

# BOB'S RIVER PLACE

2878 NE HWY 340, BRANFORD, FL 32008

**OFFERING PRICE:** UNPRICED  
37± ACRES RV PARK DEVELOPMENT WITH  
2,000FT± OF RIVER FRONTAGE



**SVR**  
Commercial

**CONFIDENTIAL OFFERING MEMORANDUM**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

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Unit 2200

Ponte Vedra Beach, FL 32082

## Exclusive Sales Representatives



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# EXECUTIVE SUMMARY





## OVERVIEW:

SVR Commercial, as the exclusive advisor, is proud to present a unique opportunity to acquire Bob's River Place, a premier recreational facility spanning nearly 37 acres along the scenic Suwannee River. With over 2,000 feet of direct river frontage, this property offers unparalleled access to the natural beauty of the Suwannee River.

## PROPERTY DETAILS:

Address:	2878 NE Hwy 340 Branford, FL 32008
Tax Real Estate Number:	16-08-14-0000-6875-0000
Land Size:	±36.9 AC
Zoning:	SIN RES

## HIGHLIGHTS:

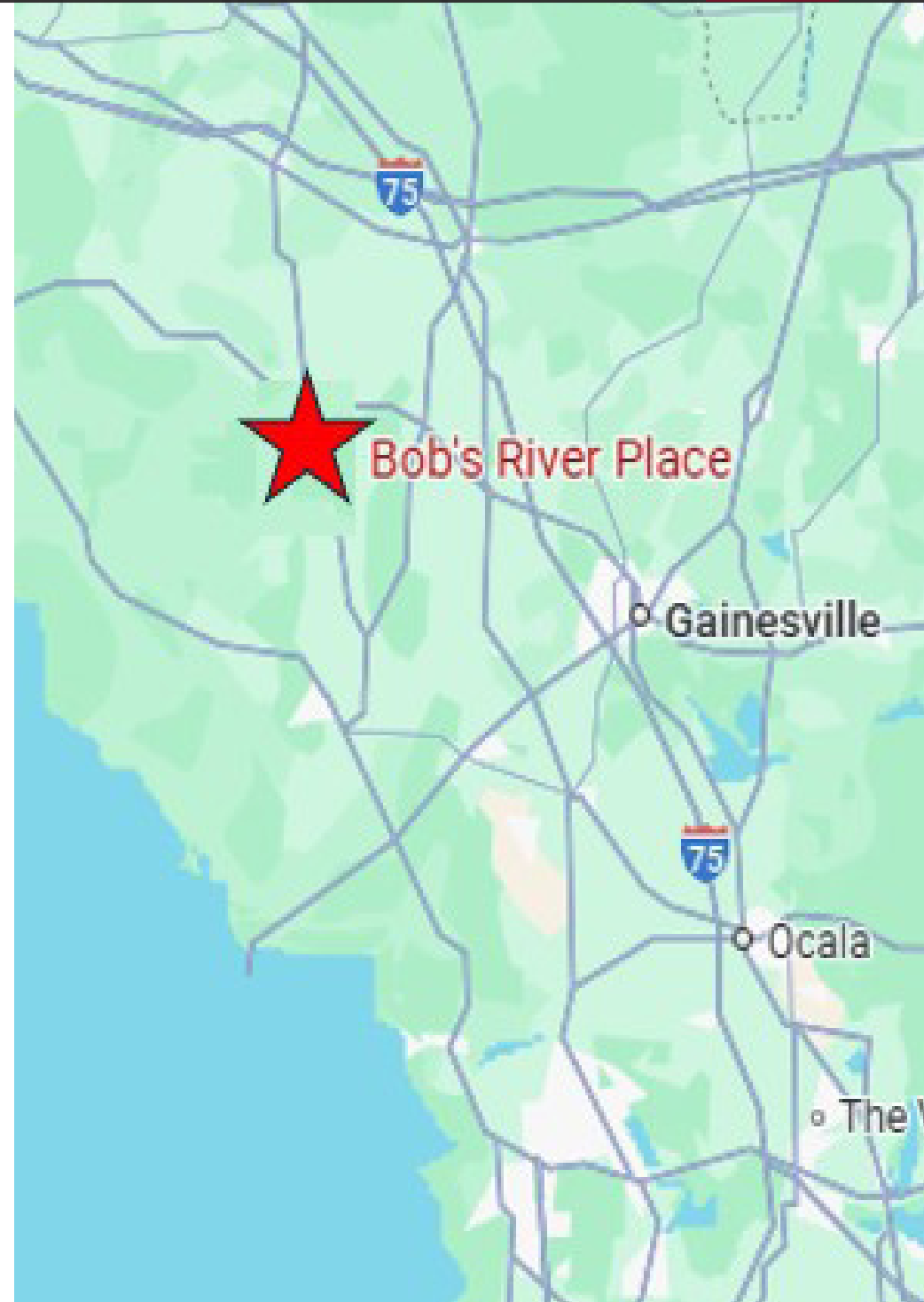
Bob's River Place is a rare opportunity to own a 36.9± acre recreational park along nearly half a mile of the historic Suwannee River. Known as one of Florida's hidden gems, this park features water slides, a karaoke stage, volleyball courts, treehouses, rope swings, waterfalls, and more—making it a favorite for water lovers and adventure seekers.

With strong demand for overnight stays, this property is primed for RV sites, camping, or vacation rentals, creating huge growth potential. Additional features include three entrances, two boat ramps, and proximity to popular springs like Ginnie and Gilchrist Blue Springs.

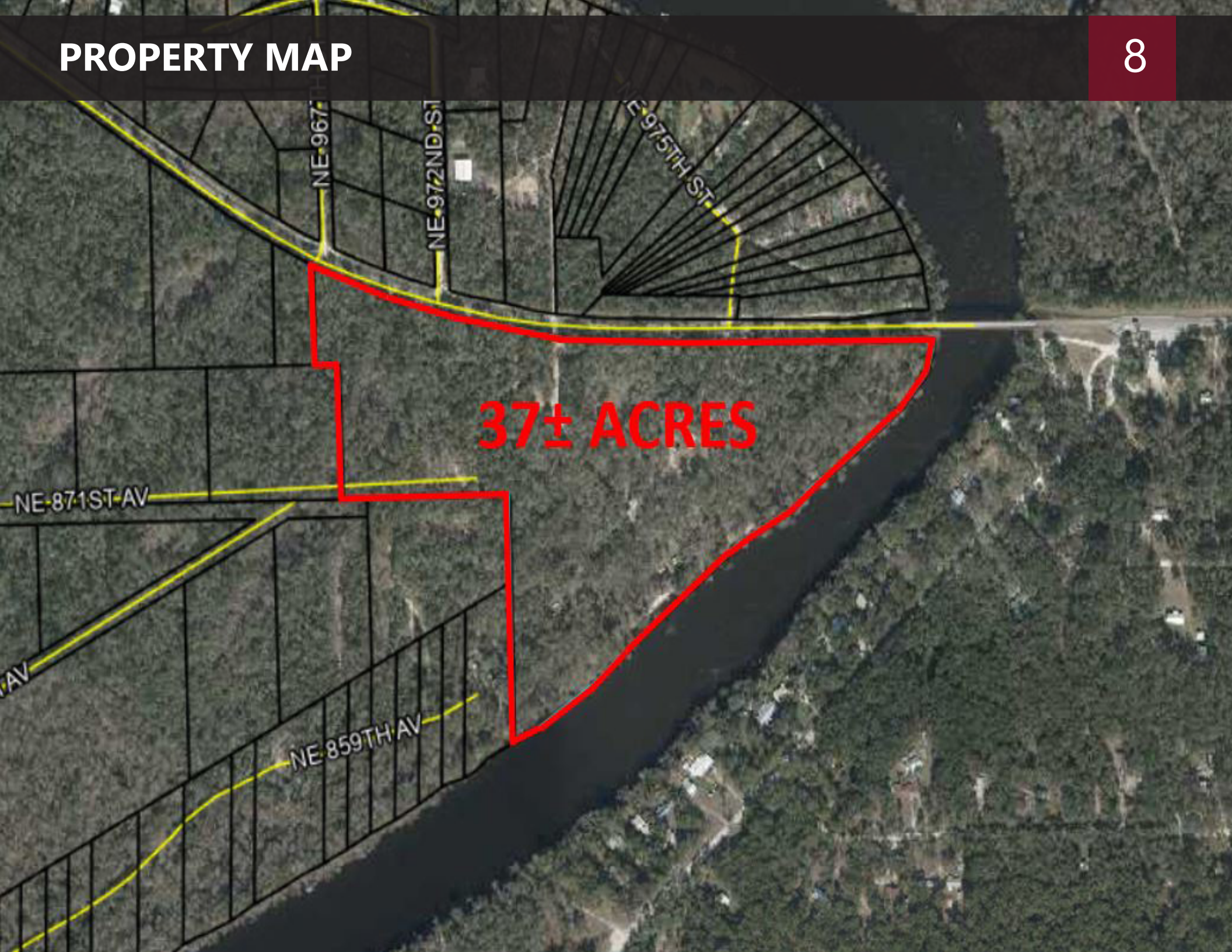
The park includes a 2,444 sq. ft. cabin-style amenity center, three pavilions, and public restrooms. Just an hour from Gainesville and Lake City, this is a prime investment opportunity.

## GREAT LOCATION

Bob's River Place sits right along the picturesque Suwannee River, offering stunning natural beauty and an idyllic setting for recreational activities. This area is a hidden gem of North Florida, where visitors can enjoy a range of outdoor adventures. The Suwannee River itself is known for its clear waters and serene environment, making it an ideal spot for kayaking, tubing, and swimming. The location has been a popular destination for years, drawing families and outdoor enthusiasts alike, thanks to attractions like rope swings, natural water slides, and picnic spots. With the potential for adding 100+ RV parks or camping facilities, this area could easily capitalize on its established reputation while expanding its services. Its long-standing popularity combined with the demand for overnight accommodations creates a lucrative opportunity for investors. The park's blend of natural beauty, accessibility, and recreational appeal ensures that it will remain a popular spot for all generations, making this a solid, long-term investment.







37± ACRES

NE 967

NE 972ND ST

NE 975TH ST

NE 871ST AV

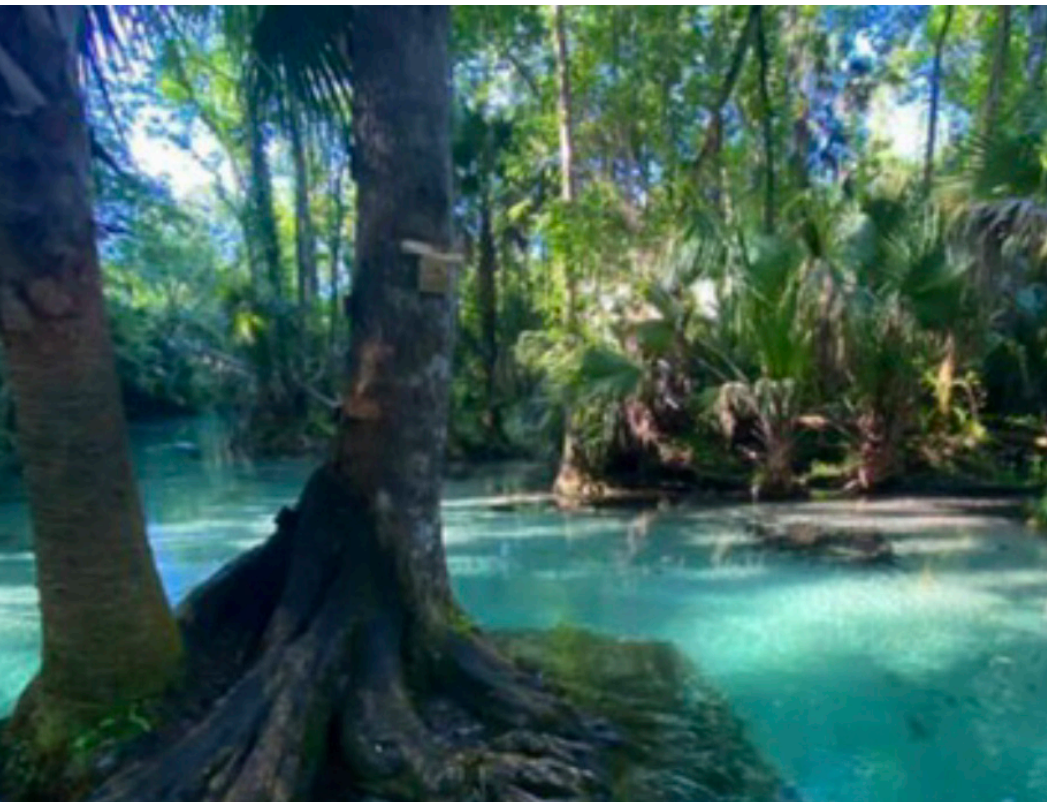
NE 859TH AV



# PROPERTY PHOTOS



# PROPERTY PHOTOS



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## TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

## FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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