***182.69 +/- Acres – Developmental Land***

*Williston, Florida – Levy, County*

*Parcel 1 – 107.270 +/- Acres – Parcel ID: 0515-200-300*

*Parcel 2 – 75.420 +/- Acres – Parcel ID: 0515-900-000*

*Taxes: $8,592.00*

*Proposed Development*

*RV Park -*

 *213 RV Cottages*

 *470 RV Sites*

*Potential Reimbursement to the developer*

*The maximum potential available reimbursements are as follows:*

 *Wastewater: $1,700,000*

 *Water: $2,500,000*

*The City of Williston guarantees payment of up to 50% of the maximum potential available reimbursement to the Developer. For each utility, the City-Guaranteed Reimbursements is as follows:*

 *Wastewater: $ 850,000*

 *Water: $1,250,000*

*Other possible infrastructure that could possibly be reimbursed:*

1. *Natural Gas*
2. *Fiber*

*Wastewater Services to prosed development:*

* *Construct duplex lift station at Morales RV Park*
	+ *Preliminary pump condition: 250 GPM at 181 FT of total dynamic head (TDH) (per pump*
	+ *50-foot diameter wet well*
	+ *25 LF of 10-inch diameter influent gravity main and receiving manhole*
* *Construct 13,710 LF of 6-inch diameter force main via open-cut along US 27, Robert Philpot Way, and SE 4th St.*
* *Trenchless jack and bore construction*
	+ *Construct 110 LF of 6-inch diameter force main inside steel casing under railroad.*

*5 Miles to HITS and 10 miles to World Equestrian Center*

*It is 3 nautical miles to the Williston Airport*

*4,700 Linear feet land strip*

*28 Miles to Bronson*

*25 Miles to Dunnellon*

*18 Miles to Gainesville*

*18 Miles to Ocala*

*Between 2 ½ and 3 ½ miles of trails around and through the property*

*Warehouse on property is 8,960 SF under air and 10,080 SF overall*

*Built in 2002*

*Metal roof*

*Exterior Wall – broken block, modular metal*

*3,000 SF showroom inside warehouse*

*Owner says the following:*

*Build up to a 60-stall barn*

*You can have a restaurant, store and gas station*

*You can have a pool, tennis courts, golf cart rentals, 8 to 12 firepits*

*2 Existing RV hook-ups*