

Project: N.E. 50th Street & N.E. SR 121 Williston, Florida (Levy County)

SITE PROSPECTUS

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| <u>SITE LOCATION:</u> | Eastside of NE State Road 121 at NE 50 th Street (property extends approximately 1100' FF along SR 121) located in Williston, Levy County, Florida. Site is actually two parcels, separated by railroad ROW. South parcel is approximately 1.00 acre+/- and North parcel is approximately 3.78 acres+/-. |
| <u>OVERALL SITE SIZE:</u> | 4.78 acres, more or less |
| <u>SITE TOPO:</u> | Relatively flat and level - at grade |
| <u>ZONED:</u> | Commercial (Category # 1000) |
| <u>UTILITIES:</u> | No municipal water or sewer is available to site, well and septic allowed |
| <u>AREA POPULATION:</u> | (Est. 2007) 910 (1-mile) 4,580 (3-mile) 7,097 (5-mile) (Proj.2012) 929 (1-mile) 4,758 (3-mile) 7,465 (5-mile) |
| <u>TRAFFIC COUNT:</u> | ADDT 5,800 (Count Station on SR 121 opposite site) |
| <u>SITE FEATURES:</u> | This parcel fronts a 2-lane major transportation corridor between Williston and Gainesville, with 1,100LF+/- of highway frontage. The site is less than 1.4 miles North of the town center of the City of Williston. |
| <u>DEVELOPMENT POTENTIAL:</u> | This site(s) offers many alternatives for neighborhood commercial use on a frequently traveled transportation corridor that serves the City of Williston and the City of Gainesville. High visibility along SR 121, and convenient access to NE 50 th Street would make this an ideal site for a neighborhood strip center featuring a restaurant and for general services; or as a convenience store or mini-mart serving area residents as well as those commuting to and from Gainesville and the surrounding area. |
| <u>SALE TERMS:</u> | \$ 478,000 for the entire site (\$100,000 per acre) |

Contact David Harden, Lic. Real Estate Broker
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