



NW BELL STREET

List Price: **6,262,000****Industrial Lot**Mls#: **116517****Active**Area: **3-N. Us 90 - W. Us 441 Columbia**City: **Lake City**County: **Columbia**Zip: **32055**Dom: **3**C: **3**

Frontage:

Depth:

Acreage: **125.24**Homestead: **No**Zoning: **IL**Deed Restrictions: **No**Flood Zone: **A, X**Ag. Exemption: **No**Community Ty: **City Limits**

Lot Size:

IrregularPrice per Acre: **50,000**

Sp Conditions:

Sp/Assessmnt: **No**Association: **No**LtFaces: **North, South**Location: **Inside, City**Utilities: **None**Road: **Paved**Pres/Use: **Vacant**Fin Terms: **Cash, Conventional**Char Area: **Fast Growing, Developing, Highway/Frontage**

Water:

Public-Nearby

Sewer:

Public-Nearby

Frontage:

Highway

LandType

Tracts

Closing:

Possession At Closing

Subdiv:

Out/Bldgs

Usage: **Industrial**Improvmt: **None**

River Nm:

From US-441/US-90 go north on US-441, left on Bell Street to property on right - see sign

125.24 ACRES INSIDE CITY LIMITS with over 845' frontage on I-10! Utilities are stubbed out both sides; 12" water loop, 8" force main, 6" gas loop; master lift station that can be expanded; if you need additional acreage - we have 187.31 acres south of Bell Street also zoned Industrial Light (see MLS#116519); this area is growing rapidly - especially with its close proximity to the US-441/I-10 interchange

FLOOD REPORTS, WETLANDS, SURVEY ATTACHED

Owner: **D & B Timber & Land Trust**

Phone:

Lat: **30236691**Lon: **-82647700**Show: **GO**Tax Id: **07-3S-17-04864-000, 07-3S-17-04868-000**Legal: **See Attached Survey**List Agent: **Daniel Crapps**Ph: **386-397-3002**Agency: **Exclusive Right of Sale**List Office: **DANIEL CRAPPS AGENCY, INC**Ph: **386-755-5110**Lockbox: **No**

CoLister:

Ph:

C/Co:

Darby Peele & Green PLLCBuyer Broker: **3.0%**Transactional Broker: **3.0%**Non Representative Broker: **0**Variable Listing Agreement: **No**



NW BELL STREET

List Price: **8,428,950****Industrial Lot**Mls#: **116519****Active**Area: **3-N. Us 90 - W. Us 441 Columbia**City: **Lake City**County: **Columbia**Zip: **32055**Dom: **3**C: **3**

Frontage:

Depth:

Acreage: **187.31**Homestead: **No**Zoning: **IL**Deed Restrictions: **No**Flood Zone: **A, X**Ag. Exemption: **No**Community Ty: **City Limits**Lot Size: **Irregular**Price per Acre: **45,000**

Sp Conditions:

Sp/Assessmnt: **No**Association: **No**LtFaces: **North, South**Location: **Inside, City**Utilities: **None**Road: **Paved**Pres/Use: **Vacant**Fin Terms: **Cash, Conventional**Char Area: **Fast Growing, Developing**Water: **Public-Nearby**Sewer: **Public-Nearby**Frontage: **None**LandType **Tracts**Closing: **Possession At Closing**

Subdiv:

Out/Bldgs

Usage: **Industrial**Improvmt: **None**

River Nm:

From US-441/US-90 go north on US-441, left on Bell Street to property on left - see sign

187.31 ACRES INSIDE CITY LIMITS just south of I-10/US-441 interchange! Utilities are stubbed out both sides; 12" water loop, 8" force main, 6" gas loop; master lift station that can be expanded; if you need additional acreage - we have 125.24 acres north of Bell Street that fronts I-10 also zoned Industrial Light (see MLS#116517); this area is growing rapidly

FLOOD REPORTS, WETLANDS, SURVEY ATTACHED

Owner: **D & B Timber & Land Trust**

Phone:

Lat: **30234646**Lon: **-82648451**Show: **GO**Tax Id: **18-3S-17-05046-000, 18-3S-17-05045-000, 18-3S-17-05053-000**Legal: **See Attached Survey**List Agent: **Daniel Crapps**Ph: **386-397-3002**Agency: **Exclusive Right of Sale**List Office: **DANIEL CRAPPS AGENCY, INC**Ph: **386-755-5110**Lockbox: **No**

CoLister:

Ph:

C/Co: **Darby Peele & Green PLLC**Buyer Broker: **3.0%**Transactional Broker: **3.0%**Non Representative Broker: **0**Variable Listing Agreement: **No**