

# Live Oak Colony

Florida 51, Live Oak, FL 32064

THE *Keyes* CO.



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SECTION 1

# PROPERTY INFORMATION

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	9.93 Acres
Zoning:	Residential High Density (20 du/acre )

## PROPERTY OVERVIEW

The Keyes Company is proud to present the opportunity to acquire a 192 unit garden-style multi-family development opportunity in Live Oak, Florida. The site, which is just approximately ten acres is located along SW Irving Ave and in close proximity to multiple schools, retail, and the Suwanee County Airport. The land will be delivered free and clear. The site is approved and zoned for 20 units / Acre.

## LOCATION OVERVIEW

The site is one of the few remaining large acreage sites in the market, and would provide an opportunity for a developer to take advantage of a growing market that attracts consumers through it's nature aesthetics. Located in between Tallahassee and Jacksonville, Live Oak has been consistently growing over the years creating an immediate demand for more apartment housing.



# Property Description



## SITE INFORMATION

- Zoning: RMF-2, Residential High Density (20 du/acre)
- Max Height: Three Stories
- Parcel 1 (8.93 Acres) Folio: 27-02S-13E-08243-000000 (28391)
- Parcel 2 (1 Acre) Folio: 27-02S-13E-08197-001010 (38662)
- Total Lot Size: 9.93 Acres, 432,551 SF
- Buildable Units: 192
- 9 Buildings (8 Residential + 1 Clubhouse)
- Buildable SF: 212,515

# Entrance



# Clubhouse Front





# Clubhouse Back





# Street View



# Community





# Clubhouse





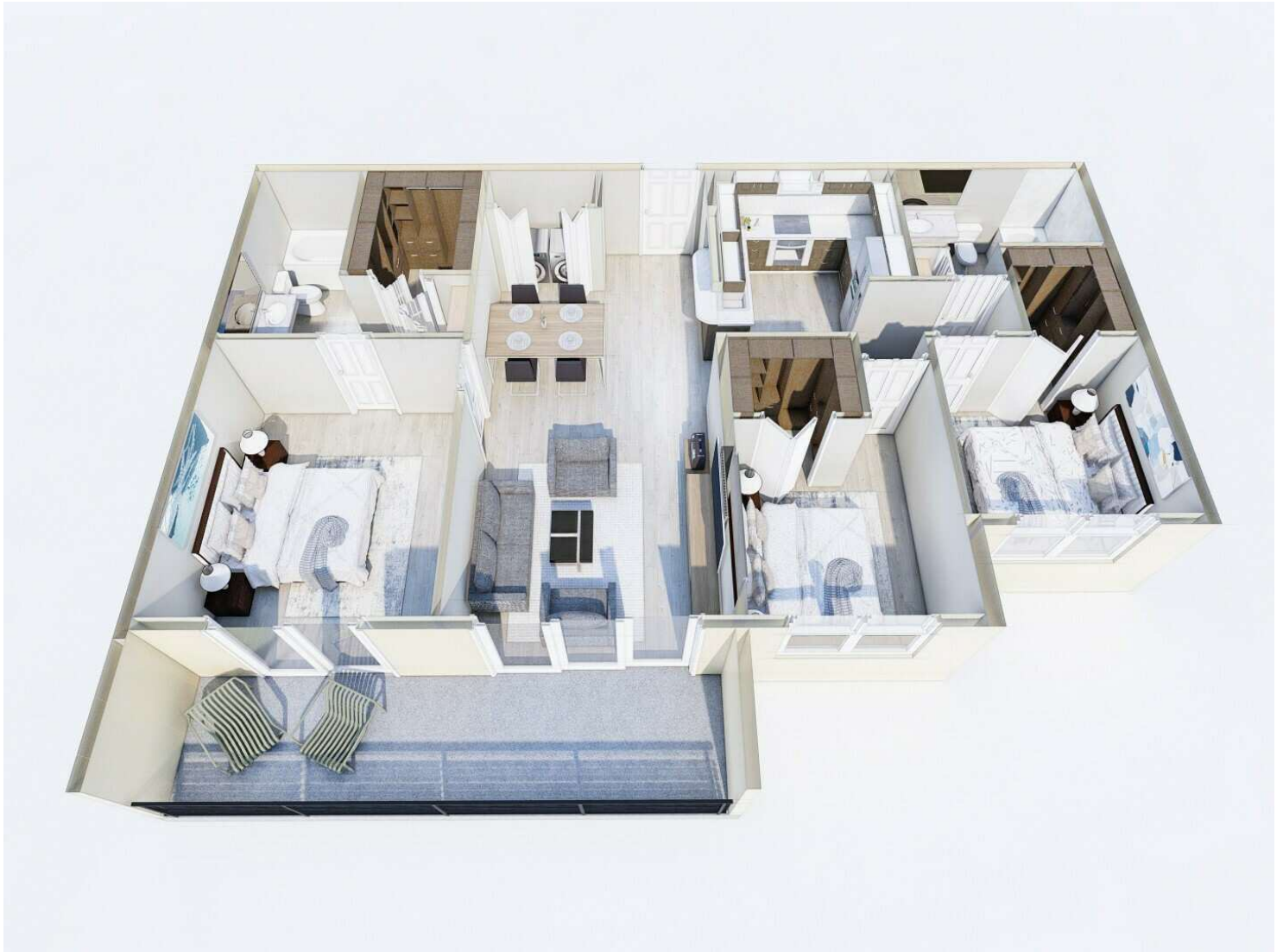
# One-Bed One-Bath



# Two-Bed Two-Bath



# Three-Bed Two-Bath





SECTION 2

# LOCATION INFORMATION

# Live Oak, FL



## THE CITY OF LIVE OAK

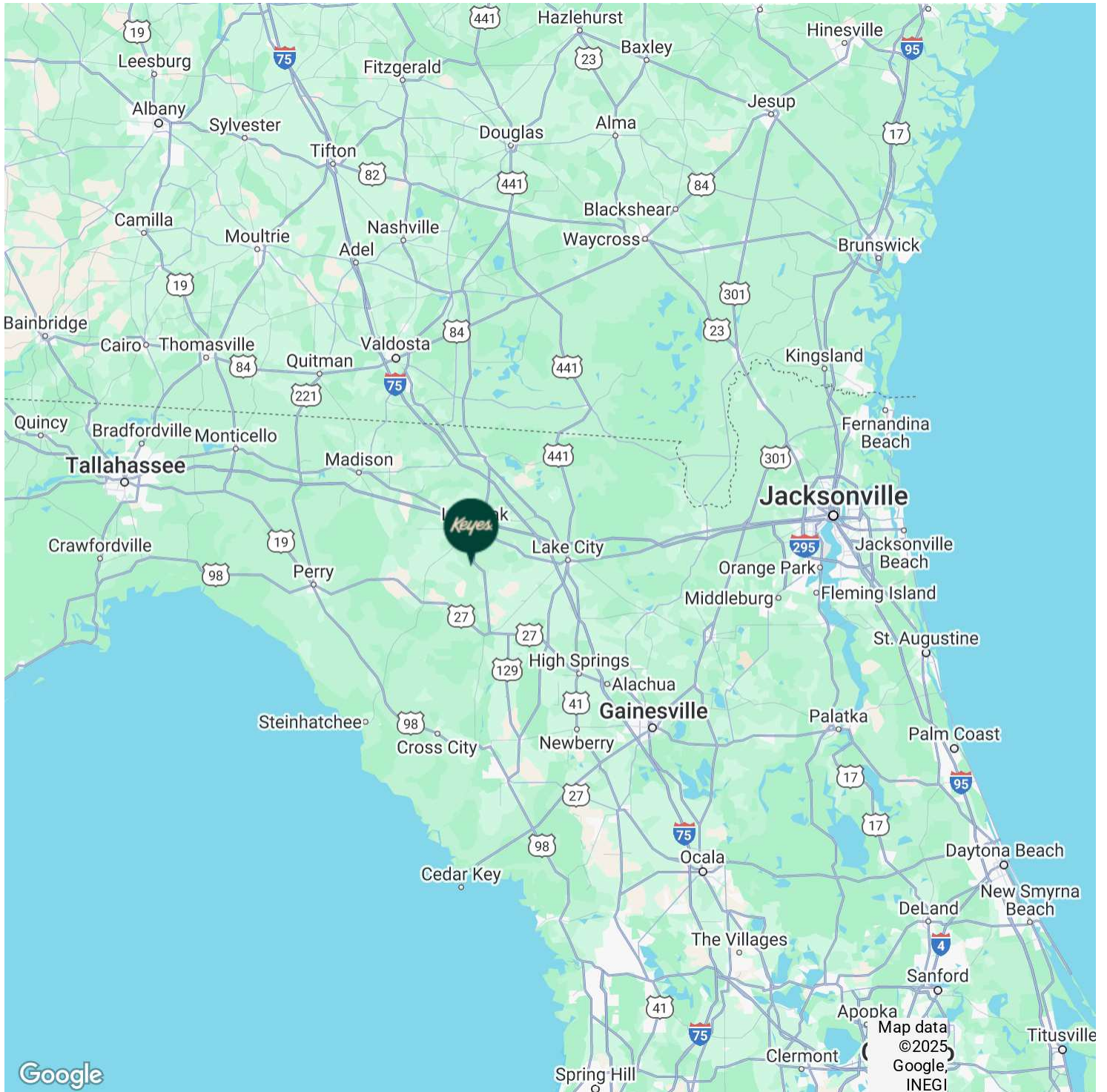
Live Oak, Florida, is a charming small town located in Suwannee County in the northern part of the state. Nestled amidst the natural beauty of Florida's agricultural heartland, Live Oak offers a tranquil, close-knit community atmosphere while still being well-connected to larger cities like Jacksonville and Tallahassee via major highways like I-10 and US-129.

The town is known for its lush oak trees, scenic landscapes, and access to the nearby Suwannee River, which provides opportunities for outdoor activities like fishing, boating, and hiking. Live Oak is also rich in history, with numerous historical buildings and a charming downtown area that exudes small-town Southern charm.

Residents enjoy a relaxed lifestyle, supported by locally owned businesses, farmers markets, and annual festivals, such as the Suwannee River Jam, which celebrates the area's deep connection to country music and the natural environment. The town is a great place for those looking to enjoy Florida's rural beauty while still having access to essential amenities and a welcoming community.

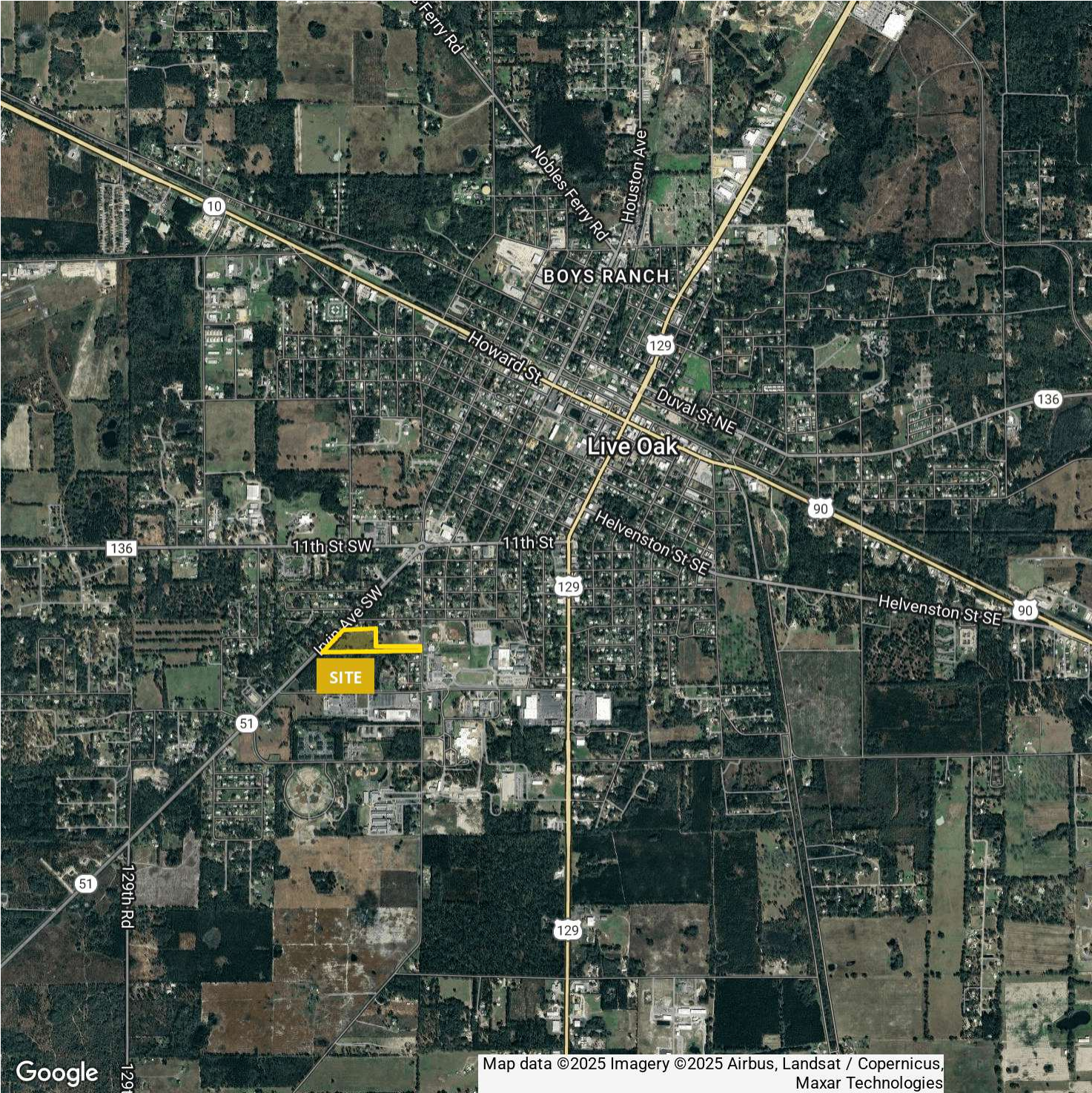
Live Oak, Florida, benefits from its strategic location near major highways like I-10 and US-129, providing easy access to larger cities and supporting trade, logistics, and commuting. The town's economy is driven by its strong agricultural sector, known for farming, forestry, and livestock industries, which create local jobs and investment opportunities. Tourism is another key driver, with natural attractions like the Suwannee River and state parks, along with major events like the Suwannee River Jam at the Spirit of the Suwannee Music Park, drawing visitors and boosting the local economy. Affordable real estate and a lower cost of living further enhance its appeal to homebuyers and businesses. Live Oak's relaxed small-town lifestyle, combined with strong community spirit, makes it attractive for families, retirees, and those seeking a peaceful environment. The town offers access to quality education and healthcare, supporting long-term growth. Ongoing infrastructure improvements and real estate development are also drawing new investors and businesses. Together, these factors position Live Oak as a desirable location for both residential and commercial growth while maintaining its natural beauty and Southern charm.

# Regional Map



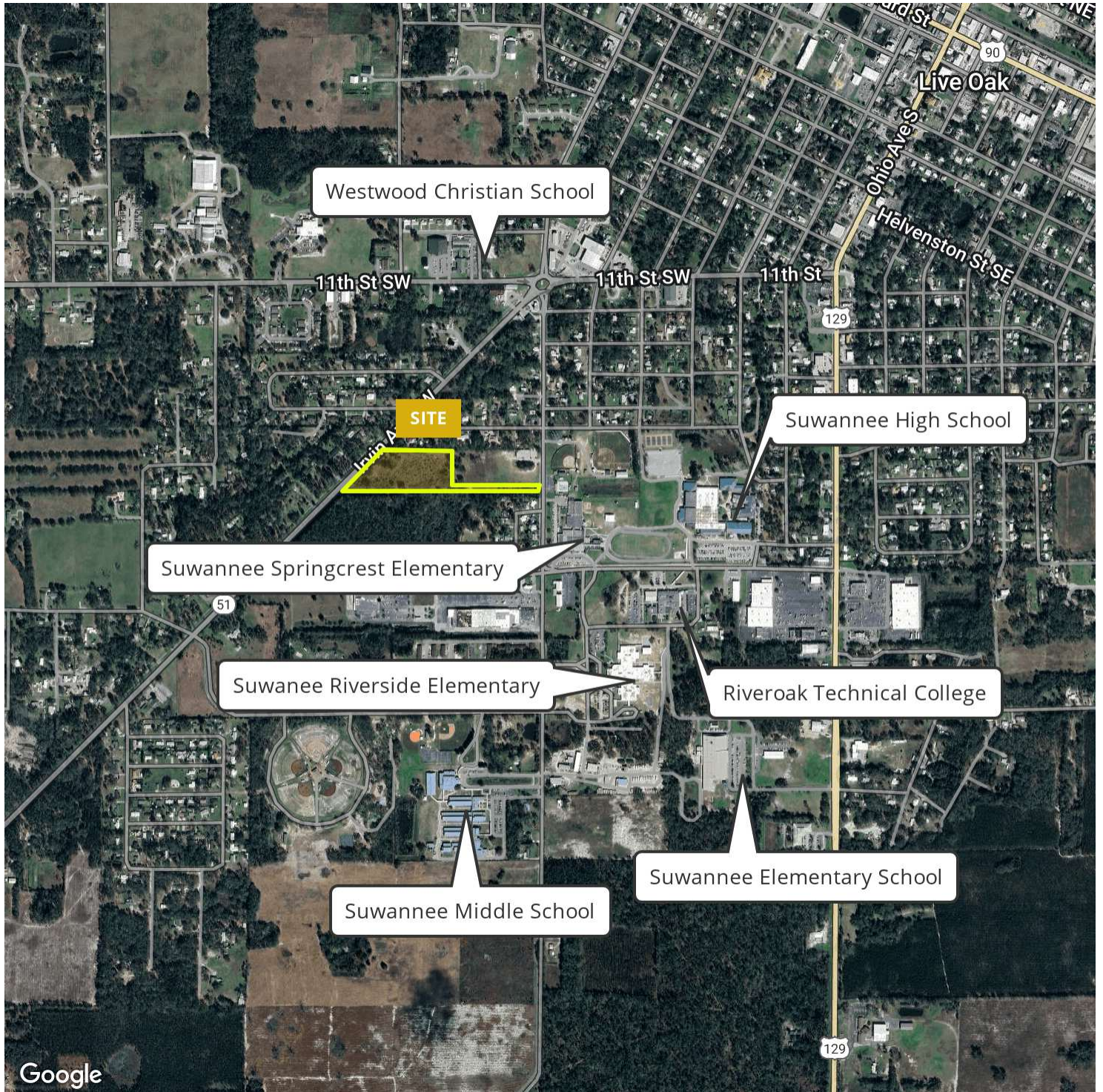


# Aerial Map





# School Map





# Retailer Map

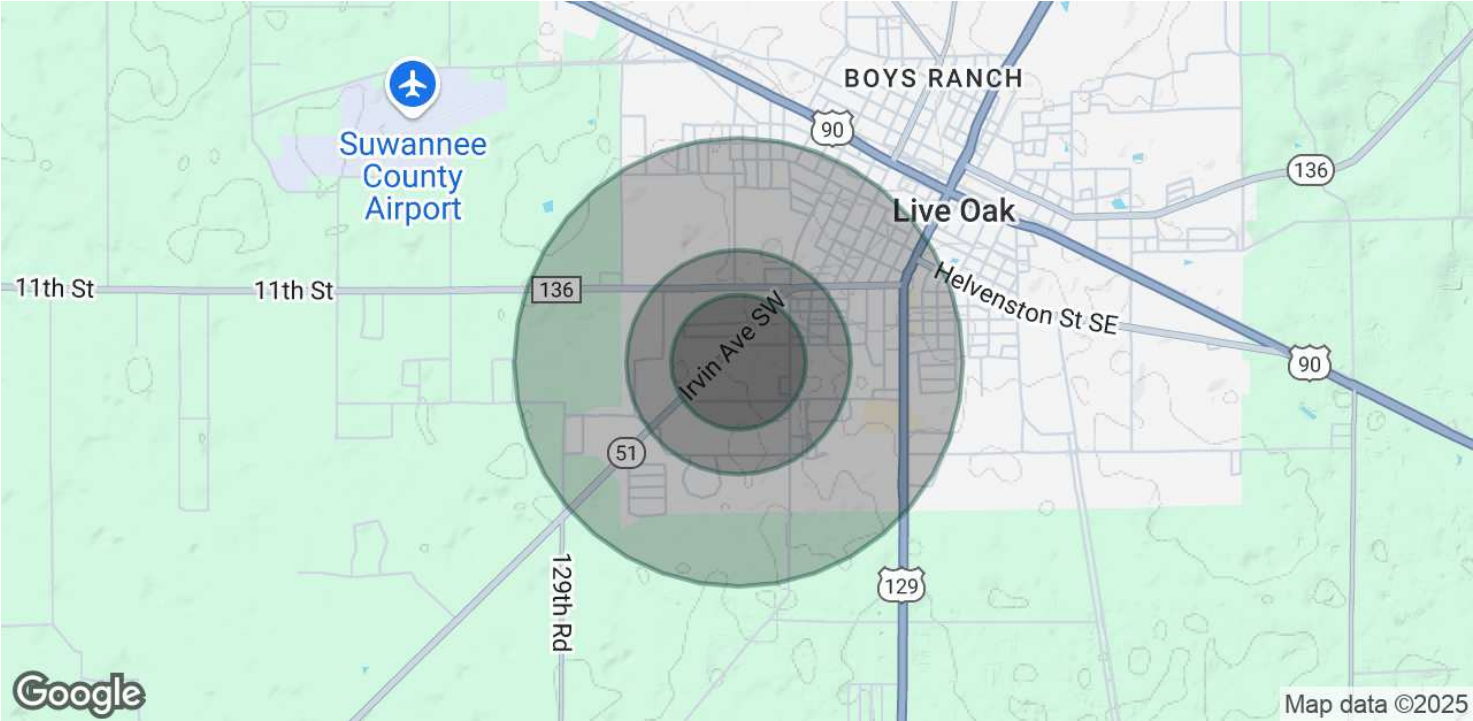




SECTION 3

# DEMOGRAPHICS

# Demographics



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	300	1,486	4,216
Average Age	39	39	38
Average Age (Male)	39	38	37
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	535	1,521
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$54,877	\$58,113	\$62,095
Average House Value	\$138,786	\$132,734	\$136,409

Demographics data derived from AlphaMap

SECTION 4

# ADVISOR BIOS



# Meet The Team



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Sandra and Anthony are committed to building long-term relationships to optimize your portfolio growth. Our success is grounded upon offering top-quality services to our national and international clients. Our combined 15 years of experience in the financial industry and commercial real estate offer clients the expertise that they cannot obtain anywhere else. Whether our clients are Buying, Selling, or Leasing, Commercial Assets, we provide unparalleled representation. Helping our clients achieve the best possible results by handling all aspects of the transaction with buyers to find the right assets, helping our sellers get the best price/terms, negotiations, closing, and beyond. Commercial real estate services range from acquisitions and dispositions to portfolio management, leases, and development opportunities in the following sectors: Multifamily, Hotels, Retail, Office, and Land. Please consider us for your next acquisition or sale.