

Columbia County Ranch and Interstate Commerce Center Acreage

*944 +/- acres on
I-10 & I-75*

I-75

*1.75 miles frontage on
I-75 and 1.6 miles
frontage on I-10*

I-10

**Bank Owned
NEW PRICE
December 2010**



Land • Commercial • Conservation • Land Management

5120 S. Lakeland Drive, Suite 3 • Lakeland, FL 33813

Phone: 863-648-1528 • Toll Free: 1-877-518 LAND

www.saundersrealestate.com

Columbia County Ranch and Interstate Commerce Center Acreage

944 +/- acres on I-10 & I-75

Acreage: 944 +/- acres
Price: ~~\$3,295,000~~
NEW PRICE: **\$2,900,000 (\$3,072 per acre)**
Financing: **Bank Owned Property**
Seller will consider financing to a qualified buyer
Location: NW intersection of I-10 & I-75
Land Use: The property is A3 which allows for one dwelling unit per five acres.
254 +/- acres of the total property is designated Highway Interchange (restricted to Warehouse/ Distribution facilities).
Frontage: 1.6 +/- miles on I-10 & 1.75 miles on I-75
STR: 02S-15E-25
Misc: **Plenty of deer and turkey!**

863-648-1528 • www.saundersrealestate.com

While every attempt is made to provide as accurate information on this property offering as possible, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy thereof. Buyer shall rely entirely on their own information and inspection of property and records. © Copyright Coldwell Banker Commercial Saunders Real Estate, All Rights Reserved, Worldwide: All content inclusive of text, graphics, images, and logos is the property of CBCSRE. You may not copy this material by any means (including

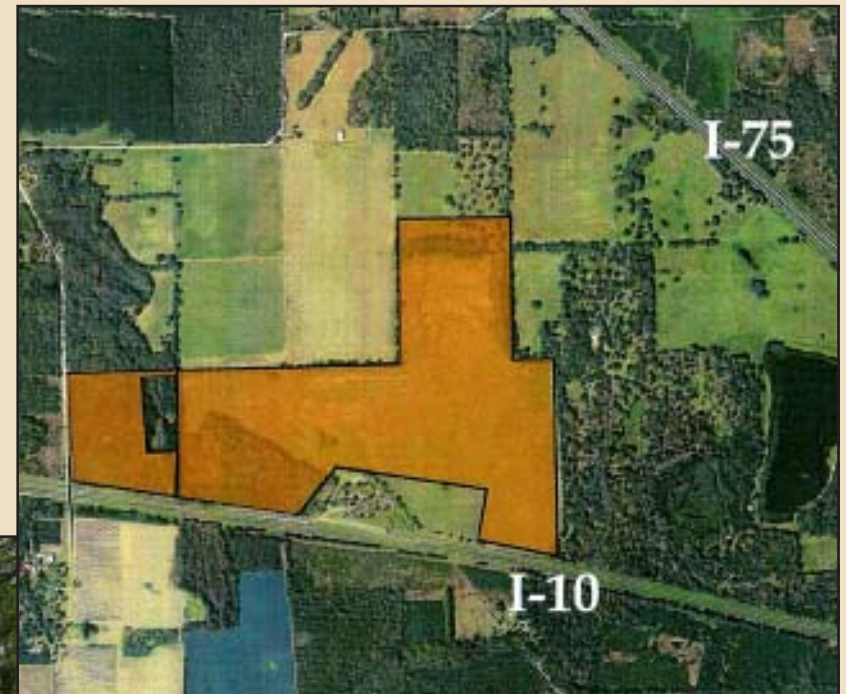


***Property
has
1.75 miles
frontage
on I-75
and
1.6 miles
on I-10***



Real estate is all about location and visibility and it is hard to imagine a property with greater visibility than this one! Located at the NW corner of Interstate 75 and Interstate 10, the property can be accessed by either I-10 or I-75.

The Columbia County Comprehensive Plan was recently changed to allow 254 acres of the tract to be designated Highway Interchange allowing for warehouse and distribution facilities.



***254 +/- acres designated Highway
Interchange allowing for Warehouse
and Distribution facilities.***



Driving Directions:

- Take I-75 north towards Lake City
- Property is located at the intersection of I-75 & I-10



SAUNDERS
REAL ESTATE

Land • Commercial • Conservation • Property Management

5120 S. Lakeland Drive

Suite 3

Lakeland, FL 33813

***Bank Owned
NEW PRICE
December 2010***

***Columbia County Ranch & Interstate
Commerce Center Acreage
944 +/- acres with frontage on I-10 & I-75***