

## PROPERTY OVERVIEW

The subject 52.6 acres is eligible for agriculture purposes, a single-family homesite, for division into a 9-lot "rural ag" development or for annexation into the City of Archer for future urban development when central utilities are available. The site has 965 linear feet of frontage on SR 45/US 27 for access to the property.

## PROPERTY HIGHLIGHTS

- Open pasture land
- Very few trees
- Not in flood zone
- Frontage on SR 45/US Hwy 27/41

## OFFERING SUMMARY

Sale Price:	\$988,000
Lot Size:	52.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	137	1,114	3,606
Total Population	307	2,495	8,618
Average HH Income	\$70,455	\$83,756	\$101,752

## RORY CAUSSEUX

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All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE

**52.6 ACRES**

15000 Block State Road 45, Archer, FL 32618



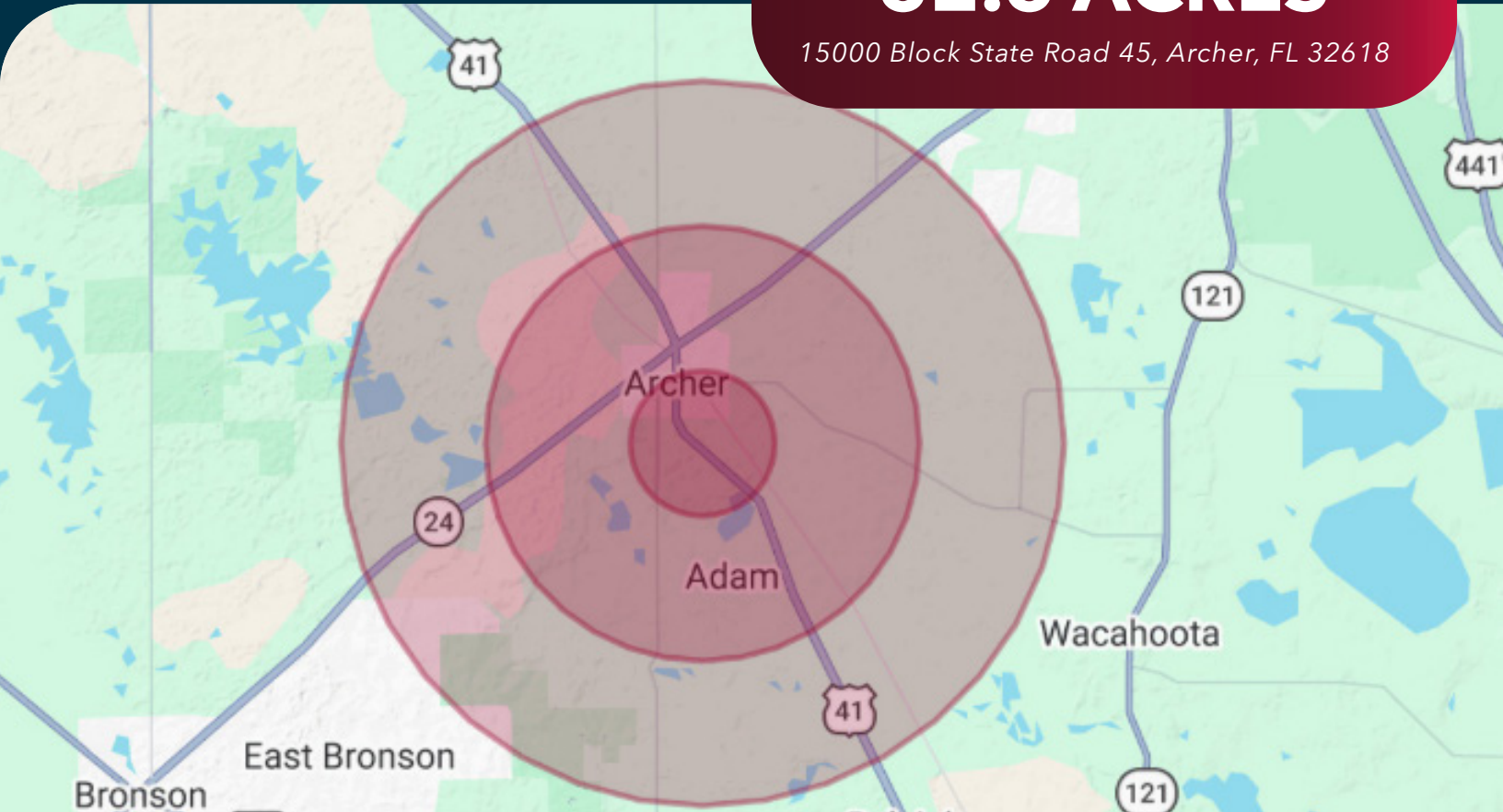
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	307	2,495	8,618
Average Age	44.1	45.9	44.3
Average Age (Male)	32.5	41.2	44.4
Average Age (Female)	50.8	48.5	43.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	137	1,114	3606
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$70,455	\$83,756	\$101,752
Average House Value	\$190,815	\$202,657	\$242,969

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# CONTACT



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