

LAND FOR SALE

# US-41 DEVELOPMENT LAND

INTERSECTION OF SR 121 AND  
SR 41  
WILLISTON, FL 32696

**PRESENTED BY:**

**MARVIN PURYEAR**

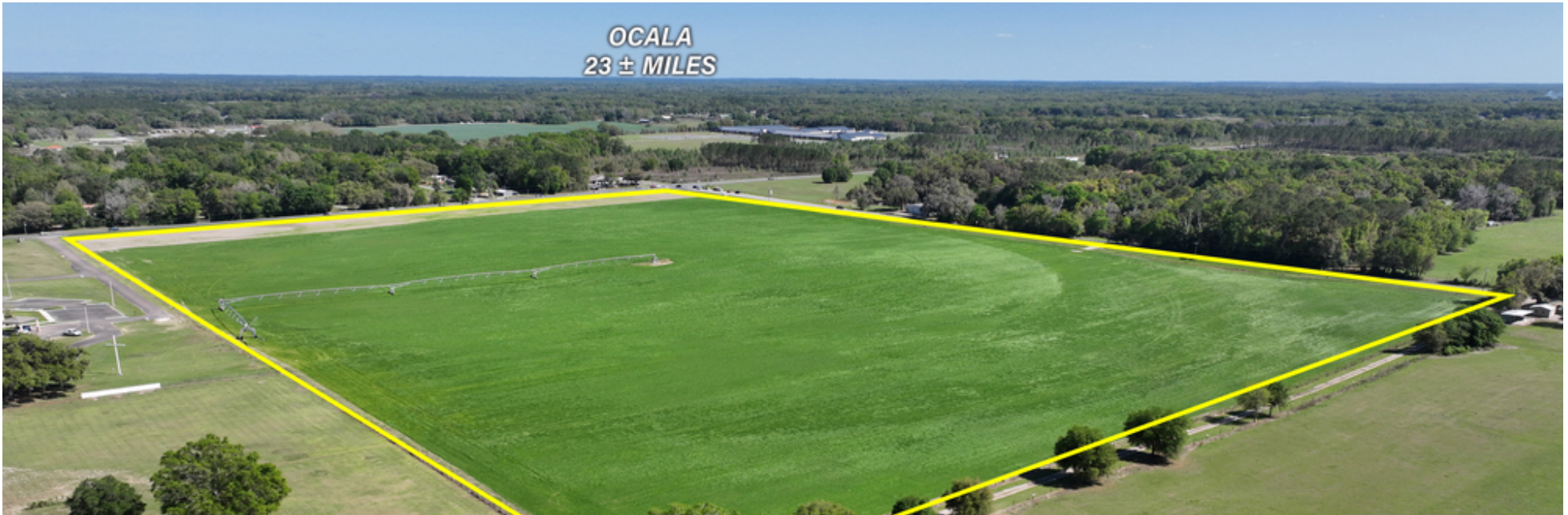
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**TRISH LEISNER, CCIM**

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OCALA  
23 ± MILES



SALE PRICE

**\$2,950,000**

### OFFERING SUMMARY

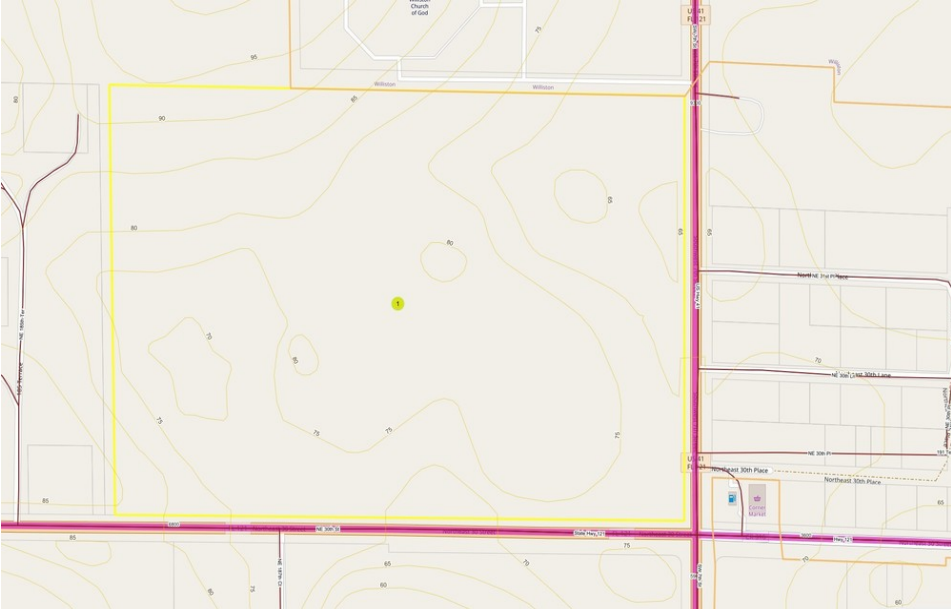
ACREAGE:	55.97 Acres
PRICE / ACRE:	\$52,707
CITY:	Williston
COUNTY:	Levy
PROPERTY TYPE:	Land: Residential Development, Commercial

### PROPERTY OVERVIEW

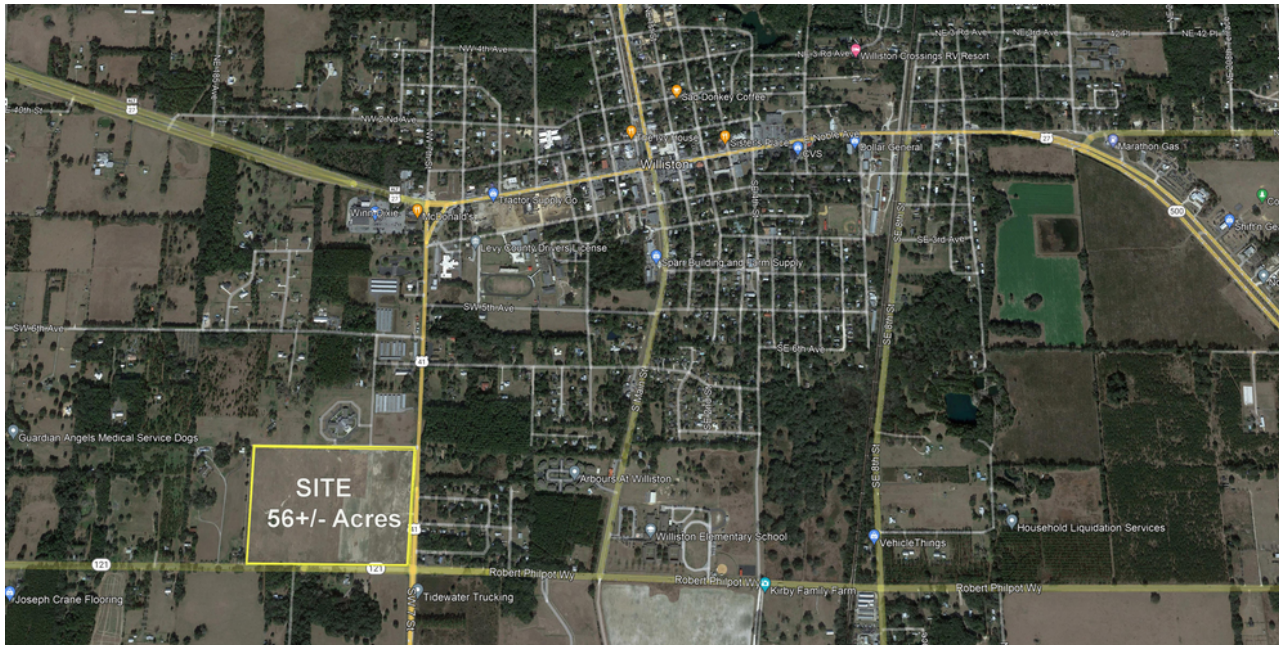
55.97 ± Acres for Residential / Multifamily / Retail / Office Development Parcel located in Williston, FL (Levy County), and within the Gainesville/Ocala, Florida metro market. The property is located at the NW corner of the signalized intersection of SR-121 and SR-41, and immediately South of downtown Williston. The property is contiguous with the city of Williston which makes annexation into the city a benefit as the city utilities (water, sewer) are at the NE corner of the property. The best use of the property would be residential, multifamily, retail, office, or mixed-use development. Williston is approximate 25 miles from both Gainesville and Ocala, and is a bedroom community of both. It is located in Florida's heartland and has abundant natural resources, which include the world-famous dive springs of Devil's Den and Blue Grotto, upland forests, and many other beautiful physical features.

The natural attributes of this region provide a high quality of life for residents, and it is home to the University of Florida. Industries that are experiencing significant growth are manufacturing, distribution, and forestry. The cost of conducting business in this region is minimal in comparison to surrounding regions producing the same caliber of talent and skilled labor. These successes are supported by an infrastructure consisting of Interstate Highways, State and County Roads, railroads, and the Williston Municipal Airport (just South of the Property) with its surrounding 2,000-acre Industrial Park.

**SPECIFICATIONS & FEATURES**

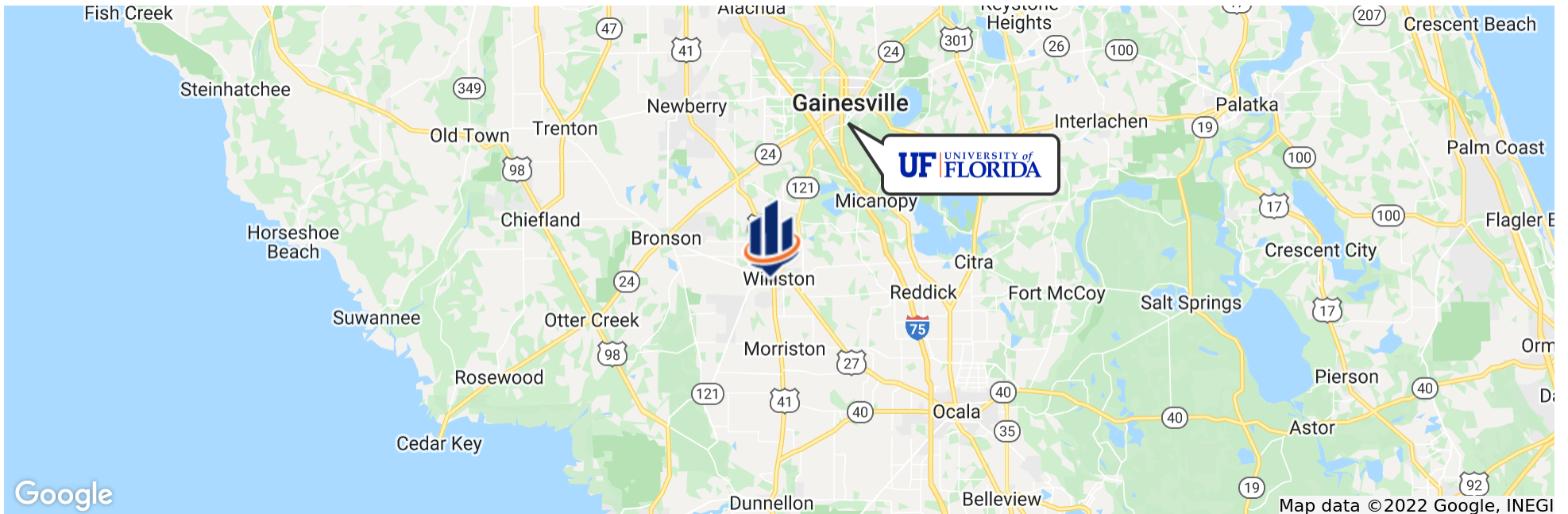


<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Residential Development</li> <li>• Commercial</li> </ul>
<b>UPLANDS / WETLANDS:</b>	55.97 with no wetlands
<b>TAXES &amp; TAX YEAR:</b>	\$258.91 for 2021
<b>WATER SOURCE &amp; UTILITIES:</b>	Water, Sewer and Gas are available through the City
<b>ROAD FRONTAGE:</b>	1880ft.+/- on SR 121, and 1290ft.+/- on SR 41/ This is a signalized intersection
<b>NEAREST POINT OF INTEREST:</b>	Located in Levy County; City of Williston is contiguous with the property, annexation is possible
<b>CURRENT USE:</b>	Vacant property
<b>UTILITIES &amp; WATER SOURCE:</b>	Water, Sewer and gas available from the city



## LOCATION & DRIVING DIRECTIONS

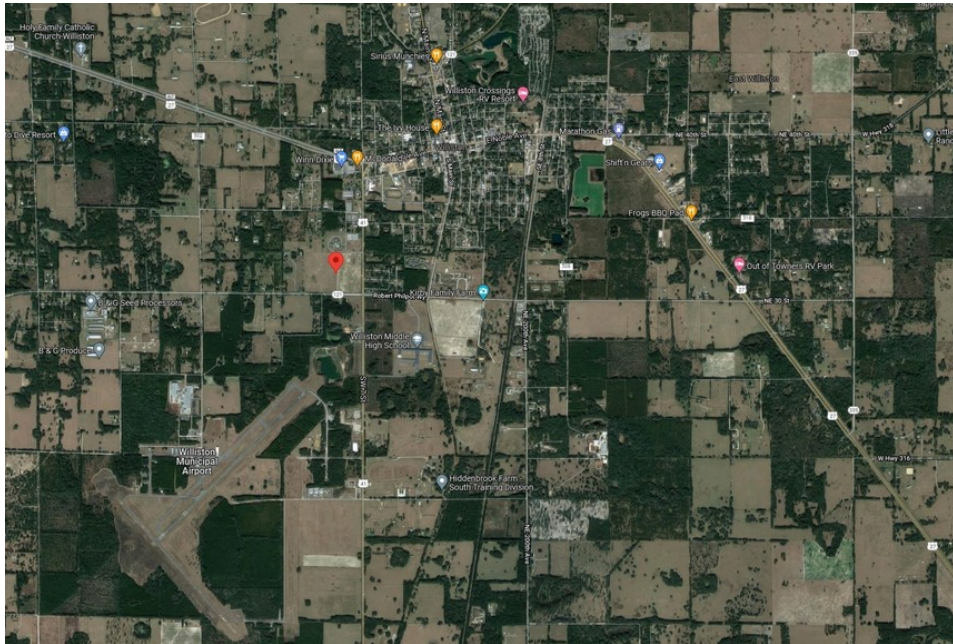
<b>PARCEL:</b>	0433300000
<b>GPS:</b>	29.376316, -82.458823
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• While on US-27 towards Williston</li> <li>• Turn south onto US-41</li> <li>• Travel 0.8 miles to the next lighted intersection</li> <li>• The property will be on your right.</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Vacant Land-Go to site





**LOCATION DETAILS**

<b>MARKET</b>	Williston
<b>SUB MARKET</b>	Submarket of Gainesville and Ocala
<b>COUNTY</b>	Levy
<b>CROSS STREETS</b>	located at a signalized intersection of SR 121 and SR 41
<b>TOWNSHIP</b>	13
<b>RANGE</b>	18
<b>SECTION</b>	01
<b>SIGNAL INTERSECTION</b>	Yes
<b>ROAD TYPE</b>	Highway
<b>NEAREST HIGHWAY</b>	SR 121 and Sr41
<b>NEAREST AIRPORT</b>	Gainesville Regional Airport approximately 27.3 miles/Williston Municipal Airport approximately 2.5 miles



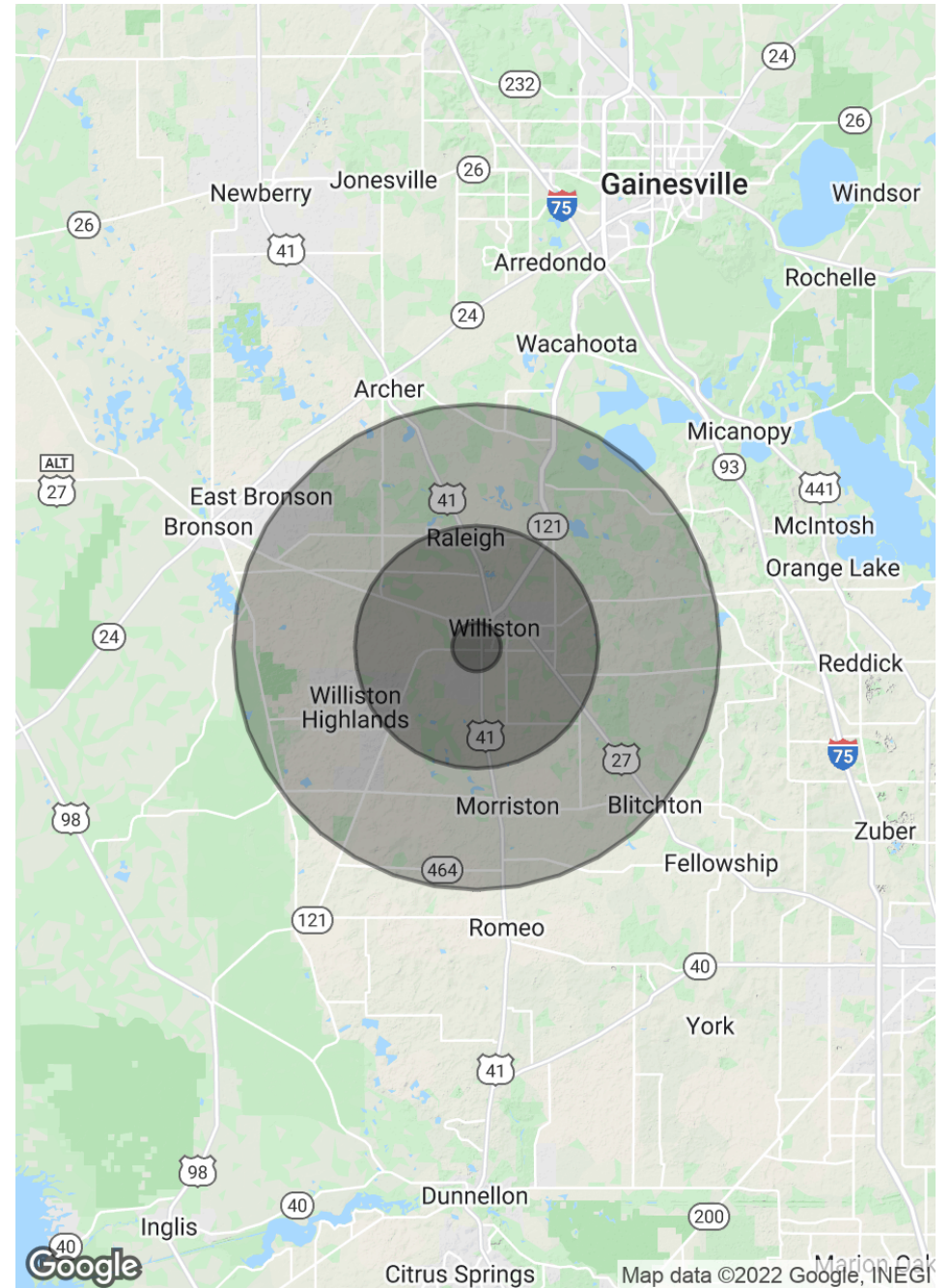
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	501	7,337	21,197
AVERAGE AGE	40.6	41.5	42.5
AVERAGE AGE (MALE)	39.4	40.9	42.4
AVERAGE AGE (FEMALE)	41.9	42.0	42.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	211	2,971	8,295
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$41,012	\$48,044	\$61,503
AVERAGE HOUSE VALUE	\$224,357	\$220,092	\$218,102

\* Demographic data derived from 2010 US Census











## MARVIN PURYEAR

Senior Advisor

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## PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Broker award. He is a SVN Certified Land Specialist, ranked 25th in the world among 1,620 SVN Advisors in 2020. Currently, Marvin works primarily with large development land parcels, and with most of the national and regional single family residential, townhome, build to rent, and multifamily Builders/Developers, contracting and closing over \$100Million in the past two years in development land. He also is a member of ICSC with transactions ranging from large retail shopping centers, retail out-parcels, numerous restaurants, and end user space leases.

He is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included broker for 60 agents in two international franchised brokerages in the Central Florida area; a top 50 ERA residential brokerage, and a Coldwell Banker Commercial brokerage.

During this time, he was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions; including the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end-users and the real estate industry.

## AREAS OF SPECIALTY

- Seller Representation of Large Land Development Parcels
- A "Preferred Broker" with Many of the National and Regional, Single Family Residential, Townhome, and Multifamily Builders and Developers
- Land Use & Development
- Property Disposition/Sales/Leasing
- Negotiation
- Property Valuation

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## TRISH LEISNER, CCIM

Senior Advisor

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### PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of Realteam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state.

Trish is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

### AREAS OF SPECIALTY

- Commercial CCIM and residential broker
- Land
- Farms
- Commercial
- Market analysis
- Pro-forma and property valuations on commercial real estate
- Experienced with bankruptcies, trusts, and probate

SVN | Saunders Ralston Dantzler

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