

# Development Opportunity

SW SR 247, Lake City, FL 32055



Presented by:

*the*  
**STEWART**  
TEAM

Lot Size:

0.501 Ac

Price:

\$399,000

**PLENTY OF ROOM FOR A 4,000 SF BUILDING**



**FOR MORE INFORMATION CONTACT:**

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**Debi Bennefield**

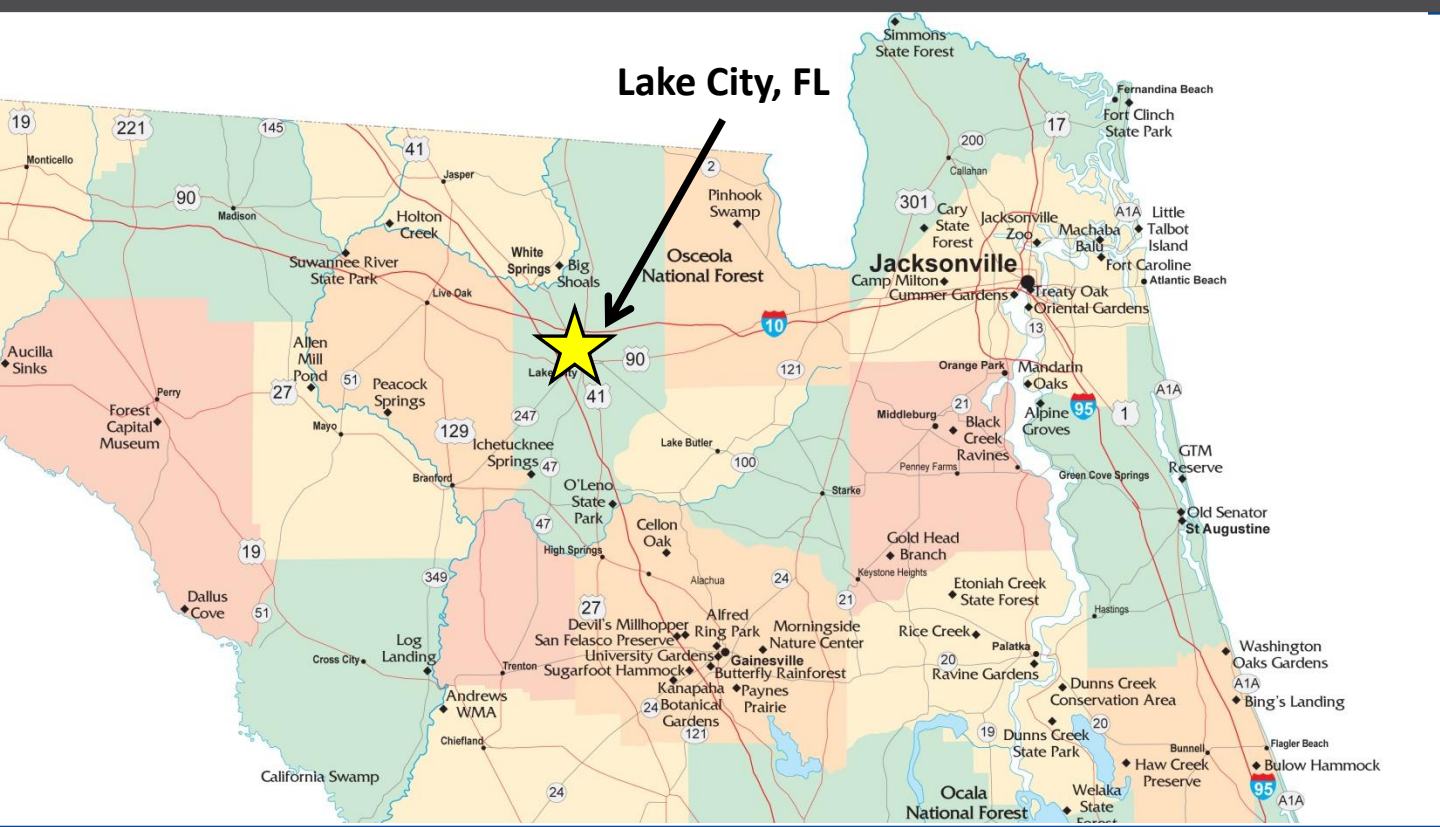
386-288-1208

debi@stewart.team

**RRG** | **ROCKFORD**  
REALTY GROUP

426 SW Commerce Dr. Suite 130 | Lake City, FL 32025

# Home Depot Outparcel



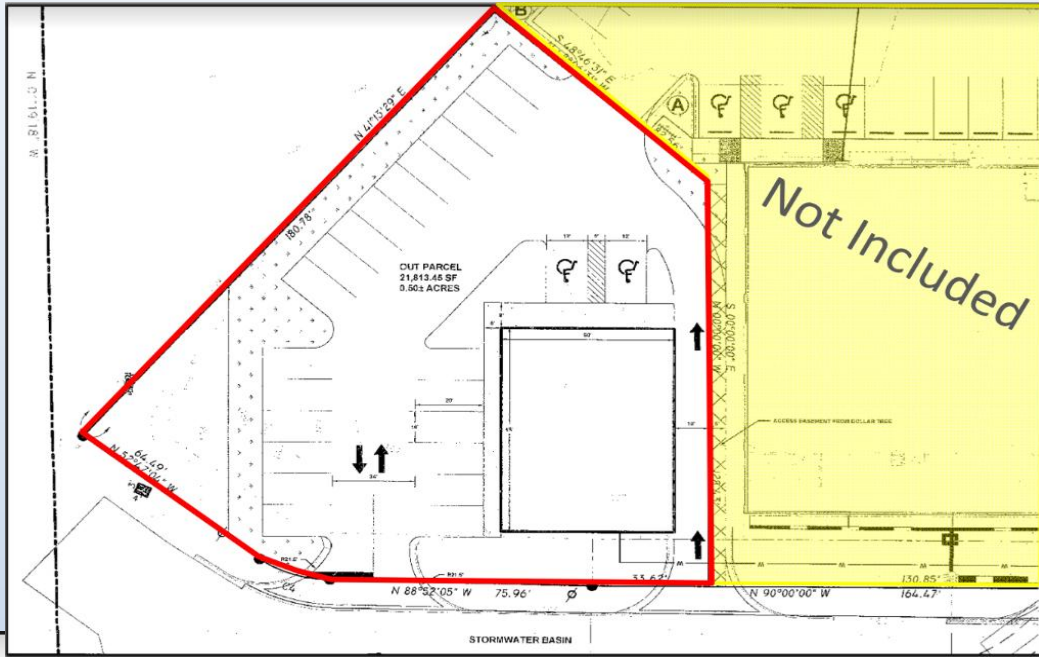
## Highlights

- Frontage on SR 247 with view of Hwy 90.
- Located right next to Dollar Tree, Home Depot & Walgreens.
- Could fit approx. 4,000 SF building.
- Potential for 23 Parking Spaces.
- Great Investment Opportunity!



Aerial View

## Potential Plans & Elevations



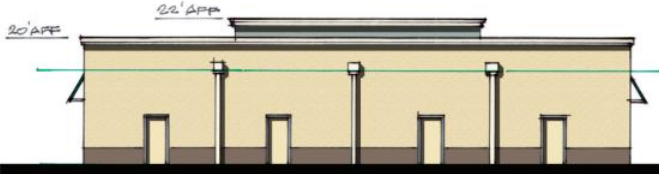
WEST ELEVATION



NORTH ELEVATION



PARTIAL FLOOR PLAN



EAST ELEVATION



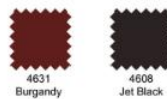
SOUTH ELEVATION

### Materials:



Sherwin Williams

### Fabric Awning



Sunbrella

### Stone



Eldorado Stone

### Canopy

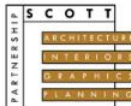


Mapes Industries Inc.

### Light Fixture



Architectural Area Lighting



Conceptual Elevations - Building A  
May 18, 2007

UNITED GROWTH  
AT LAKE CITY FLORIDA

## Area Information

Lake City, Florida is located in North Florida and serves as one of the main gateways in and out of the State of Florida. Lake City is strategically located near the intersection of Interstates 10 and 75 and makes the area easily accessible to all of the southeastern United States. The Lake City area has been recognized as one of the eight best places to do business in the southeastern United States. The area is home to New Millennium Building Systems, Hunter Panels, LLC and TIMCO located at the Lake City airport which boasts an 8,000 foot runway.

The area is noted for its natural tourist attractions like the Ichetucknee River, Suwannee River, Santa Fe River and a large U.S. Forest. The community has enjoyed good growth over the past two decades and is set for continued growth for years to come. And of course, you cannot say enough good things about the enviable climate in North Central Florida!

Location	
Nearby Metropolitan City	Distance in Miles
Gainesville	45
Jacksonville	60
Tallahassee	104

