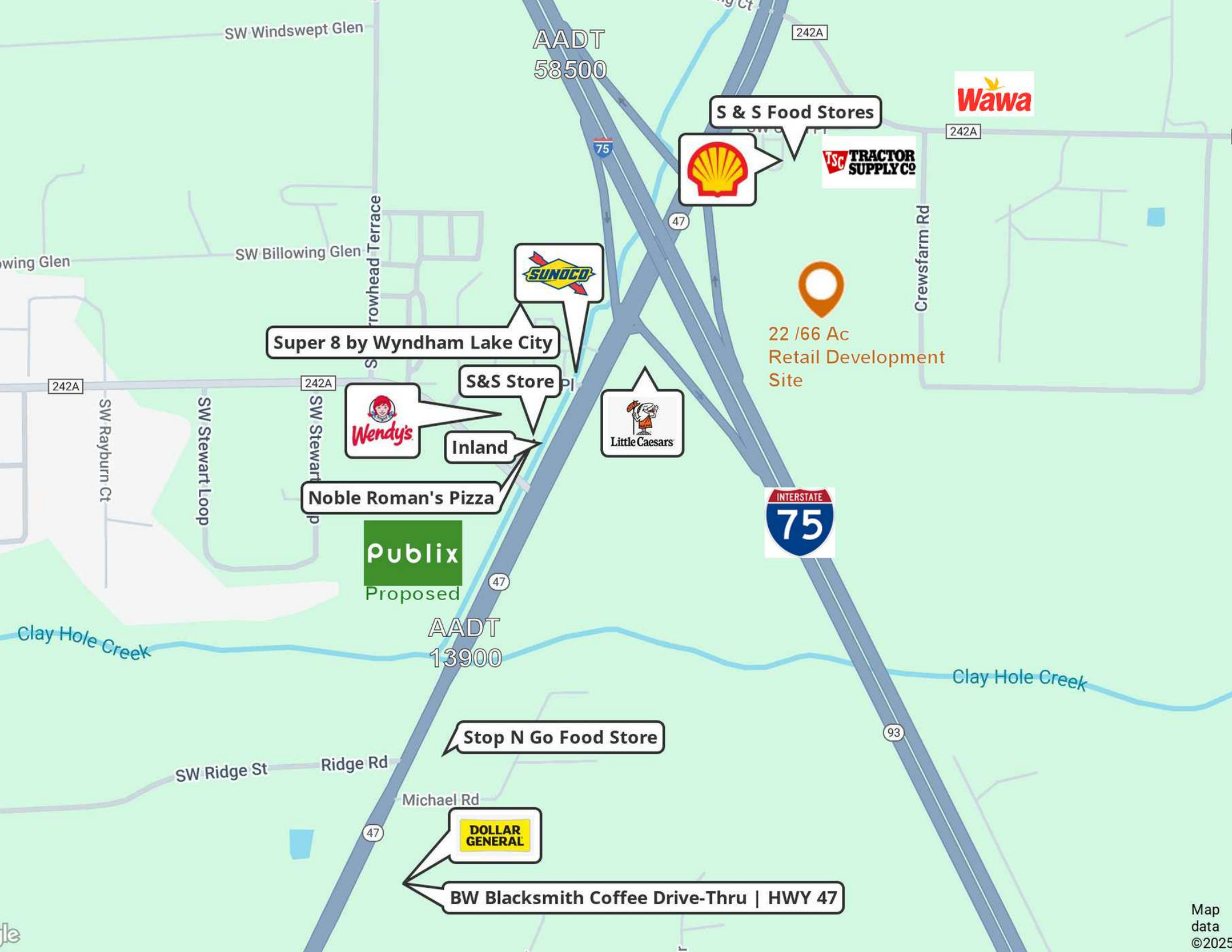


### Location Overview

Located directly on the northbound exit ramp of I75 (AADT 58,500) 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 and is seeing considerable expansion with Wawa (across the street), Tractor Supply on the adjoining parcel, Publix is proposed on CR47 and other major gas/retail tenants have properties under contract at this exit. Additional 42 acres available for 64 total acres.



Map data ©2026 Google



AAADT  
58500

242A



S & S Food Stores



242A

Crewsfarm Rd



22 166 Ac  
Retail Development  
Site

47



Super 8 by Wyndham Lake City

S&S Store



Inland



Noble Roman's Pizza



Proposed

AAADT  
13900



47

93

Stop N Go Food Store

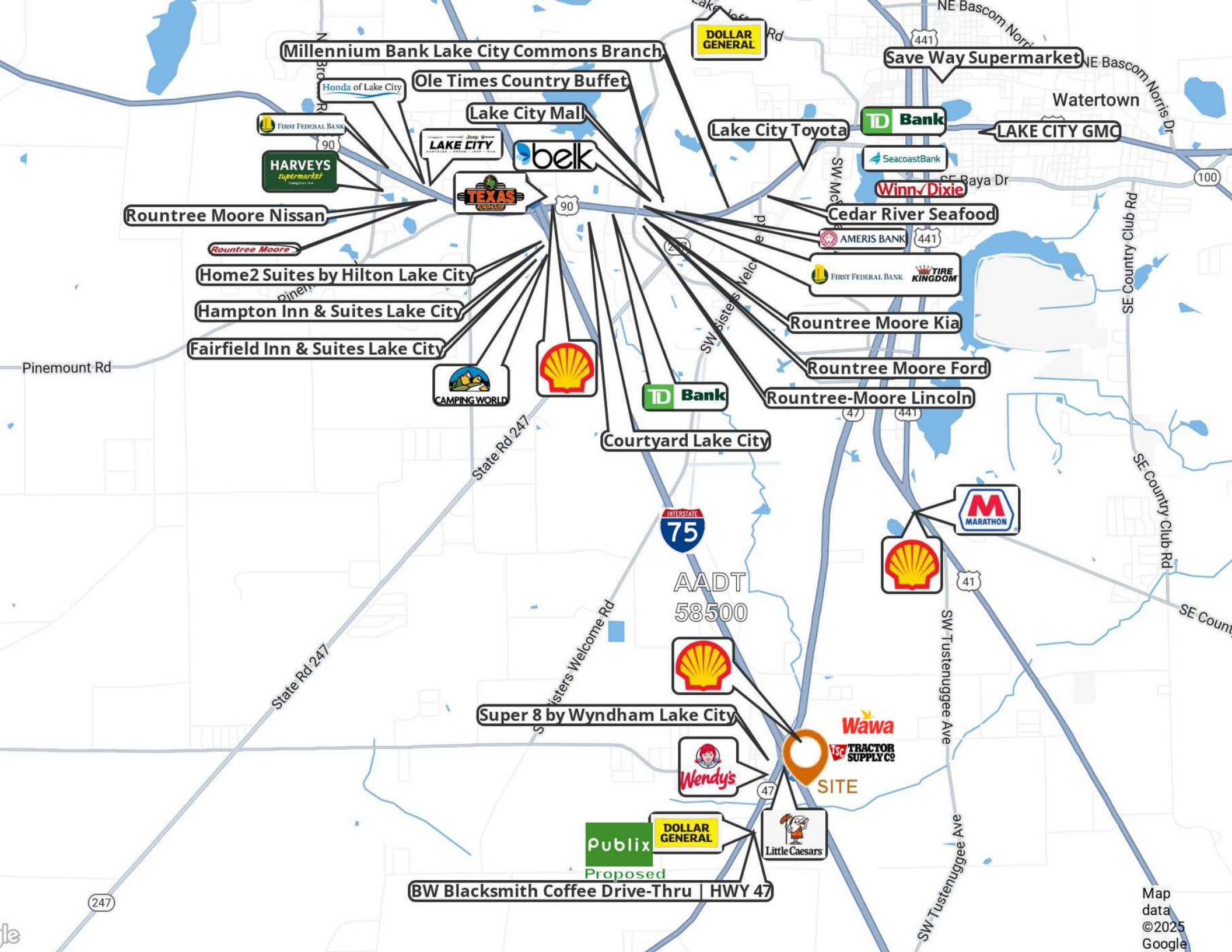
SW Ridge St

Ridge Rd

Michael Rd

DOLLAR  
GENERAL

BW Blacksmith Coffee Drive-Thru | HWY 47



Millennium Bank Lake City Commons Branch



Save Way Supermarket

Honda of Lake City

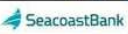
Ole Times Country Buffet

Lake City Mall

Lake City Toyota



LAKE CITY GMC



Rountree Moore Nissan

Cedar River Seafood

Home2 Suites by Hilton Lake City

Hampton Inn & Suites Lake City

Fairfield Inn & Suites Lake City



Rountree Moore Kia

Rountree Moore Ford

Rountree-Moore Lincoln

Courtyard Lake City



AAADT  
58500



Super 8 by Wyndham Lake City

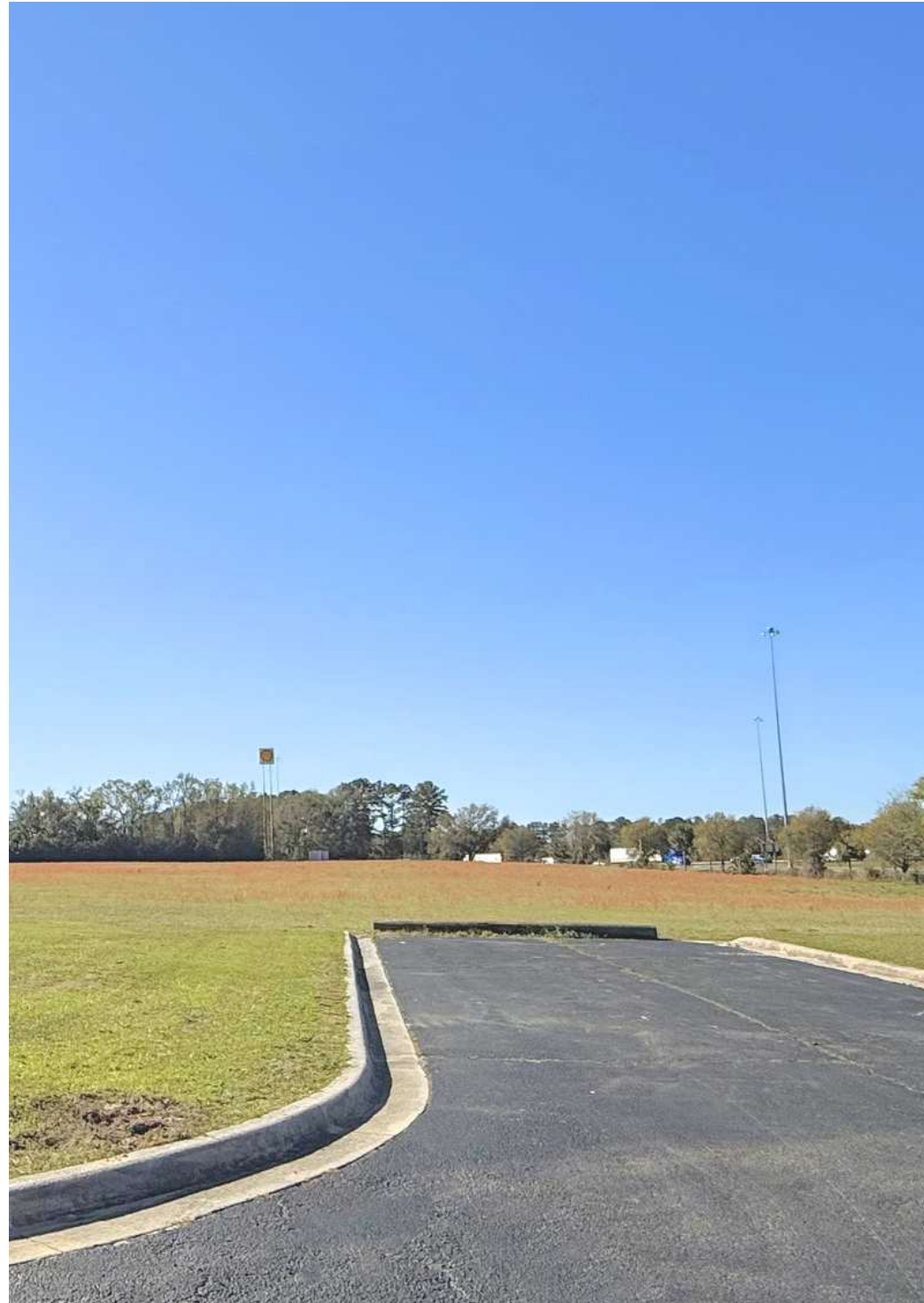


SITE

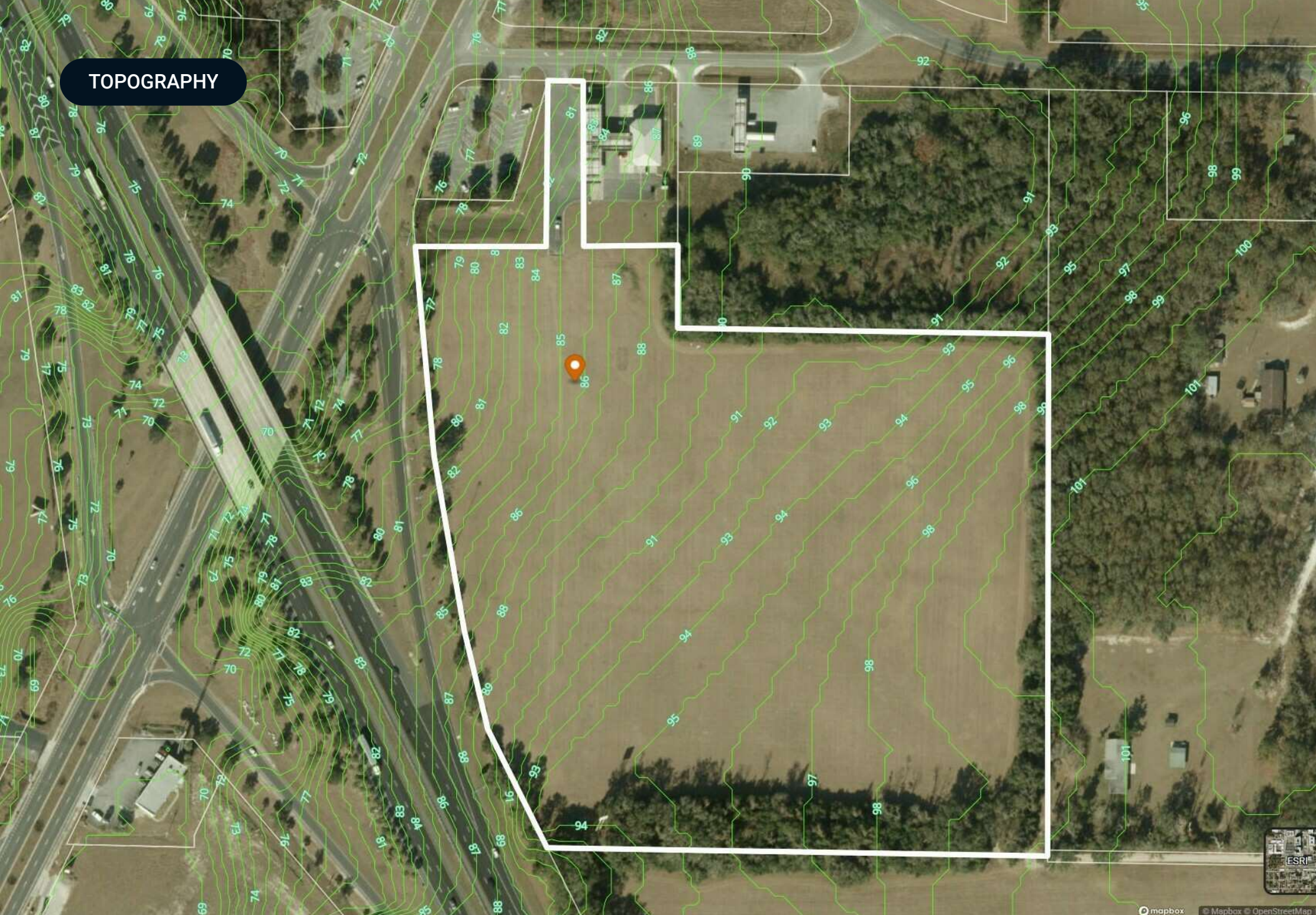


BW Blacksmith Coffee Drive-Thru | HWY 47

SITE PHOTOS



# TOPOGRAPHY



# UTILITY LOCATIONS



Water, Sewer, Gas Locations



## ADVISOR BIOGRAPHY



### Marvin Puryear

Senior Advisor

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## Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate, specializing in development land with a proven track record of large-parcel transactions across Central Florida.

Primarily focused on Lake, West Orange, and surrounding counties, Marvin works at the intersection of institutional-grade deal execution and deep local market intelligence. He represents landowners, developers, and institutional clients in the sale of development land ranging from single-product parcels to multi-use assemblages exceeding 400 acres. Developers, national homebuilders, and major lenders call Marvin first, not because he has the biggest database, but because he knows which deals are viable before a contract is ever drafted.

The Orlando Business Journal has quoted Marvin in more than 58 articles since 2020, more than any other broker in Lake County. He has been the go-to market voice on Clermont growth, the Wellness Way corridor, Groveland industrial demand, and development land absorption across the I-4 west corridor. In 2023, OBJ formally recognized him as a “Power Player.”

Marvin is a preferred commercial broker for many major national and regional banks for REO asset valuation and disposition throughout Central Florida. He has served as an expert witness in large-scale property valuation matters presented before city councils and county commissions throughout the region.

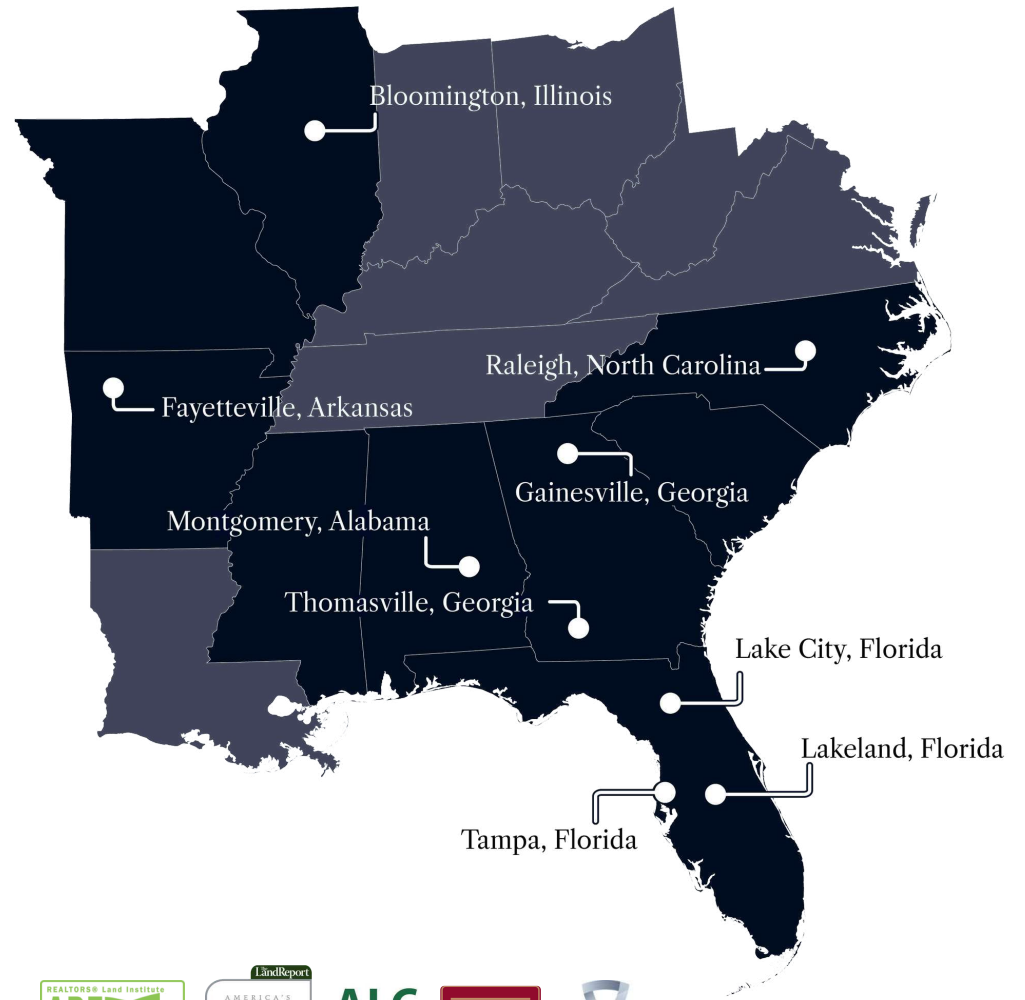
Before joining Saunders Real Estate, Marvin spent 20 years building and running two internationally franchised brokerages simultaneously: ERA Professional Real Estate Services, a 60–80 agent office ranked as high as Top 5 in the United States and Top 50 internationally, and Coldwell Banker Commercial Atlantic Properties, where he served as Broker of Record and produced consistent top-ranking commercial sales in Lake County. Both firms were sold in 2014.

Prior to his real estate career, Marvin spent 10 years in corporate management in Chicago, including National Marketing Director at Tripp Lite, Operations Manager at CompUSA, and Regional Manager at Lifetouch. That background in national marketing, operations, and regional market strategy runs directly through the way he approaches commercial brokerage today.

Marvin’s practice is built on a single premise: a seller’s land is only worth what a qualified buyer will pay, and a qualified buyer is only found when the asset is properly positioned, priced, and marketed to the right capital sources. He evaluates highest-and-best use before a property goes to market, identifies the buyer pool most likely to close, and structures transactions to minimize contingency exposure and maximize net proceeds.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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