

OFFERING PREVIEW

STARKE FLORIDA  
**DEVELOPMENT OPPORTUNITY**



OWNER MAY DIVIDE  
PRICE UPON REQUEST

 **SWIFTCREEK**  
ACRAGE

**AUSTEN**  
**ROBERTS**  
BROKER / OWNER  
LIC. REAL ESTATE BROKER  
FLORIDA, GEORGIA

 **SWIFTCREEK**  
COMMERCIAL

**AMBER**  
**CRAWFORD, CCIM**  
BROKER / OWNER  
LIC. REAL ESTATE BROKER  
FLORIDA, GEORGIA, ARKANSAS

SwiftCreekRealty.net



@swiftcreekrealty

**ALLOWABLE  
USES**

RESIDENTIAL  
AGRICULTURE  
COMMERCIAL

**ACRES**

UP TO 170 ACRES

**PROPERTY**

US 301 BYPASS  
SR 16  
ON THE BYPASS IT  
SURROUNDS THE  
ON OFF RAMP

**CLOSE  
PROXIMITY TO**

US 301 STARKE  
BYPASS  
STARKE AND  
JACKSONVILLE, FL  
JUST SOUTH  
INTERSTATE

**PARCELS**

02227-0-00000  
02197-0-00000



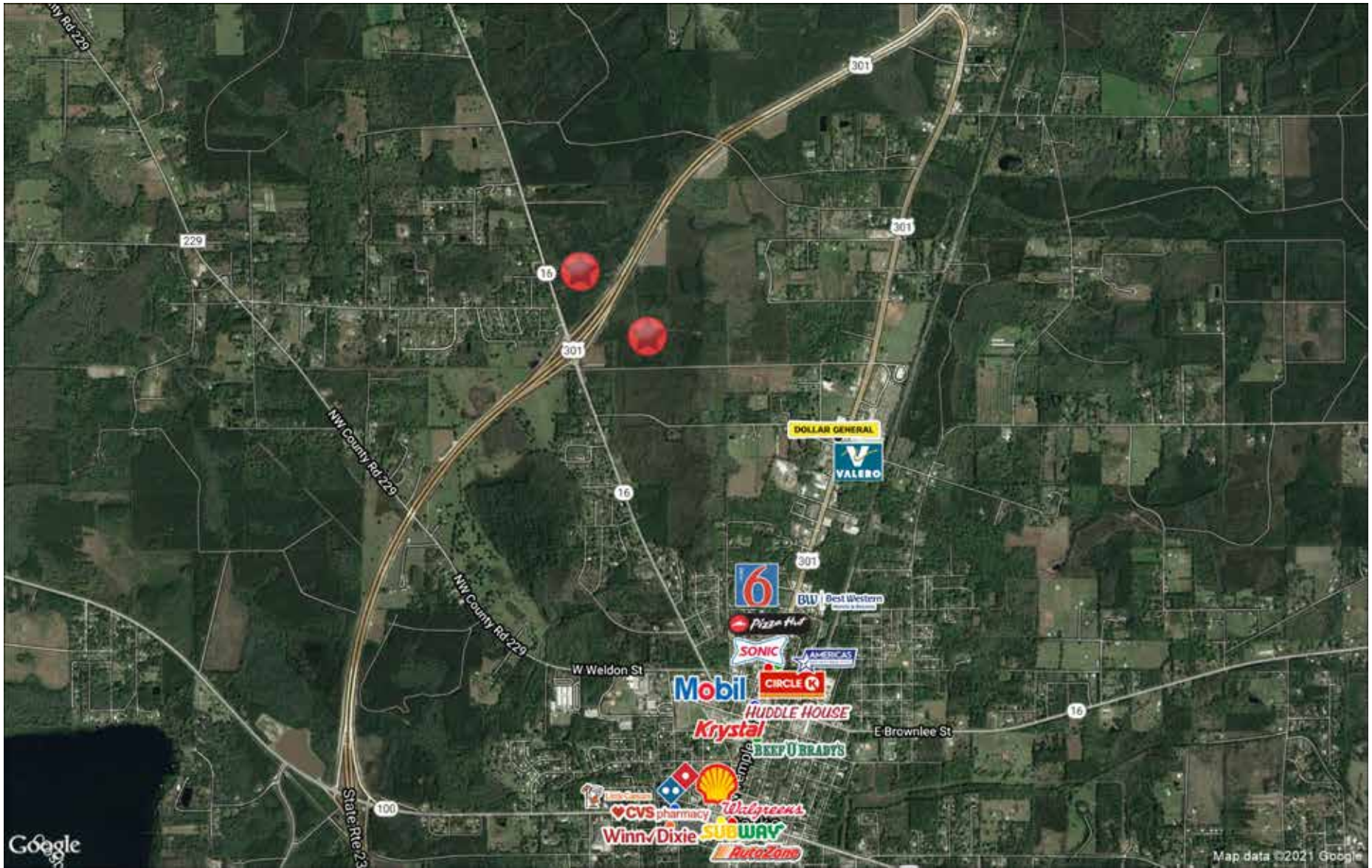
AERIAL VIEW



SR 223 Starke Bypass



AERIAL VIEW





### A HISTORY OF EXCELLENCE - A REPUTATION FOR SUCCESS

At Swift Creek Acreage we specialize in a real estate niche that is rarely customized. We service all sizes of land sales, and have every skill needed to master any size transaction. Large land tracts and the following are just a few of our areas of expertise:

- Timberland Investment - Harvesting, Planting, Management Plans
- Recreational/ Hunting Tract - Clearing, Game Management
- Farmland - Row Crop, Pastureland, Conversion Tracts
- Development Tracts - Entitlements, Large Scale PUD/DRI
- Solar Development Transactions
- Conservations land sales and easements
- Wetland Mitigation Bank Transactions
- Consulting - Permitting, Clearing, Earth Work, Farm Management



**AUSTEN**  
**ROBERTS**  
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### CREATING OPPORTUNITIES

We take initiative. We understand that success requires more than simply brokering a transaction. It requires dedication and a network of people. We are able to connect sellers and buyers all over the region due to our specialization and heritage in the industry.

### LOCAL CONNECTIONS - REGIONAL INFLUENCE

Our network of connections and our experience in this industry is what qualifies us for these complex transactions. We are constantly learning and expanding our knowledge base. We pride ourselves in being leaders and knowing what is happening in our area. We are more than just a call you make to sell your land, we are a consultant. We are dedicated to maintaining an understanding of the market and a network of industry partners. These connections and our involvement in the industry are what enables the success of your deal.



#### ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

#### RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. From their local needs to their long term investments. Every relationship receives a uniquely crafted formula for long-term success.

#### GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

#### BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

#### SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



**AMBER**  
**CRAWFORD, CCIM**  
BROKER / OWNER  
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FLORIDA, GEORGIA, ARKANSAS



## THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

## AT OUR CORE

### COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

### GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

### EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

### RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

### MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

### PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

### FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

### INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

### FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

### CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =  
SOLVES PROBLEMS & EARNS BIG RESULTS  
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM