

LAND FOR SALE

9833 S US 129

LIVE OAK 145 ACRE
DEVELOPMENT PARCEL

Live Oak, FL 32060

PRESENTED BY:

MARVIN PURYEAR

Senior Advisor

O: 863.648.1528 | C: 352.267.5900

mpuryear@svn.com

JOHN A. " TONY " WALLACE

Senior Advisor

O: 863.648.1528 | C: 352.538.7356

tony.wallace@svn.com





SALE PRICE	\$1,500,000
-------------------	--------------------

OFFERING SUMMARY

ACREAGE:	145 Acres
PRICE / ACRE:	\$10,345
CITY:	Live Oak
COUNTY:	Suwannee
PROPERTY TYPE:	Land: Land Investment, Residential Development, Timberland

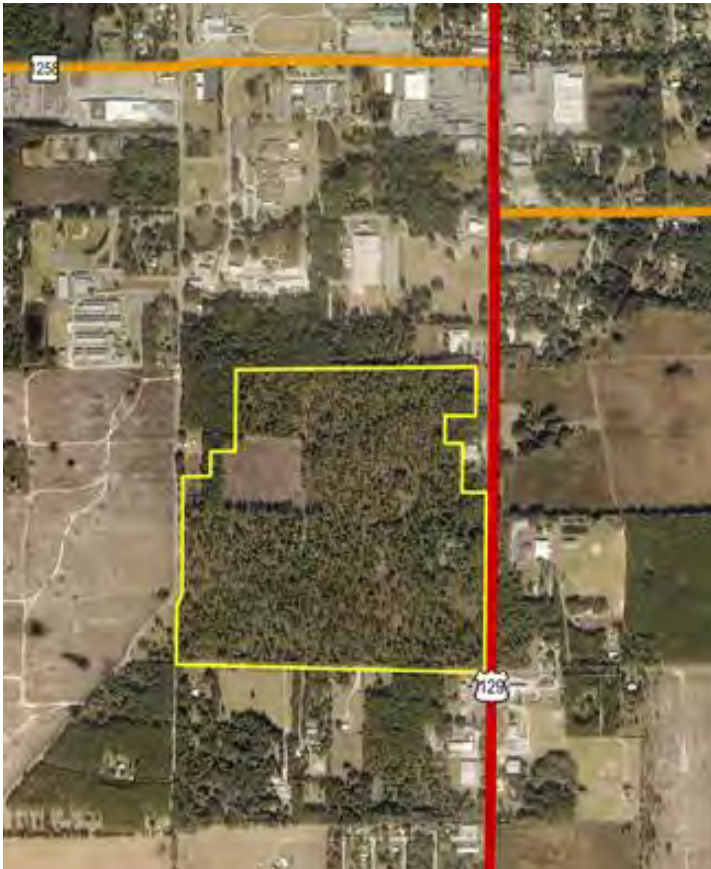
PROPERTY OVERVIEW

Live Oak 145 Acre Development Parcel is an excellent residential and mixed-use development parcel on US Hwy 129, in Live Oak, Florida. The property is located in Suwannee County but could be annexed into Live Oak. Utilities (water and sewer) are very close to the property, with existing sewer capacity for large-scale development. The site is level and close to retail, schools, and downtown Live Oak. This property can be developed for mixed-use, residential, multifamily, office, or retail projects. Residential development would allow 4-8 development units per acre with annexation into the city of Live Oak. Multifamily base density is 8-12 development units per acre with the ability to go to 20 development units per acre with some workforce-priced housing. The city and county governments are pro-growth.



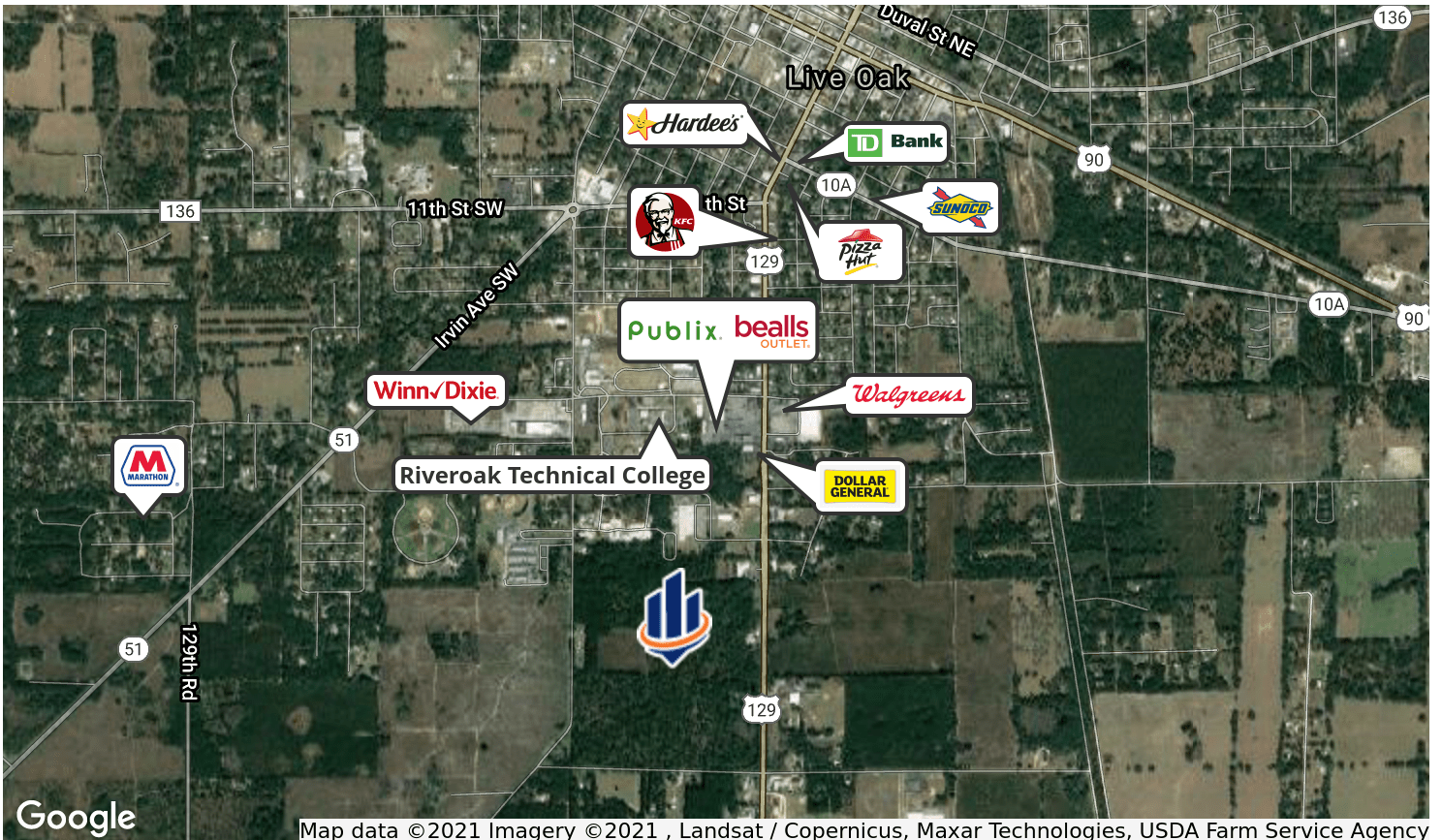
SPECIFICATIONS & FEATURES

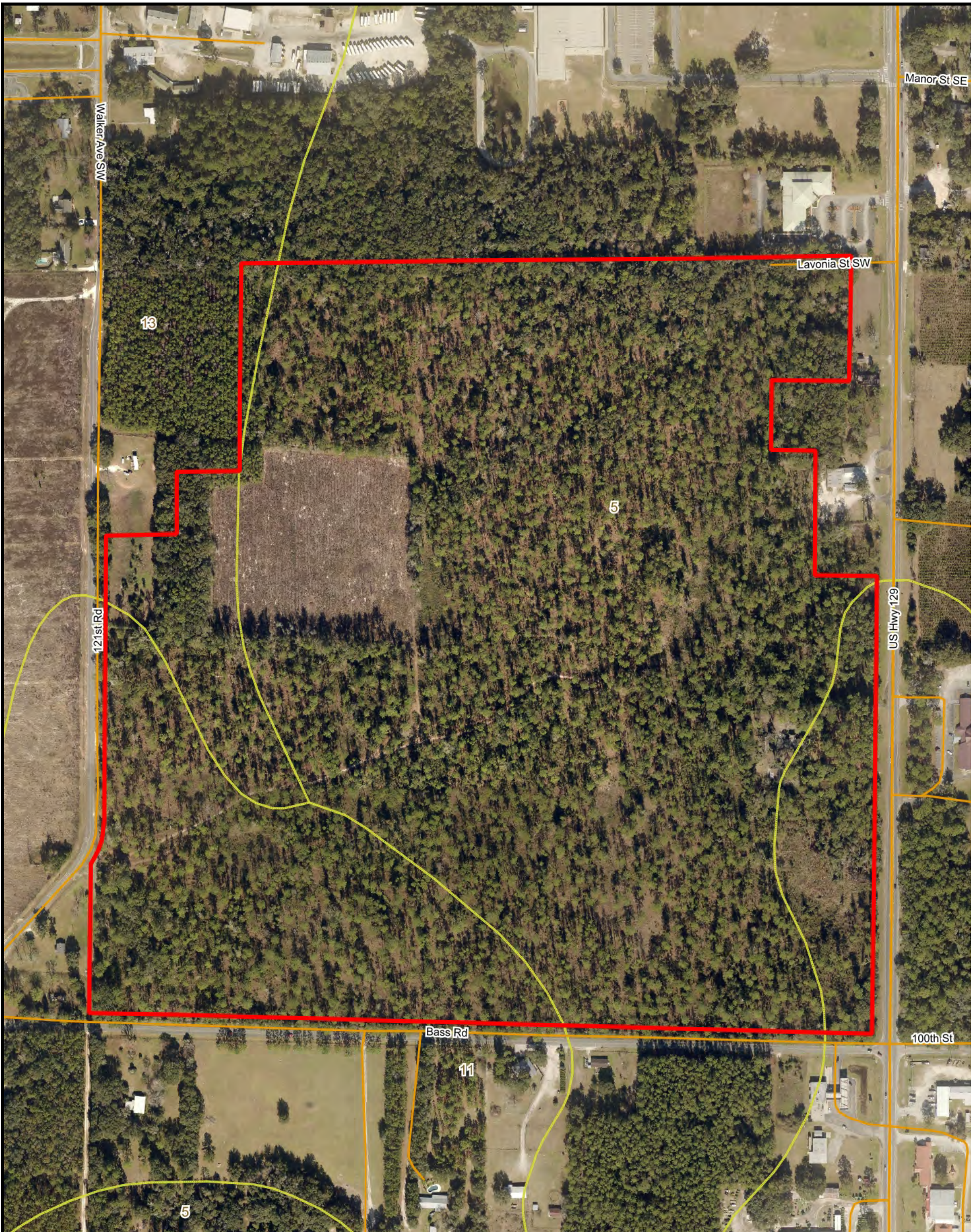
LAND TYPES:	<ul style="list-style-type: none"> • Land Investment • Residential Development • Timberland
UPLANDS / WETLANDS:	141.3 Uplands
ZONING / FLU:	Currently in County: RSF1 & C1; Annexable into Live Oak for SFR/Multifamily/Commercial Development
WATER SOURCE & UTILITIES:	City Water
ROAD FRONTAGE:	.5 mile
NEAREST POINT OF INTEREST:	Former Publix; Schools
CURRENT USE:	Pine
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> • 1870 SF Residence • Built in 1940
UTILITIES & WATER SOURCE:	At or very close to site: Power, Water, Sewer, Cable
PERMITTED LOTS:	Residential development would allow 4-8DU/1AC with annexation into the city of Live Oak Multifamily base density is 8-12DU/1AC with the ability to go to 20DU/1AC










LOCATION & DRIVING DIRECTIONS

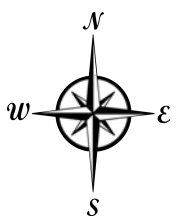
PARCEL:	35-02S-13E-08373-000000
GPS:	30.2721239, -82.9916359
DRIVING DIRECTIONS:	From I-10: take SR129 S 4.3 miles, The property will be on the right
SHOWING INSTRUCTIONS:	Contact the listing advisors to schedule a showing time.





-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Soils Boundaries

CODE	DESC	ACRES
5	Blanton-Bonneau Complex, 0 To 5 Percent Slopes	99
11	Bonneau-Blanton-Padlock Complex, 0 To 5 Percent Slopes	33
13	Blanton-Alpin-Bonneau Complex, 0 To 5 Percent Slopes	9
TOTAL = 140.243466171803 acres		



© 2019 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.





MARVIN PURYEAR

Senior Advisor

mpuryear@svn.com

Direct: 863.648.1528 | Cell: 352.267.5900

PROFESSIONAL BACKGROUND

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

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.

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 Real Estate Agent award.

DISCIPLINES

- Property Disposition/Sales
- Leasing
- International Marketing
- Deal-making
- Negotiation
- Networking
- Land Use
- Property Valuation



JOHN A. " TONY" WALLACE

Senior Advisor

tony.wallace@svn.com

Direct: 863.648.1528 | **Cell:** 352.538.7356

PROFESSIONAL BACKGROUND

Tony Wallace, CF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., a forestry consulting firm operating in Florida and Georgia.

He is a Certified General Real Estate Appraiser in both Florida and Georgia, a Georgia Registered Forester, a Certified Burn Manager in Georgia, and a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters.

He has over 25 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University

He is a member of the Society of American Foresters, serves on the board of directors and has held past offices for the Florida Forestry Association, serves on the land management advisory committee of the Suwannee River Water Management District, and serves on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Alachua, Florida with his wife.

EDUCATION

Bachelor of Science in Forestry, Mississippi State University; Starkville, Mississippi



356 NW Lake City Avenue
Lake City, Florida 32055
863.648.1528

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 | 2021 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.

