



**COLDWELL
BANKER
COMMERCIAL**

M.M. PARRISH REALTORS

FOR SALE

490 SW OLEANDER PLACE

Lake City, FL 32025

16.65 Acres

ASKING PRICE

\$725,000

AREA

Ideal property suited for multifamily development of up to 128 units.



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VISIT: CREProTeam.com

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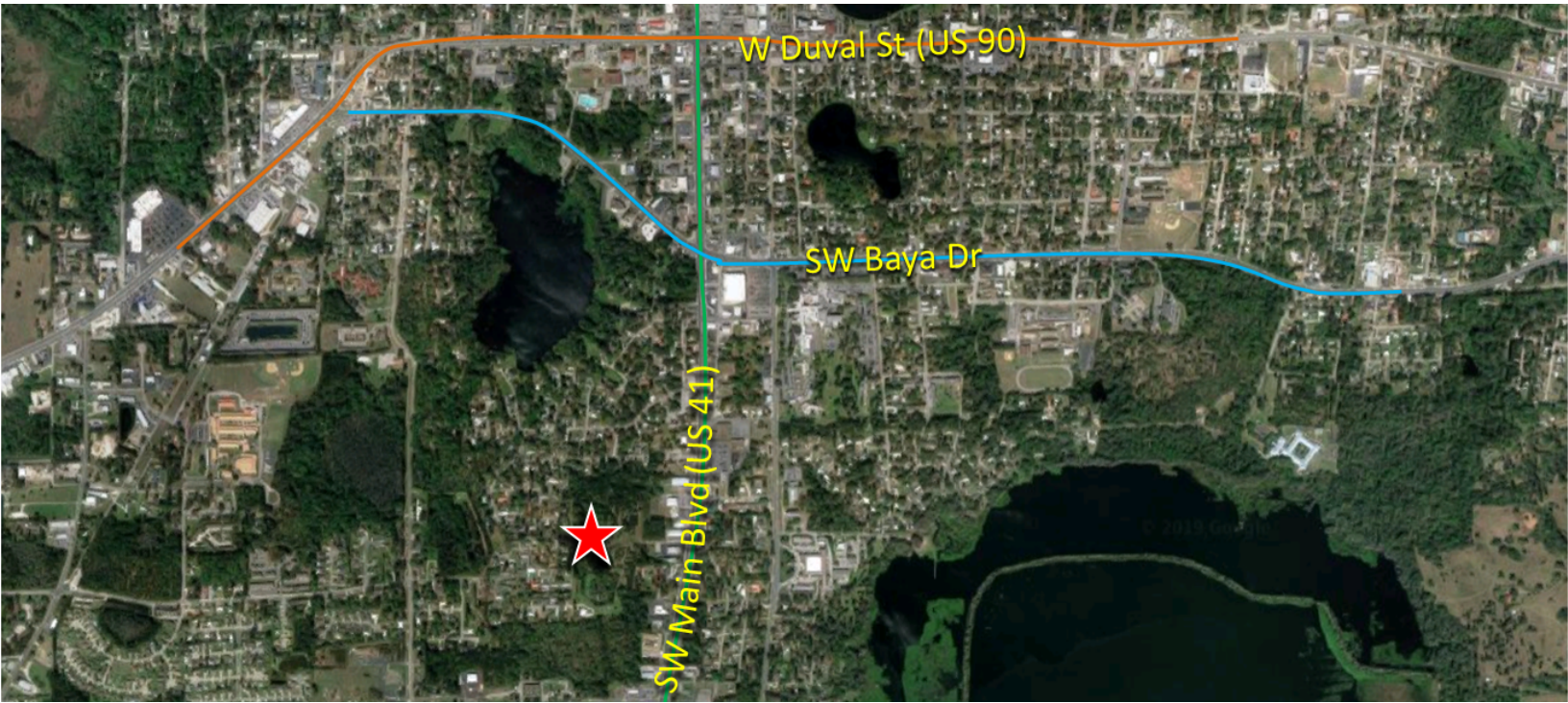
COLDWELL BANKER COMMERCIAL
M.M. PARRISH REALTORS
5830 NW 39th Avenue, Gainesville, FL 32606
352.335.4999



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PROPERTY DESCRIPTION

Over 16 acres of land ready for multifamily development just off Highway 41 (SW Main Blvd) and less than a mile from Duval Street (Highway 90). Zoning allows for 8 units per acre for a potential of 128 units. Ideal for a tax credit or rent assisted project. Conceptual site plans are available and DOT access permits are in place and transferable.

STREET

TRAFFIC COUNT

SW Main Blvd (Hwy 41)	18,900 AADT
SW Baya Drive	17,350 AADT
W Duval Street (US 90)	24,500 AADT

OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	16.65 Acres

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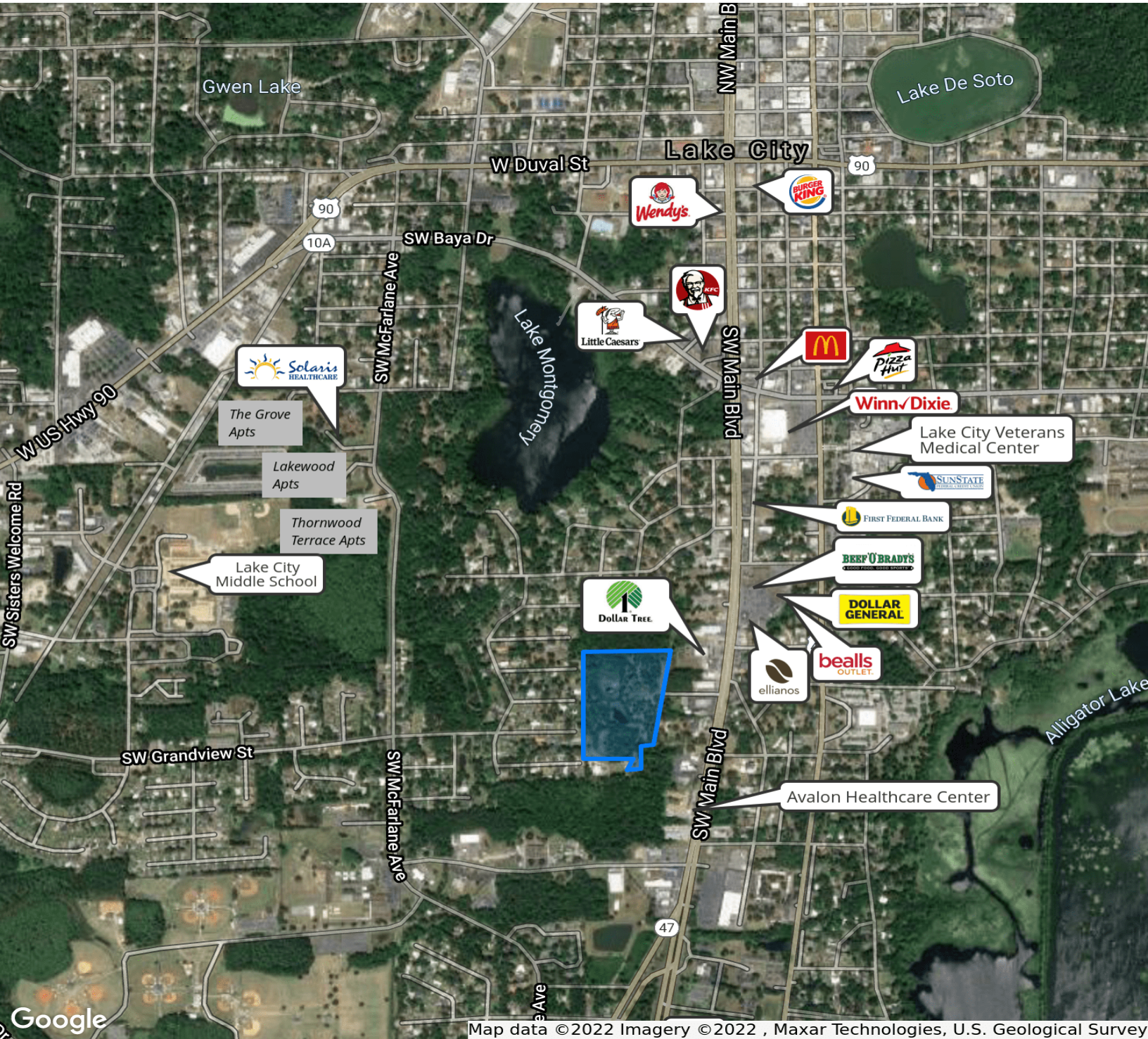
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,559	19,956	33,604
Median age	43.0	40.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,852	7,881	13,058
# of persons per HH	2.6	2.7	2.7
Average HH income	\$66,665	\$57,530	\$64,853
Average house value	\$181,314	\$161,042	\$174,935

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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DEAN R. CHESHIRE, MBA Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor*	CRAIG CARTER Commercial Realtor*
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The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at www.CREProTeam.com.

