

I-75 Development North Florida Land Tracts

I75 at SR 47, Lake City, Florida 32025

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22 Ac

42 Ac

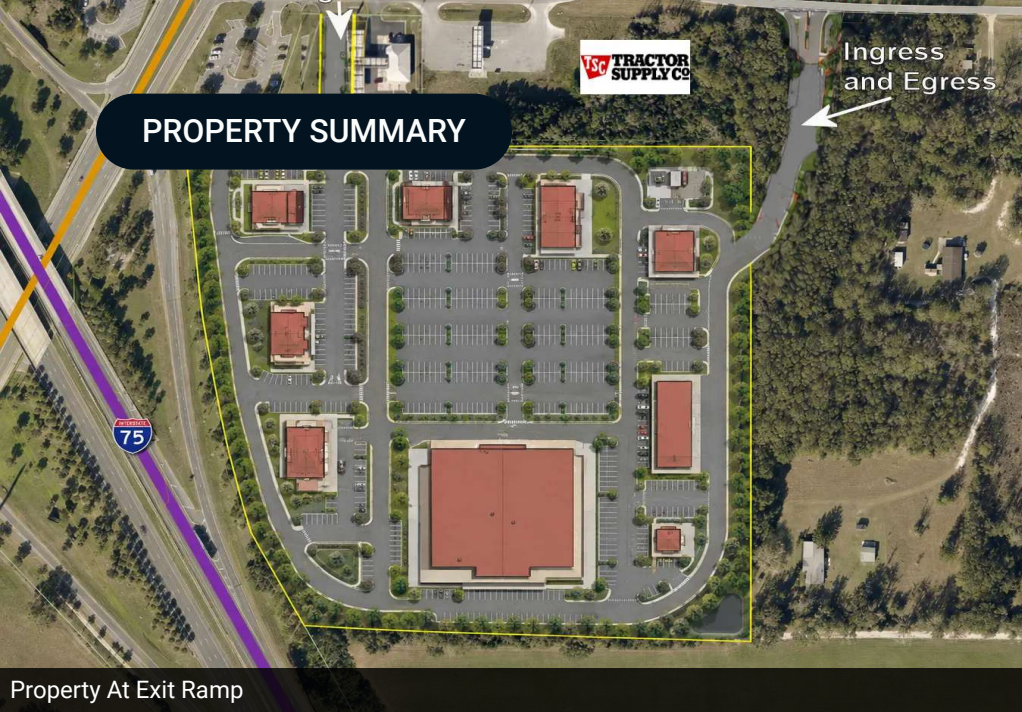


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Sale Price

\$6,500,000

Offering Summary

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

Property Overview

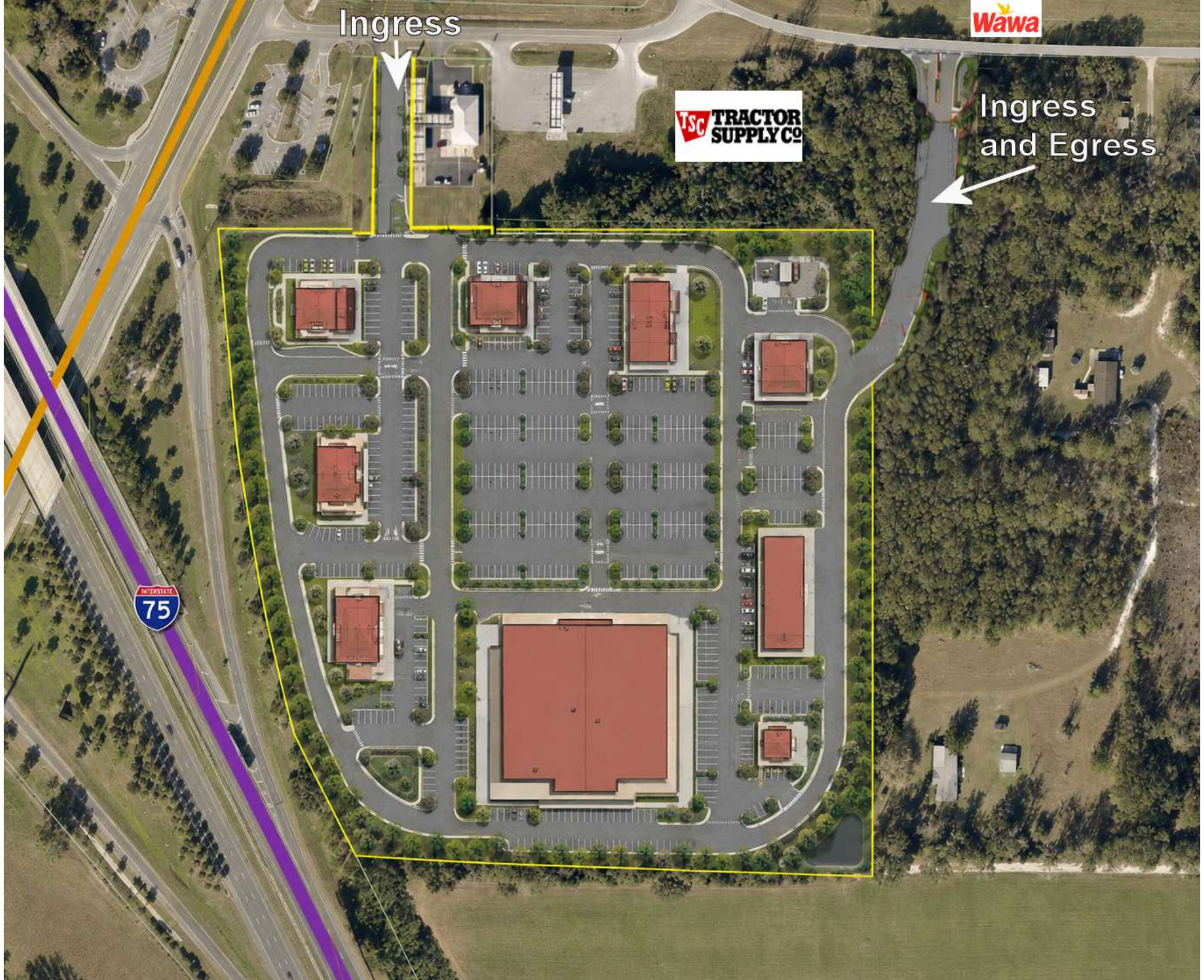
21.66 Acre Development Parcel (adjoining 42 acres also available for 64+/- acres - See the end of this OM) located directly on the northbound exit ramp of I-75 at CR47 just south of Lake City, in the expanding North Florida market. Ideal for interstate or local retail, SFR, Multifamily, office, medical, 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



Dimensions - 22ac - Additional Neighboring 42 Ac Property Available for purchase and for Ingress/Egress



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

SITE PLAN DRAFT



Site Plan - 64 Ac

SITE PLANS





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

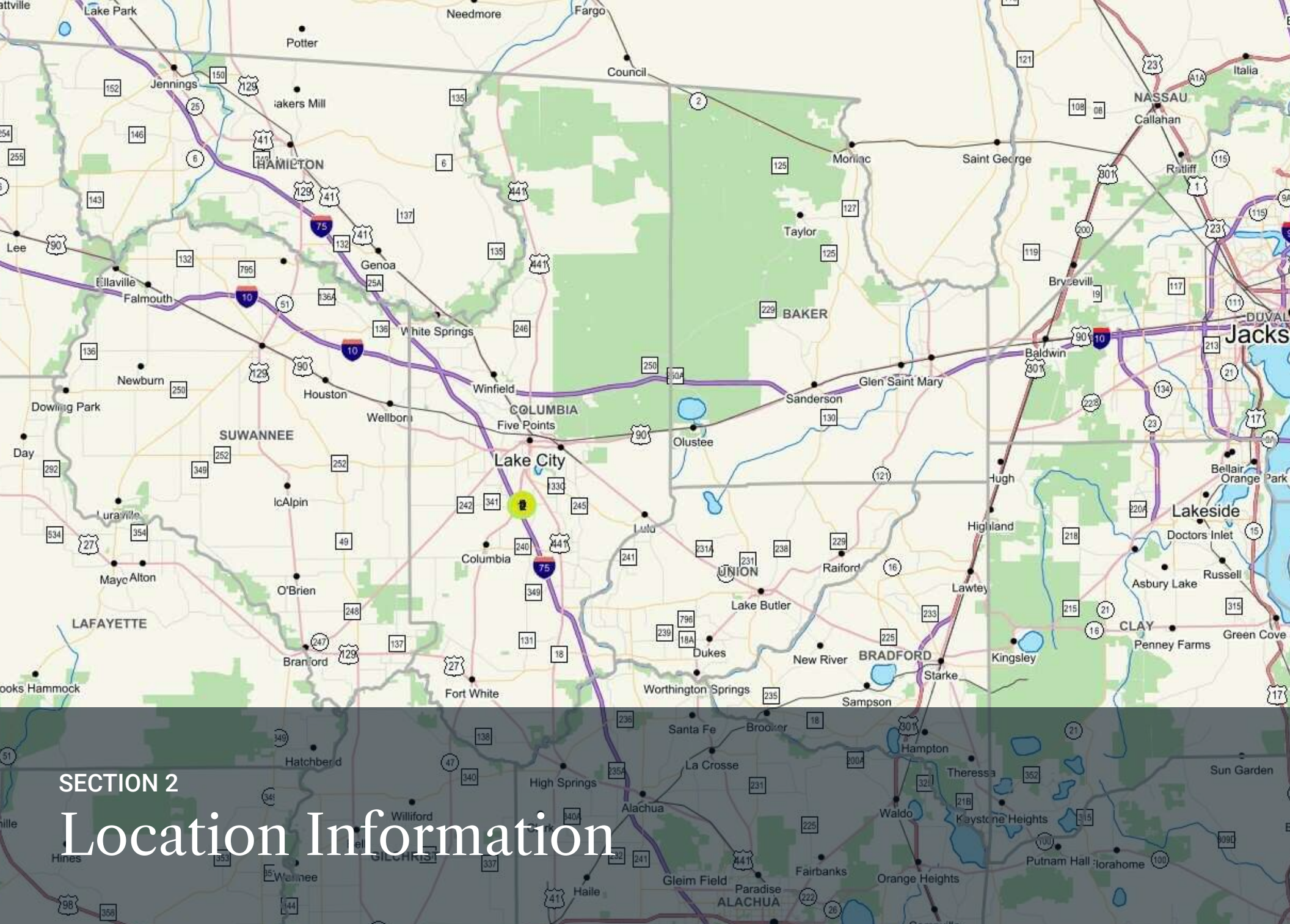
Located directly on the northbound exit ramp #423 on I75 at CR47 just south of Lake City, with 1050ft frontage on I75 in the expanding North Central Florida market, this site has city water and sewer (via Lake City; no annexation required) as well as natural gas, power, and cable/internet. Traffic Counts: 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 and Circle K (across the street), Tractor Supply on the adjoining parcel, Publix and Zaxbys are being developed 1 block west 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

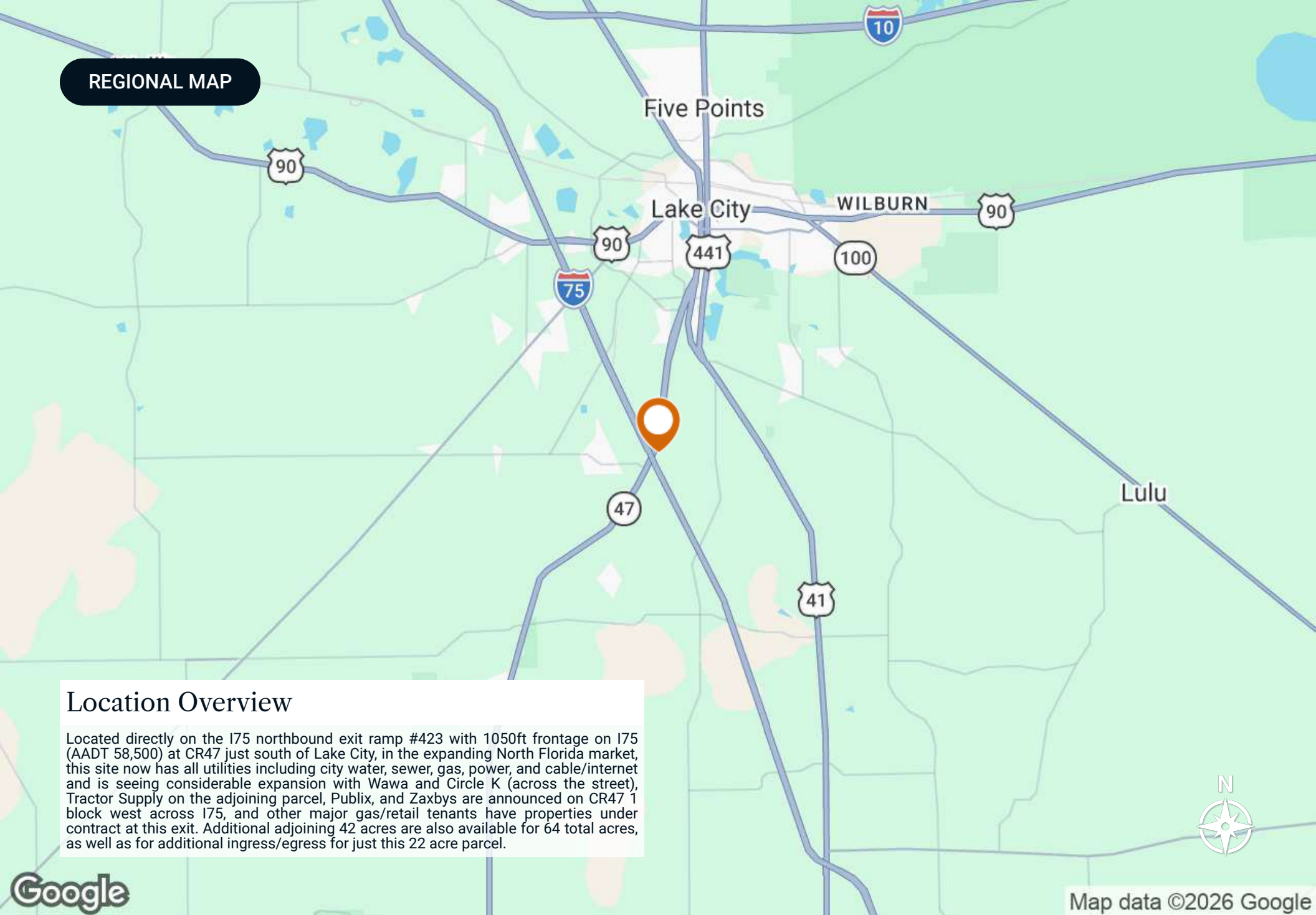
3" line - Natural Gas



SECTION 2

Location Information

REGIONAL MAP

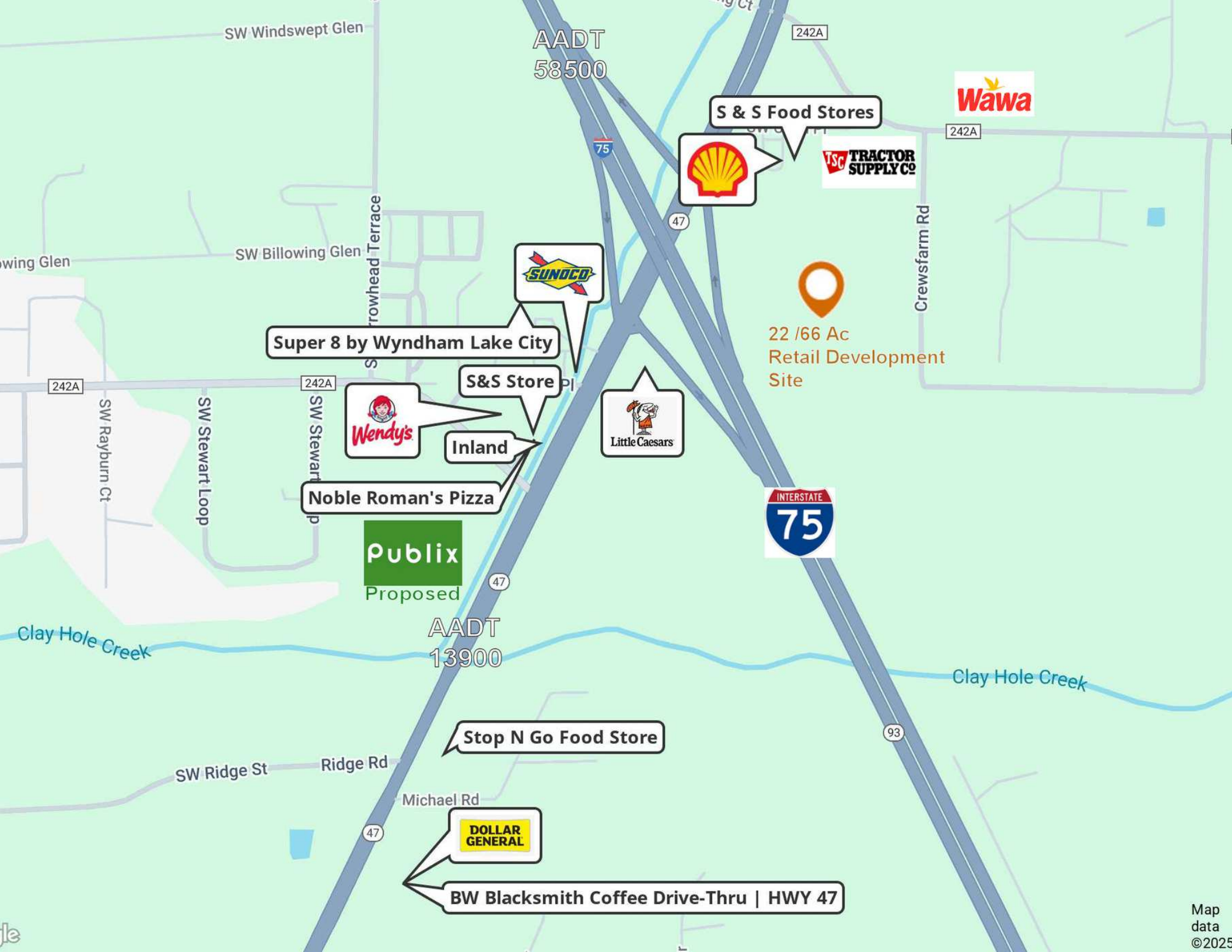


Location Overview

Located directly on the I75 northbound exit ramp #423 with 1050ft frontage on I75 (AADT 58,500) at CR47 just south of Lake City, in the expanding North Florida market, this site now has all utilities including city water, sewer, gas, power, and cable/internet and is seeing considerable expansion with Wawa and Circle K (across the street), Tractor Supply on the adjoining parcel, Publix, and Zaxbys are announced on CR47 1 block west across I75, and other major gas/retail tenants have properties under contract at this exit. Additional adjoining 42 acres are also available for 64 total acres, as well as for additional ingress/egress for just this 22 acre parcel.

Google

Map data ©2026 Google



AADT
58500

242A

S & S Food Stores



242A



47



Super 8 by Wyndham Lake City

S&S Store



Inland



Noble Roman's Pizza

Publix
Proposed

47

AADT
13900



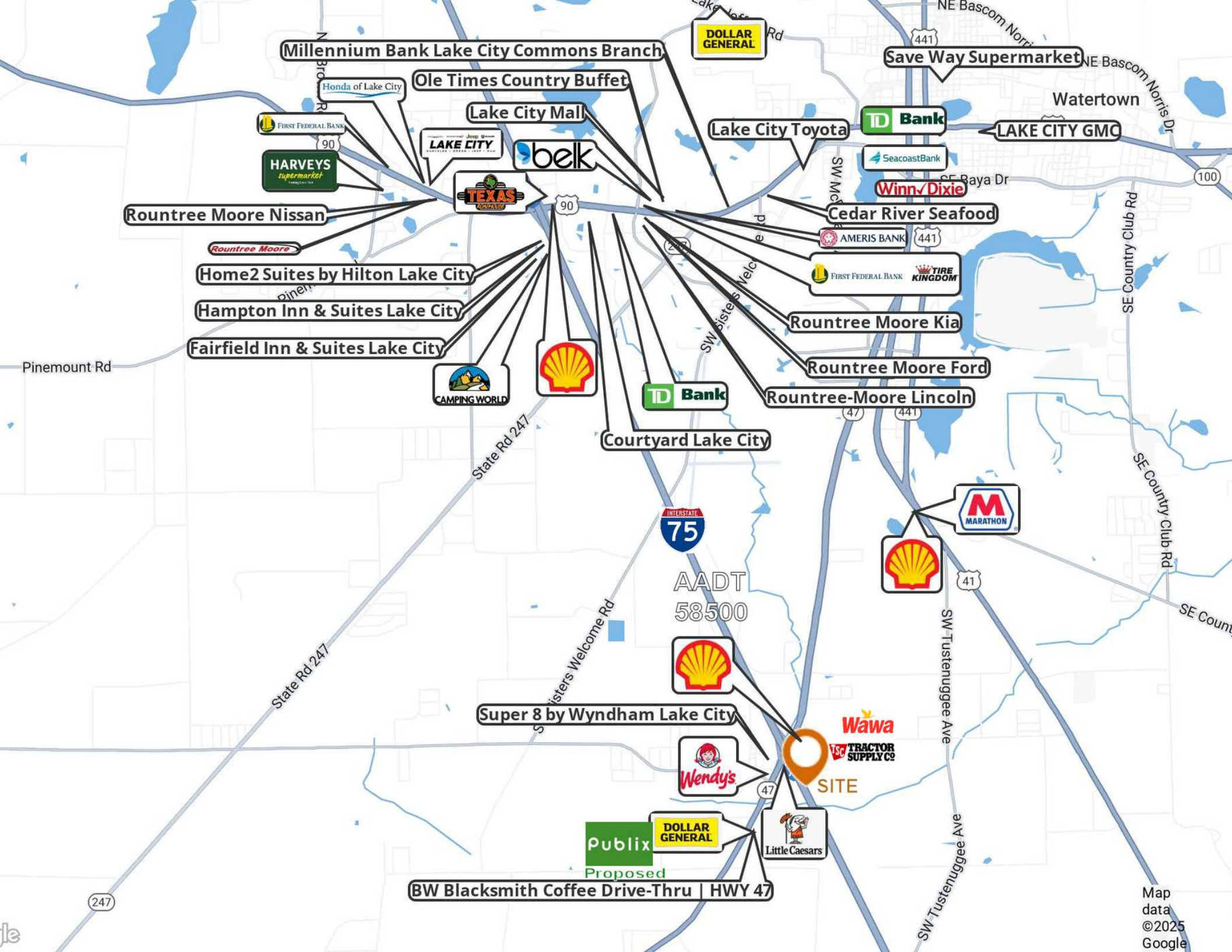
Clay Hole Creek

93

Stop N Go Food Store

**DOLLAR
GENERAL**

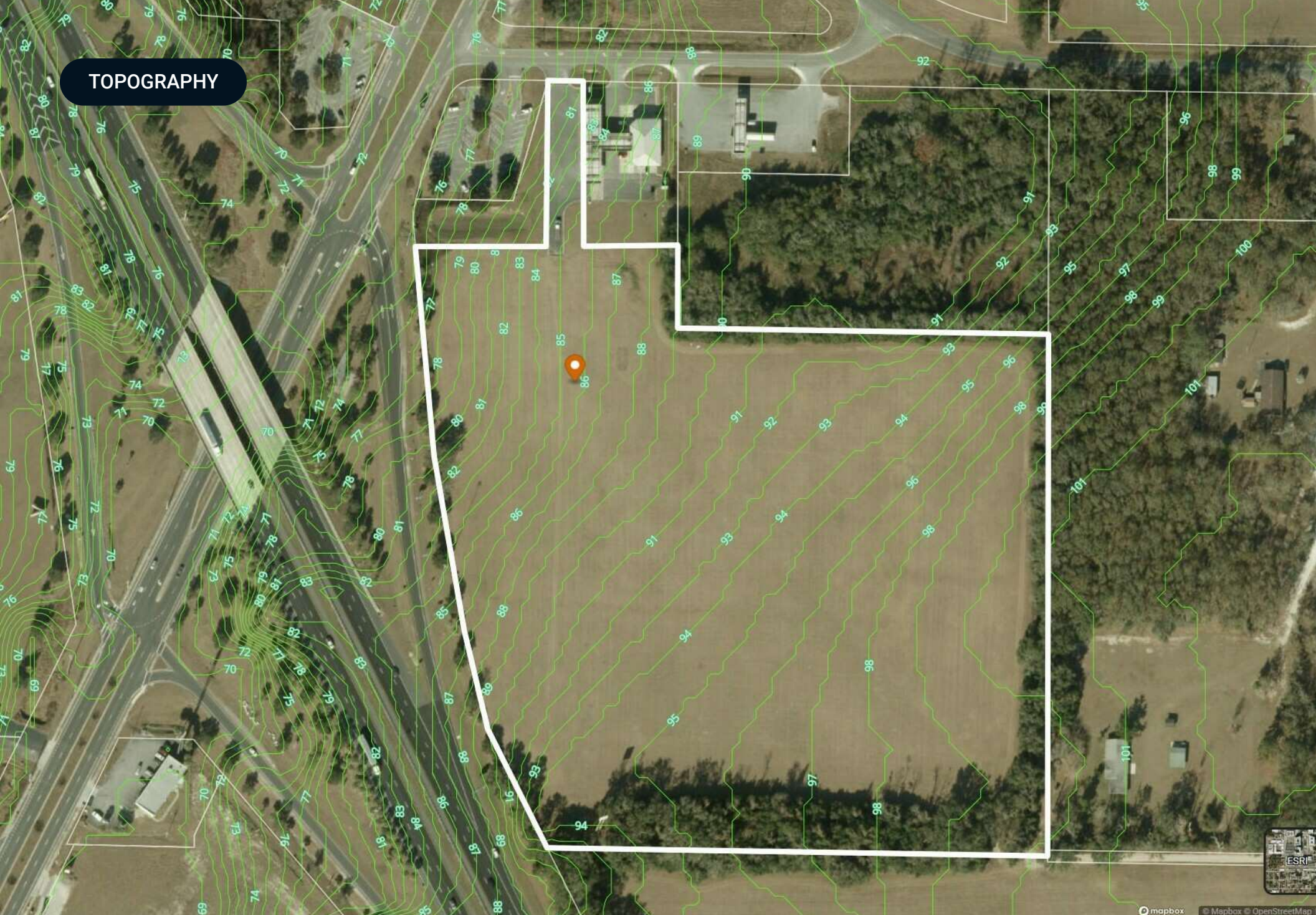
BW Blacksmith Coffee Drive-Thru | HWY 47



SITE PHOTOS



TOPOGRAPHY



UTILITY LOCATIONS

Sewer Force Main

Sewer Stub-out

Water 12"

Water 20"

Gas 3"

Comcast Power

Businesses and Landmarks:

- Rush Truck Centers - Lake City Truck dealer
- Alta Equipment Company
- Lettering Co. Sign shop
- Tom Nehl Truck Company Truck dealer
- Mike's Truck & Auto Body
- PRECISION CHEMICALS
- Casey Jones Campgrounds
- Envy Elite
- Super 8 by Wyndham Lake City 4.0 (1044) 2-star hotel
- The Final Plan, Inc
- RapidXChange Propane
- Little Caesars Pizza • S
- Wendy's Fast Food • S
- RapidXChange Propane
- Love N Learn (Daycare)
- TJ Liquors Liquor store
- Sunoco
- Corey Pl
- Melinda's Farm

Streets:

- SW Ring Ct
- SW Chad Pl
- SW Billowing Glen
- SW Stewart Loop
- SW Arrowhead Terrace
- SW Windswept Glen
- SW Ring Ct
- SW Chad Pl
- SW Billowing Glen
- SW Stewart Loop
- SW Stewart Loop
- SW Stewart Loop

Highways:

- 75
- 47
- 93
- 423
- 242A

Water, Sewer, Gas Locations

21.66 + 42 ACRE NEIGHBORING PARCEL



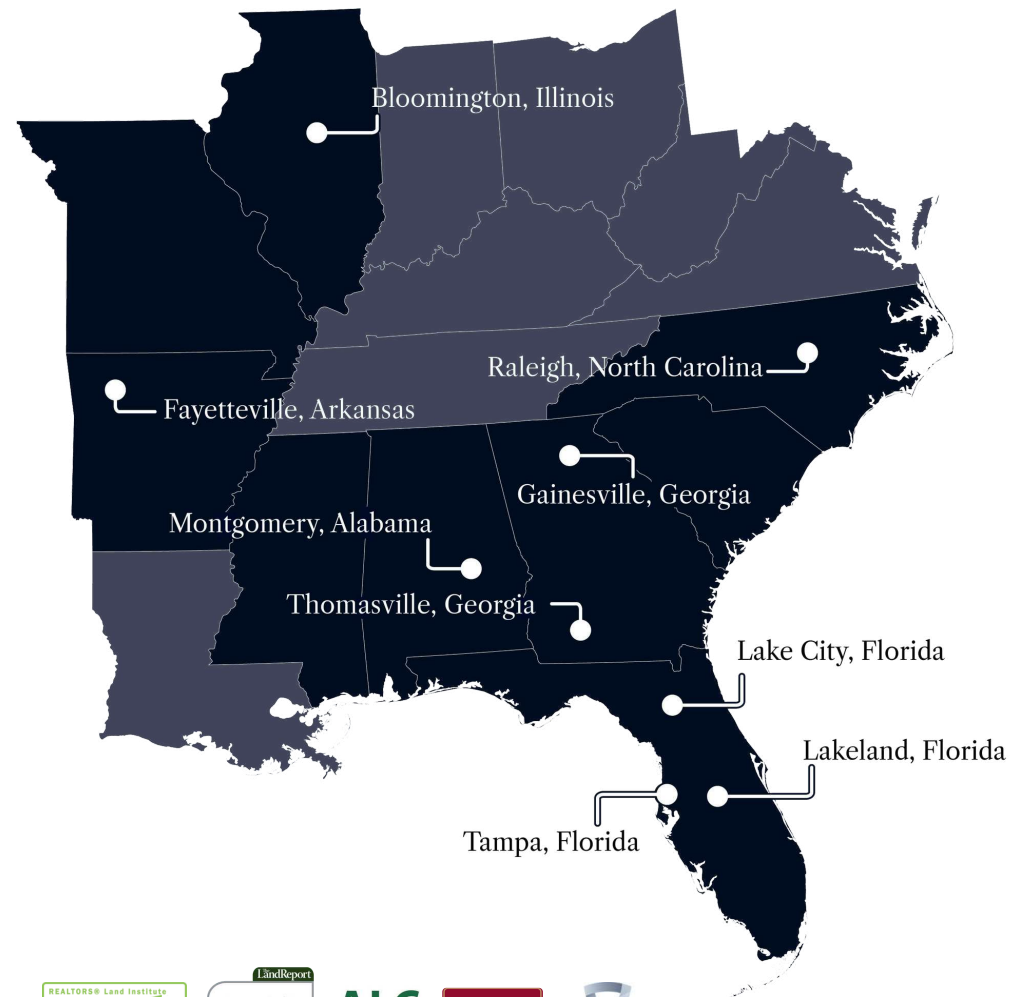
22 + 42 Acres Available



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