

CRESCENT COMMERCIAL OPPORTUNITY

101 Pettit Road, Crescent City, FL 32112

LAND FOR SALE



PROPERTY DESCRIPTION

Land For Sale

PROPERTY HIGHLIGHTS

- This 6.77 acre site is now available for sale. The parcel is located just north of Highway 17 in Crescent City, Parcel # 03-12-27-0000-0050-0180.
- The site is suitable for a 1,250 square foot building, and can accommodate up to 50 parking spaces.
- Nearby businesses and retailers include Dollar General, FarmHouse Bar & Grill, US post Office, and more.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	6.77 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	140	435
Total Population	94	347	1,066
Average HH Income	\$47,008	\$47,040	\$47,359

DAVID STOCKMAN

Vice President of Multi Family & Hospitality
352.895.8853
dstockman@conceptcompanies.net

SETH LANE

Executive Vice President of Real Estate + Development
352.363.0136
seth@conceptcompanies.net

AGILITY
Commercial Real Estate

CRESCENT COMMERCIAL OPPORTUNITY

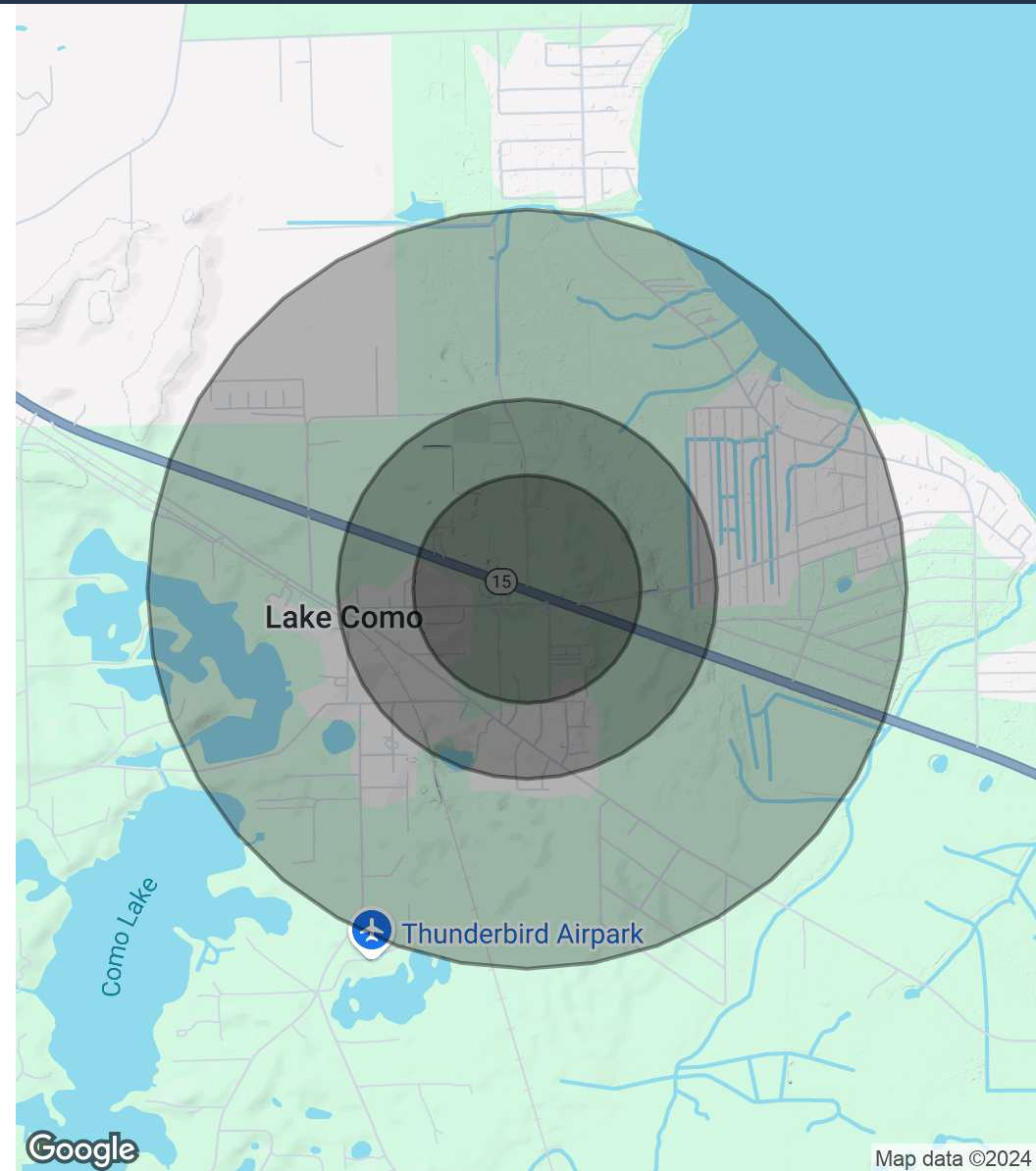
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	94	347	1,066
Average Age	41	41	42
Average Age (Male)	41	41	42
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	140	435
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$47,008	\$47,040	\$47,359
Average House Value	\$156,181	\$156,756	\$159,719

Demographics data derived from AlphaMap



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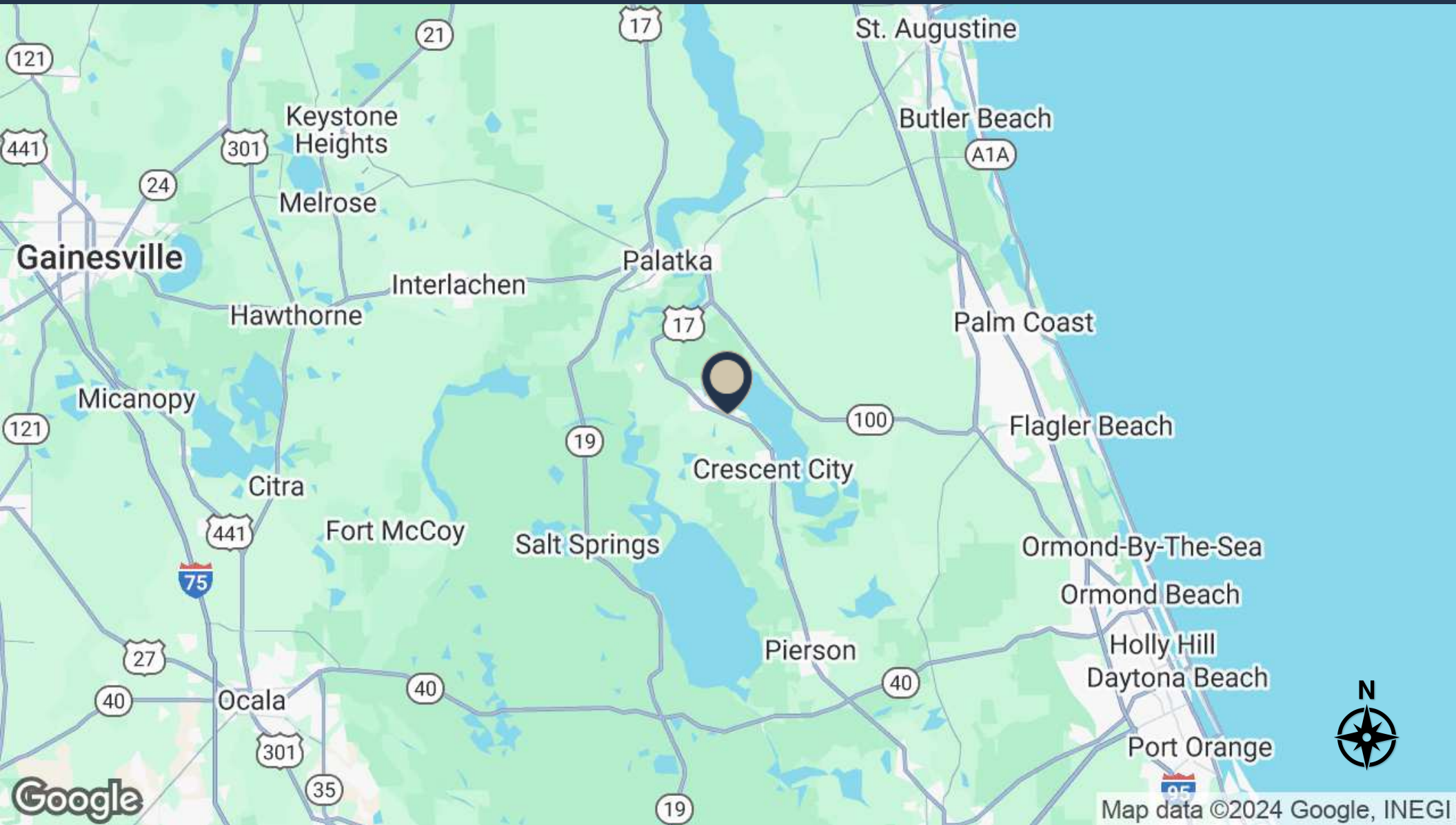
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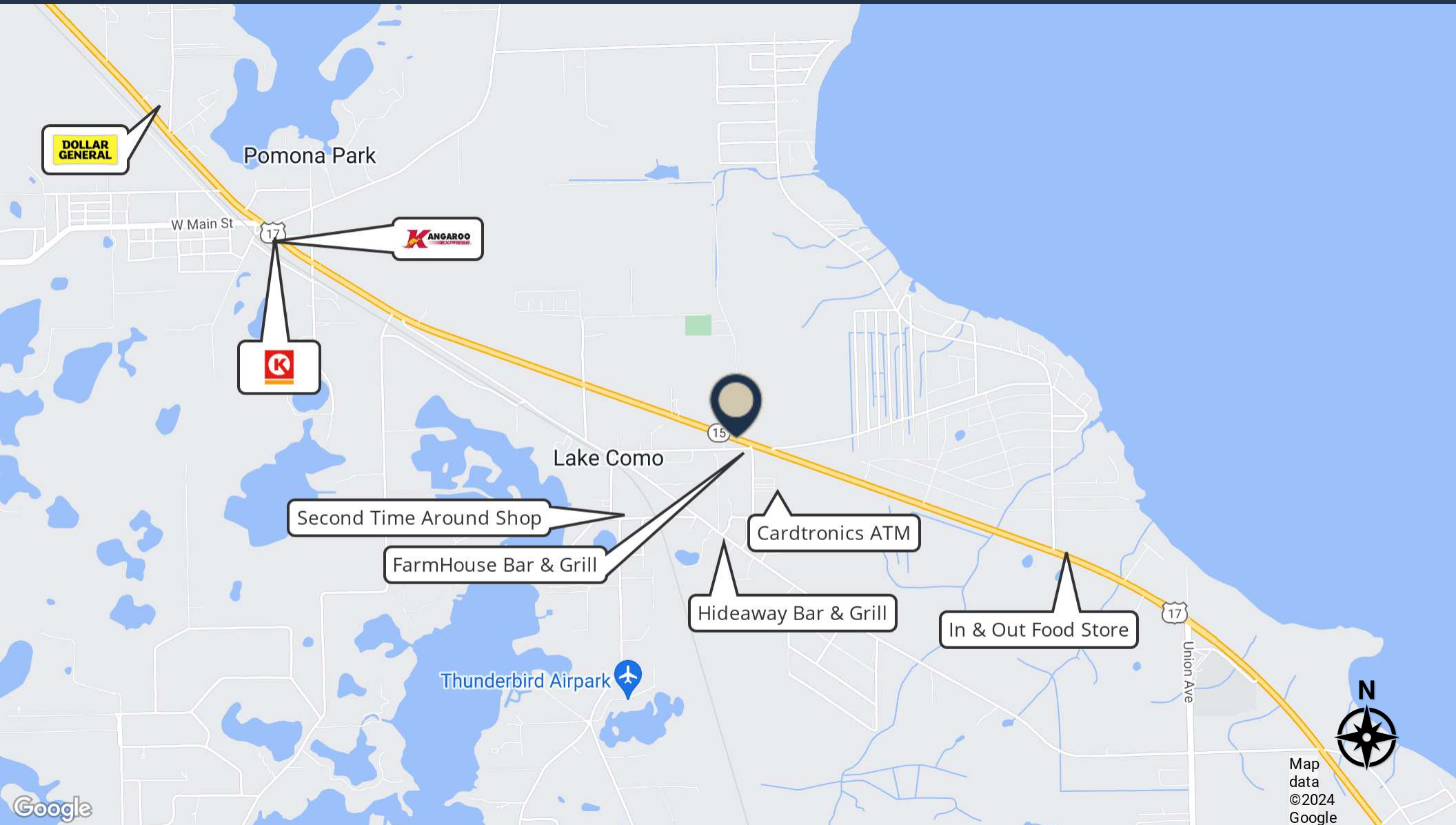
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LAND FOR SALE

RETAINING WALL SURVEY

LOCATED IN THE NW 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 21 EAST, PUTNAM COUNTY, FLORIDA

PARENT PARCEL DESCRIPTION

THE LAND REFERRED TO HEREIN BELONGS SITUATED IN THE COUNTY OF PUTNAM, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 21 EAST, THENCE NORTH 65 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 20.00 FEET, THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 380.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17, THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET FOR THE POINT OF BEGINNING FROM THE POINT OF BEGINNING THEREAFTER, THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.00 FEET, THENCE NORTH 80 DEGREES 00 FEET, THENCE SOUTH 80 DEGREES 00 FEET, THENCE SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 340.00 FEET, THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 300.00 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17, THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING.

ALL BEING IN PUTNAM COUNTY, FLORIDA.
LESS AND EXCEPT THOSE LANCES DESCRIBED IN OFFICIAL RECORDS BOOK 1106, PAGE 1115 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

SCHEDULE B1 EXCEPTIONS (PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11303646, DATED OCTOBER 17, 2023 AT 8:00 AM)

- 1. AGREEMENT TO FLORIDA POWER CORPORATION RECORDS IN 2010 BOOK 107, PAGE 306, AFFECTS SUBJECT PARCEL, AS SHOWN HEREIN.
- 2. COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 438, PAGE 1288, AFFECTS SUBJECT PARCEL, (SHOWN IN NATURAL).
- 3. BUILDING SET BACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 388 AND BOOK 307, PAGE 544, AFFECTS SUBJECT PARCEL, AS SHOWN HEREIN.
- 4. BUILDING SET BACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 714, PAGE 886, AFFECTS SUBJECT PARCEL, AS SHOWN HEREIN.

SUBJECT PARCEL DESCRIPTION (PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11303646, DATED OCTOBER 17, 2023 AT 8:00 AM)

PARCEL 1
A PARCEL OF LAND LING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 21 EAST, PUTNAM COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT AN IRON NAIL AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 21 EAST, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER NORTH 77°17'30" WEST, A DISTANCE OF 422.89 FEET, THENCE SOUTH 81°07'50" WEST, A DISTANCE OF 362.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17, THENCE ALONG SAID NORTH LINE NORTH 77°17'30" WEST, A DISTANCE OF 811.00 FEET TO A POINT LYING ON THE WEST LINE OF PETTIT ROAD, 100 FEET WIDE RIGHT-OF-WAY AND BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1106, PAGE 1115 AND POINT BEING THE POINT OF BEGINNING. THENCE ALONG THE WEST LINE OF SAID RIGHT-OF-WAY AND THE EAST LINE OF SAID LANDS, NORTH 77°17'30" WEST, A DISTANCE OF 366.49 FEET, THENCE SOUTHWEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY AND THE EAST LINE OF SAID LANDS, NORTH 77°17'30" WEST, A DISTANCE OF 366.49 FEET TO A POINT ON THE WEST LINE OF SAID LANDS, THENCE SOUTH 77°17'30" WEST, A DISTANCE OF 282.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17, THENCE ALONG SAID NORTH LINE SOUTH 77°17'30" WEST, A DISTANCE OF 120.41 FEET TO THE SOUTHWEST CORNER OF SAID RECORDS IN PUTNAM COUNTY OFFICIAL RECORDS BOOK 1106, PAGE 1115, THENCE SOUTHWEST ALONG SAID LANDS NORTH 77°17'30" WEST, A DISTANCE OF 468.19 FEET TO THE NORTHWEST CORNER OF SAID RECORDS, THENCE SOUTH 77°17'30" WEST, A DISTANCE OF 12.14 FEET TO THE NORTHWEST CORNER OF SAID RECORDS, THENCE SOUTH 77°17'30" WEST, A DISTANCE OF 68.00 FEET TO THE SOUTHWEST CORNER OF SAID RECORDS AND NORTH RIGHT-OF-WAY LINE, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 77°17'30" WEST, A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINS 2.88 ACRES MORE OR LESS.

RESIDUAL PARCEL DESCRIPTION (PER 2023 SURVEY)

A PARCEL OF LAND LING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 21 EAST, PUTNAM COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT AN IRON NAIL AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 21 EAST, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER NORTH 77°17'30" WEST, A DISTANCE OF 422.89 FEET, THENCE SOUTH 81°07'50" WEST, A DISTANCE OF 362.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17, THENCE ALONG SAID NORTH LINE NORTH 77°17'30" WEST, A DISTANCE OF 811.00 FEET TO A POINT LYING ON THE WEST LINE OF PETTIT ROAD, 100 FEET WIDE RIGHT-OF-WAY AND BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1106, PAGE 1115 AND POINT BEING THE POINT OF BEGINNING. THENCE ALONG THE WEST LINE OF SAID RIGHT-OF-WAY AND THE EAST LINE OF SAID LANDS, NORTH 77°17'30" WEST, A DISTANCE OF 366.49 FEET, THENCE SOUTHWEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY AND THE EAST LINE OF SAID LANDS, NORTH 77°17'30" WEST, A DISTANCE OF 366.49 FEET TO A POINT ON THE WEST LINE OF SAID LANDS, THENCE SOUTH 77°17'30" WEST, A DISTANCE OF 282.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17, THENCE ALONG SAID NORTH LINE SOUTH 77°17'30" WEST, A DISTANCE OF 120.41 FEET TO THE SOUTHWEST CORNER OF SAID RECORDS, THENCE SOUTH 77°17'30" WEST, A DISTANCE OF 68.00 FEET TO THE SOUTHWEST CORNER OF SAID RECORDS AND NORTH RIGHT-OF-WAY LINE, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 77°17'30" WEST, A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINS 8.83 ACRES MORE OR LESS.

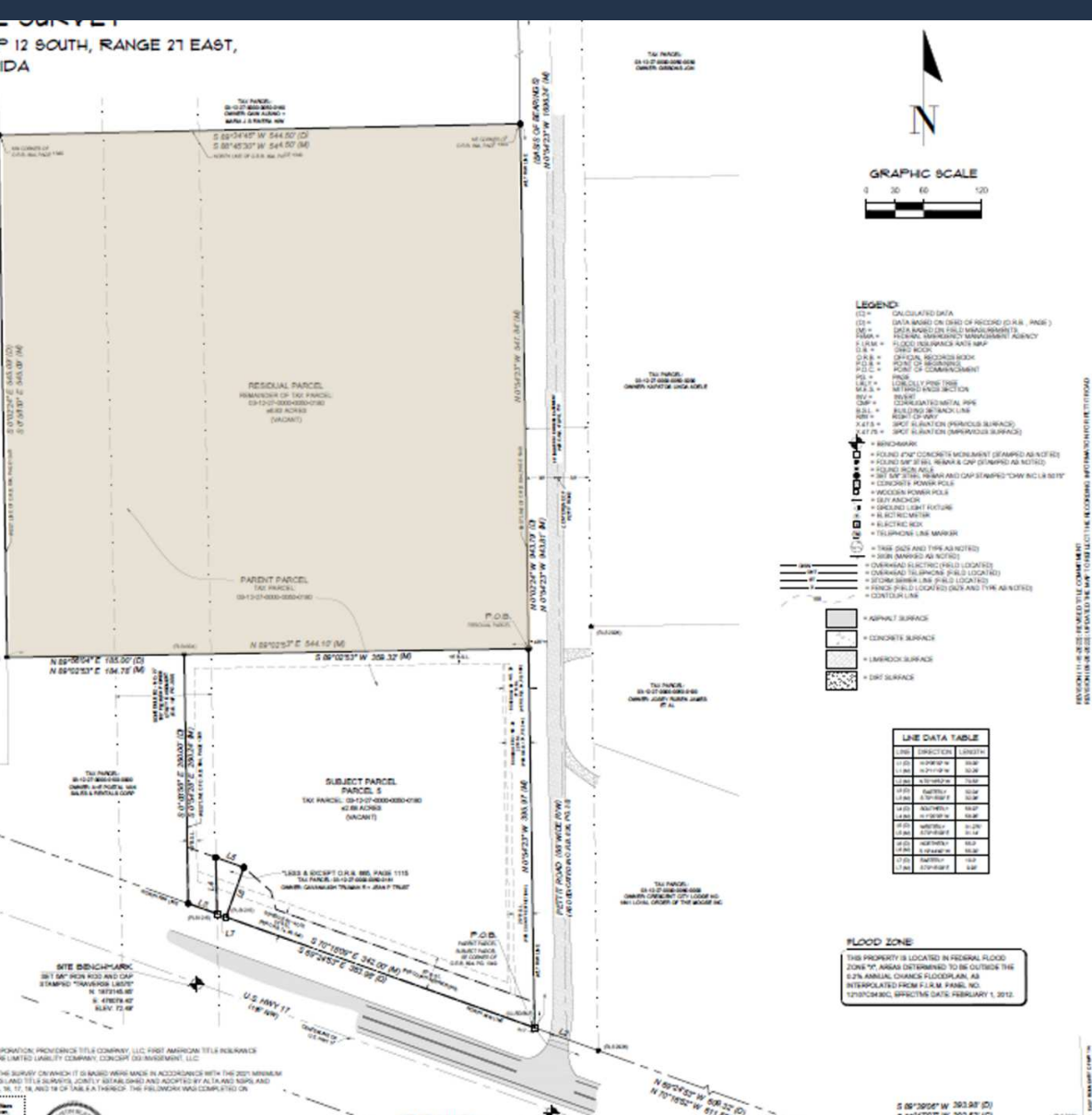
SURVEYOR'S NOTES

- 1. METERS AND COORDINATES SHOWN HEREIN ARE BASED ON FLORIDA STATE PLANS, ZONE EAST (BETWEEN NORTH AMERICAN DATUM AND 2011 DATUM). BEARING SHOWN HEREIN SHOULD BE ADJUSTED TO THE DATUM OF THE PARENT PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1106, PAGE 1115 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA, WITH A DATUM SHIFTING OF 11.072572 M.
- 2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED AS A PART OF THE SCOPE OF THIS SURVEY.
- 3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND UTILITIES OR IMPROVEMENTS WHICH WOULD AFFECT THIS SURVEY.
- 4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OTHER INTERESTS FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11303646, DATED OCTOBER 17, 2023 AT 8:00 AM. A SEARCH OF THE PUBLIC RECORDS HAS NOT REVEALED ANY OTHER INSTRUMENTS.
- 5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP HAS BEEN OBTAINED AS OF THE RELEVANT DATE. MAP REVISIONS AND AMENDMENTS ARE PRELIMINARY AND SHOULD NOT BE RELIED ON FOR THE MOST CURRENT MAP.
- 6. RECORDS, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREIN MAY BE DESIGNATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- 7. IN THE OPINION OF THE SURVEYOR, THE DIMENSION LINES AS SHOWN HEREIN REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL, AS REFERRED TO IN THIS DESCRIPTION OF RECORD AND THOSE DIMENSION LINES CORRESPOND TO BE ACCEPTABLE BY THIS SURVEYOR.
- 8. VERTICAL DATUM BASED ON NATIONAL GEODESIC SURVEY (NAD 83), POINT 1712, A CONCRETE MONUMENT WITH BRASS DISK (BEARING 1956 2007) SURVEYOR PLAZA PARISH, BENTONVILLE, ARKANSAS, COUNTY EMPLOY DISTRICT, LOCATED 87'00" ON CENTERLINE OF U.S. HWY 17, IS 0.10' FROM CENTERLINE OF SUBJECT PARCEL, 10.10' NE OF RECORDS BOOK 1106, PAGE 1115 OF OFFICIAL RECORDS.
- 9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE GRID AND BY TAPPING IN THE SURVEYED DIGITAL FILE.
- 10. THIS SURVEY CONSISTS OF 2 SHEETS (SHEET 1 WITH BOUNDARY INFORMATION; SHEET 2 WITH TOPOGRAPHIC INFORMATION) AND IS NOT CONSIDERED COMPLETE WITHOUT SHEET 2. TOPOGRAPHIC.
- 11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT (WITHIN MONTHS HEREIN) BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS BEING COMPLETED AT THE TIME OF THIS SURVEY.
- 12. THERE WAS NO OBSERVED EVIDENCE OF CHANGES IN BOUNDARY RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT (WITHIN MONTHS HEREIN) CONSTRUCTION OR REPAIRS.
- 13. THERE WAS NO OBSERVED EVIDENCE OF CURRENT (WITHIN MONTHS HEREIN) CONSTRUCTION OR REPAIRS.
- 14. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, BURIAL GROUND, BURIAL OR BURIAL PARCEL.
- 15. PRELIMINARY TOPOGRAPHIC LIMITS ARE PER CLIENT'S REQUEST.
- 16. THIS PROPERTY IS CONVEYED WITH THE RIGHT OF WAY AND ACCESS EASEMENTS WITHOUT ANY GAP, CORNER, OR NOTICES.

SURVEYOR'S CERTIFICATION
I, **DAVID STOCKMAN**, A PROFESSIONAL SURVEYOR, LICENSE NUMBER 12518, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING WITH THE SURVEYORS BOARD OF PROFESSIONAL SURVEYORS, FLORIDA. I HAVE READ THE ENTIRE SURVEY INSTRUMENT AND AM AWARE OF THE CONTENTS AND IMPLICATIONS THEREOF. I HAVE NOT BEEN INFLUENCED BY ANY OTHER PARTY AND I HAVE NOT BEEN COMPROMISED IN ANY MANNER. I HAVE NOT BEEN INFLUENCED BY ANY OTHER PARTY AND I HAVE NOT BEEN COMPROMISED IN ANY MANNER.

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LINE DATA TABLE

LINE NO.	BEARING	DISTANCE
1	N 77°17'30" W	422.89
2	S 81°07'50" W	362.00
3	N 77°17'30" W	811.00
4	N 77°17'30" W	366.49
5	S 77°17'30" W	282.00
6	N 77°17'30" W	120.41
7	S 77°17'30" W	68.00
8	N 77°17'30" W	242.00

zoning RESTRICTIONS: (AS FURNISHED)
C-2 (LIGHT COMMERCIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT: 10 FEET
SIDE: 5 FEET
REAR: 5 FEET
CORNER: 5 FEET

SITE BENCHMARK:
SET 56" FROM ROAD AND CAP
STAMPED "CONCRETE LABORS"
N 78°14'48"
S 81°07'50"
BLVD. 75.49'

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.M.M. PANEL NO. 12195CMB, EFFECTIVE DATE: FEBRUARY 1, 2012.

CHM
CONCEPT COMPANIES, LLC
101 PETTIT ROAD, CRESCENT CITY, FL 32112
TEL: 352.895.8853
WWW.CONCEPTCOMPANIES.COM

THE MAP PREPARED BY:
DAVID STOCKMAN, SURVEYOR
LICENSE NUMBER 12518
DATE: OCTOBER 17, 2023
SCALE: AS SHOWN