



189 ACRE SFR DEVELOPMENT PARCEL

498 SE FAWN GLEN
LAKE CITY, FL 32025

John A. "Tony" Wallace
Senior Advisor
352.538.7356 | 352.538.7356
tony.wallace@svn.com

Marvin Puryear
Senior Advisor
863.648.1528 | 352.267.5900
mpuryear@svn.com



Sale Price **\$1,250,000**

OFFERING SUMMARY

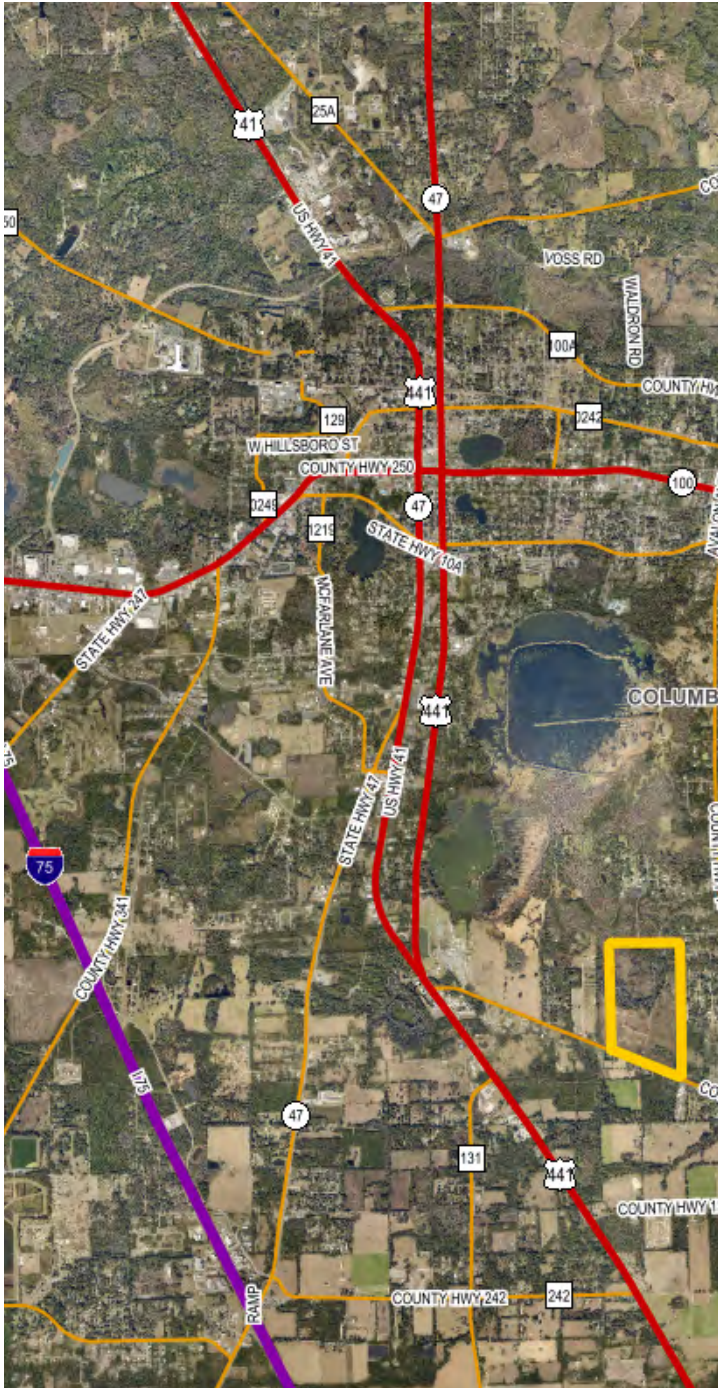
Acreage: 188.8 Acres
Price / Acre: \$6,621
City: Lake City
County: Columbia
Property Type: Land: Land Investment, Residential Development
Video: [View Here](#)

PROPERTY OVERVIEW

Flag Pond Woodlands is an excellent investment or residential development property within the Lake City Designated Urban Development Area. Only one mile east of US-441 and Columbia High School. Approximately 189 acres with 2,350 FT of frontage on SE County Road 252. The property is about 70% uplands with planted longleaf pine and mature hardwood hammocks. The future land use is Residential Low Density with two units per acre. Property is located within 1 hour from Jacksonville or Gainesville.

Specifications & Features

SPECIFICATIONS & FEATURES



Land Types:	<ul style="list-style-type: none"> • Land Investment • Residential Development
Uplands / Wetlands:	70% uplands/30% wetlands ±
Zoning / FLU:	RSF-2/Residentail-Low (2 DU/AC)
Water Source & Utilities:	Central water and sewer are not available to the larger parcel (188.29 AC) but are available to the 0.51 AC Lot 13 that lies within the Greenwood Subdivision.
Road Frontage:	2,350 ± FT frontage on SE CR 252 Lake City, FL
Nearest Point of Interest:	Approximately 1 hr. to Jacksonville FL and less than 1 hr. to Gainesville, FL
Current Use:	Timber and Recreation
Potential Recreational / Alt Uses:	Hunting, horse riding, and ATV trail
Land Cover:	Approximately 85 AC of four-year old planted Longleaf Pine, 49 ± AC of hardwoods, 55 ± AC Flag Pond/wetlands



LOCATION & DRIVING DIRECTIONS

Parcel: 16-4S-17-08394-000 16-4S-17-08382-313

GPS: 30.139518, -82.618063

Driving Directions: From intersection of I-75 and SR-47 [Exit 423], Go North on SR-47 2.7 miles, Turn Right on SW Michigan Street, Go 0.2 miles then Right on SW Main Blvd (US-441), Go 0.9 miles then Left on SE County Road 252 Go 1.3 miles and property will be on the left [look for sign].

Showing Instructions: Contact the advisor to arrange a showing time.



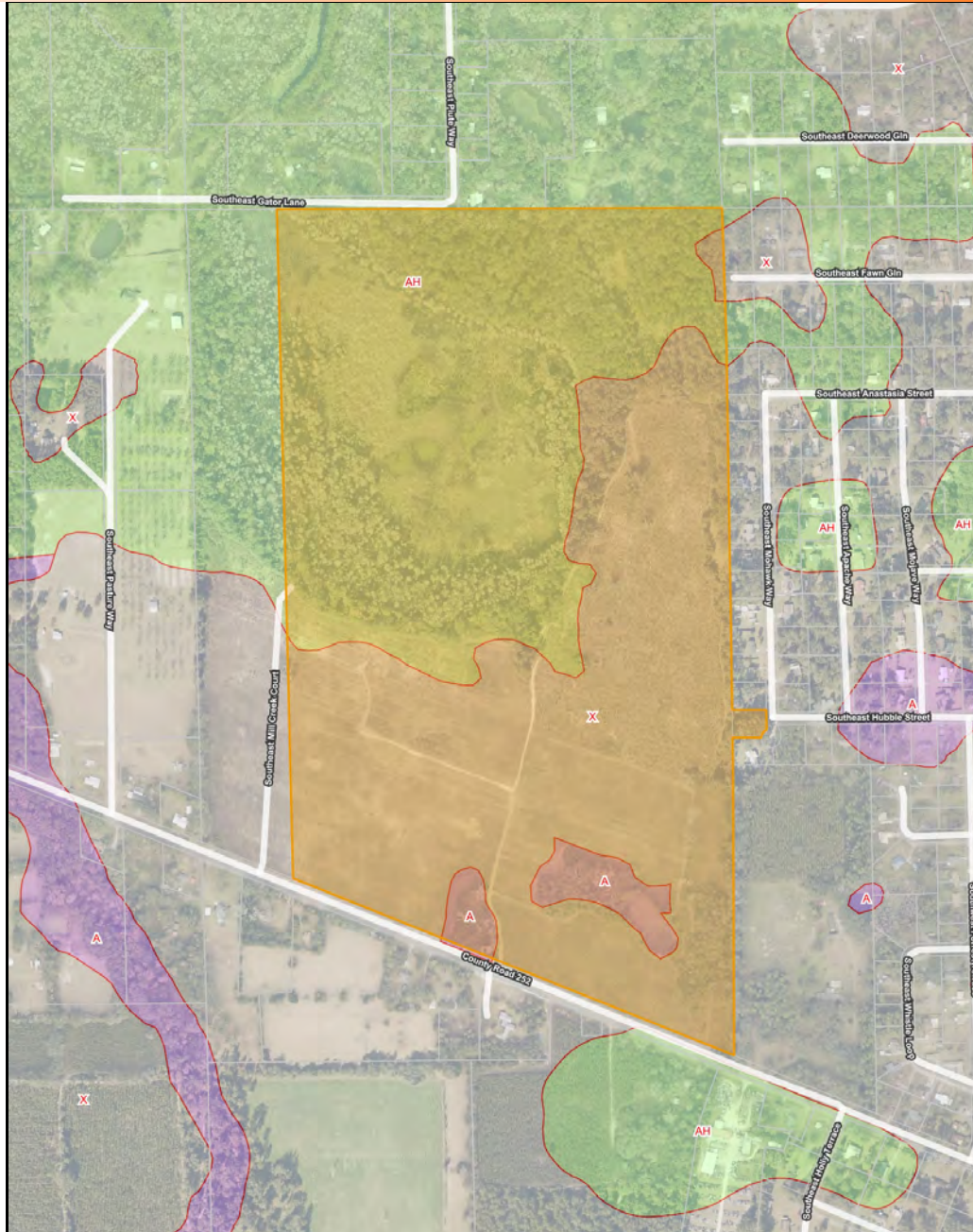
Additional Photos



Additional Photos

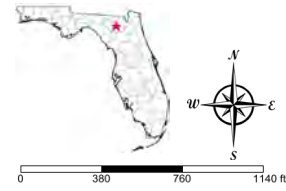


Flood Map



Flag Pond Woodlands Flood Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Parcel Outlines
- V - 100-year, wave action, BFE no
- VE - 100-year, wave action, BFE yes
- A - 100-year, BFE no
- AE - 100-year, BFE yes
- AH - 100-year, ponding, BFE yes
- AO - 100-year, sheet flow, BFE yes
- X500 - 500-year hazard
- D - Undetermined, possible hazard
- ANI - Area Not Included



Wetlands Map



Flag Pond Woodlands Wetland Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies

CODEDESC

- 6410: Freshwater Marshes
- 6170: Mixed Wetland Hardwoods
- 6130: Gum Swamps
- 5200: Lakes
- TOTAL WETLANDS
- TOTAL UPLANDS
- TOTAL ACRES

ACRES

- 31.9
- 18.7
- 2.9
- 1.1
- 54.6
- 134.0
- 188.6



0 330 660 990 ft

©2019 SVN. SVN | Saunders Ralston Dantzer Real Estate® is a registered trademark licensed to SVN Shared



1723 Bartow Rd
Lakeland, Florida 33801
352.538.7356

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

