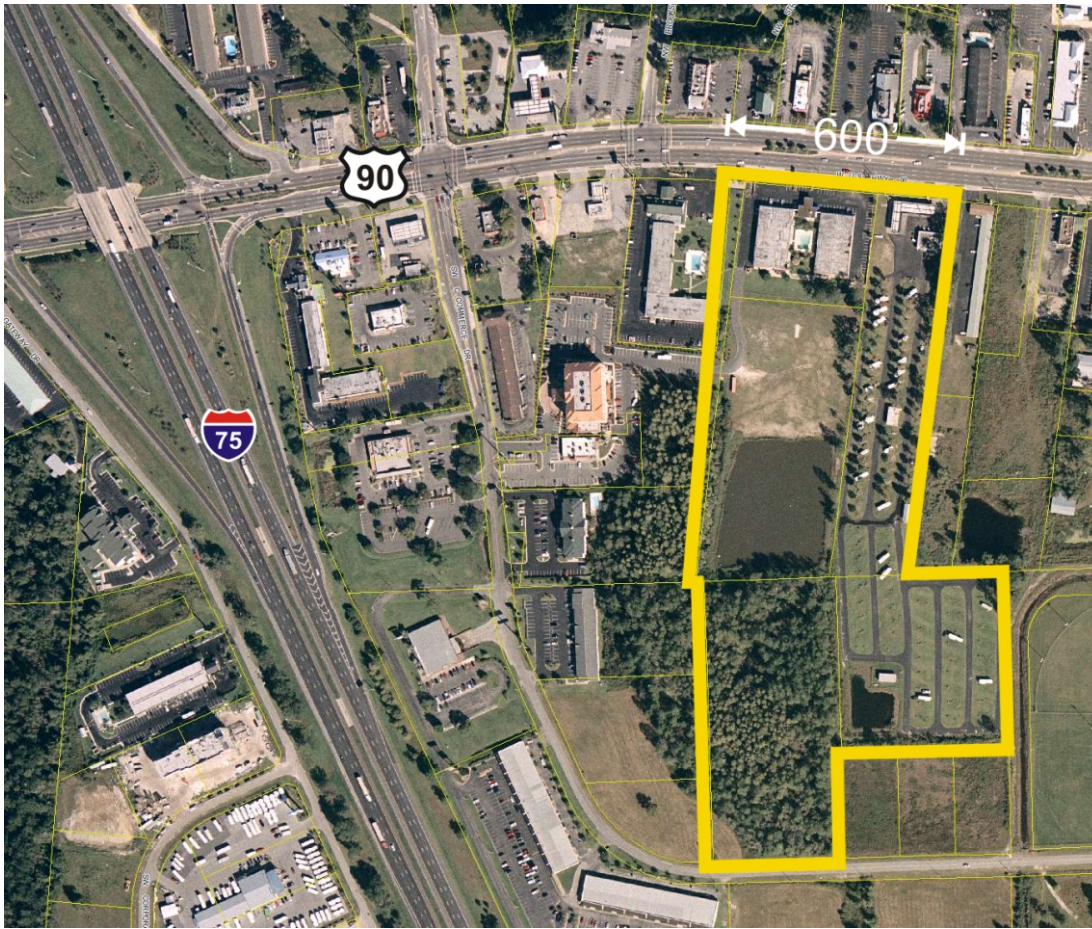


25 Acre Commercial Parcel Available for Development

Lake City, Florida

QuickFacts Sheet

Print Date: 4/30/2007



Best available commercial parcel for development in heavy commercial and retail area of Lake City.

Just 1/4mi from I-75 exit.

Largest frontage available on HWY 90 on main commercial strip (607 ft).

Very high traffic counts due to local traffic as well as traffic off I-75 and I-10 intersection. This is the "Gateway to Florida".

First major market when entering Florida on I-75.

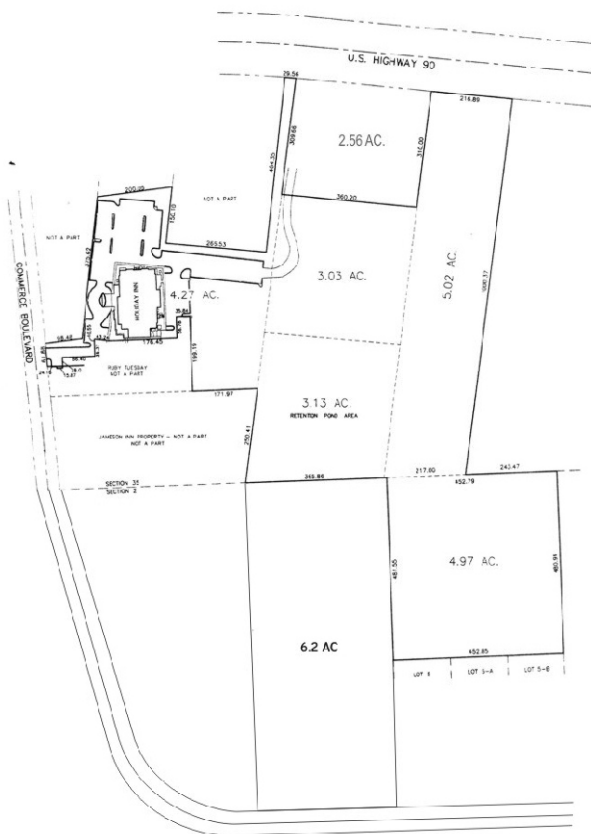
Best use is for retail shopping and dining. Large enough parcel for an anchor store and many other restaurants and shops.

High demand for new restaurants and shopping, as well as desire of chains to move into the area.

Ability to connect several roadways and also open up new frontage within property.

Largest single parcel available on HWY 90 on main commercial strip. The 25 total acres is well larger than even the Super Walmart property.

25 acres available for **\$11.9 million. That is only \$10.96/sq ft!** Comparables are ~\$17 to \$19 per sq ft. Excellent investment opportunity. **Priced to sell**



Multiple parcel with current development. This includes a Howard Johnson Suites, RV Park, and Gas and Food Station. The developed land comprises only ~10% of the entire land area and occupies the frontage along Highway 90. The remainder of the property is comprised of cleared, ready to use land for development.

While these businesses are profitable, the land, with its unique and valuable location on HWY 90, is better suited for commercial development. The developer/purchaser of this parcel will have to handle clearing of the existing buildings.

Total Parcel Acreage: **1,085,515 square feet, 24.92 total acres**
Pre-cleared land: ~19 acres

VISIT OUR WEBSITE FOR THE MOST UP-TO-DATE PROPERTY INFORMATION AND SPECIFICS, AS WELL AS A VIDEO PRESENTATION ON THE PROPERTY.

www.CommercialLandFlorida.com

ALL SERIOUS OFFERS WILL BE CONSIDERED

Brokers welcome and will be paid commission for bringing buyer

Contact: Dave Mehta (352) 870-7467

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25 Acre Commercial Parcel Available for Development

Lake City, Florida



Subject Property - Frontage 607' on HWY 90, Lake City, Florida

Geographical Specifics: High thru-traffic area due to I-10 and I-75 junction. Excellent piece of Florida real estate. The property is located along the south side of US Highway 90 West, approximately 1,500 feet east of Interstate 75, within the main development area of the city of Lake City, Columbia County, Florida. This commercial property has a sites address of 3072 US Highway 90 West, Lake City, Florida 32055 and 3010 W US HWY 90, Lake City, Florida 32055.

Location Overview: The State of Florida's main boon has been a steady and above-average population growth. The temperate climates and lifestyle draw over 360,000+ new residents per year. This starts with Florida's massive draw as a top-tier vacation destination with tourists bringing dollars into the state's economy every year. With benefits such as no state income tax and a lower cost of living, population and job growth will continue to grow regardless of economic conditions.

Lake City is centrally located in North Florida. Next to two metropolitan areas, Jacksonville and Gainesville Florida (with 800,000 thousand and 200,000 residents, respectively), Lake City is the third largest city in the region. This affords for major commercial and economic growth.

Lake City is the county seat of Columbia County, whose population in 2005 was 64,000 and steadily has been rising at 13.3 percent over past five years. This is 2 percent higher than the state's average growth. Located 6 miles south of the intersection of Interstate 75 and I-10 through traffic is a major source of revenue. We are the main tourist stop-over before heading down south to hit tourist destinations such as Orlando, Tampa and Miami.

An excellent place to raise a family, Lake City has a small-town feel with up-and-coming large town development. Over the past ten years Lake City has drawn in major restaurant, hotel and shopping chains and the steady job and population growth proves that this is a key market for major retailers.

We are the first major market for interstate travel when entering Florida and the largest market in 40+ miles. Traffic counts for the property are very high due to the heavy interstate travel, and this even reflects in local restaurant sales 30% over most market averages in Florida.

The main center for commercial development is right along HWY 90 and I-75. With a long standing track record of lucrative business development, this is the most sought after location in the area. Looking closer we see that many major food, hotel and shopping retailers have found this area to be very successful. This three-mile or so strip supports 90% of the town's retail commerce.

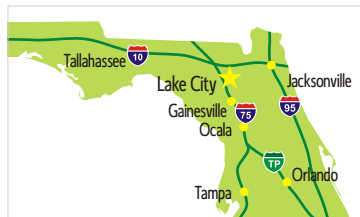
Property Information: Located right in the heart of Lake City's commercial center, there is NO other parcel of land available of comparable size and presence. A frontage of over six hundred feet on heavily traveled Highway 90 is unheard of, as all the neighboring parcels are taken by other thriving businesses.

As you have seen the surrounding area has a massive commercial draw (with shopping, dining and lodging)... which the developer of this large parcel can exploit. With a new Target distribution center, Publix shopping center expansion and many new hotels and restaurants, commercial land in this area is in great demand and drawing new business to a commercial development of this size would be relatively easy.

Highway 90 has been the main through-fare of Lake City and only recently, in the last 5+ years have there been new off-shoot roadway development that draws the traffic directly off 90 to new businesses -- which has been the key to many businesses success as they are able to take advantage of the large amount of thru traffic off 90. With a size of 25 acres and its unique location, a developer could create an interior road which will open up both sides of the property to commercial development, thus creating a large amount of new frontage for commercial business. The ability to connect several roadways is also a very unique feature of this property. There is more than enough land for an anchor store and several out-parcels perfect for the large chain restaurants actively seeking expansion to Lake City. Ultimately there are many options available when you have a parcel of this size and one can rest assured any development configuration they have in mind will be possible.

The property consists of over seventy-five to eighty percent cleared, ready-for-development land. Several businesses consisting of a hotel, food store and Subway restaurant comprise the frontage portion of the property along Hwy 90. Public water and sewer is available to this property. This property is best suited for large development but for detailed specifics on the current businesses located on the parcel, please contact us.

www.CommercialLandFlorida.com



A few of the brands in the immediate area



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