



## NW BELL STREET

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

Frontage:	Deed Restrictions:	No	Lot Size:	Irregular
Depth:	Flood Zone:	A, X	Price per Acre:	<b>50,000</b>
Acreage: <b>125.24</b>	Ag. Exemption:	No	Sp Conditions:	
Homestead: <b>No</b>	Community Ty:	<b>City Limits</b>	Sp/Assessmnt:	<b>No</b>
Zoning: <b>IL</b>				Association: <b>No</b>

LtFaces: <b>North, South</b>	Water: <b>Public-Nearby</b>
Location: <b>Inside, City</b>	Sewer: <b>Public-Nearby</b>
Utilities: <b>None</b>	Frontage: <b>Highway</b>
Road: <b>Paved</b>	LandType: <b>Tracts</b>
Pres/Use: <b>Vacant</b>	Closing: <b>Possession At Closing</b>
Fin Terms: <b>Cash, Conventional</b>	Subdiv: <b></b>
Char Area: <b>Fast Growing, Developing, Highway/Frontage</b>	Out/Bldgs: <b></b>

Usage: <b>Industrial</b>	Water: <b>Public-Nearby</b>
Improvmt: <b>None</b>	Sewer: <b>Public-Nearby</b>
River Nm: <b></b>	Frontage: <b>Highway</b>

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: <b>D &amp; B Timber &amp; Land Trust</b>	Phone: <b>30236691</b>	Lat: <b>30236691</b>	Lon: <b>-82647700</b>
Show: <b>GO</b>	Tax Id: <b>07-3S-17-04864-000, 07-3S-17-04868-000</b>		
Legal: <b>See Attached Survey</b>			
List Agent: <b>Daniel Crapps</b>	Ph: <b>386-397-3002</b>	Agency: <b>Exclusive Right of Sale</b>	
List Office: <b>DANIEL CRAPPS AGENCY, INC</b>	Ph: <b>386-755-5110</b>	Lockbox: <b>No</b>	
CoLister: <b></b>	Ph: <b></b>	C/Co: <b>Darby Peele &amp; Green PLLC</b>	
Buyer Broker: <b>3.0%</b>	Transactional Broker: <b>3.0%</b>	Non Representative Broker: <b>0</b>	Variable Listing Agreement: <b>No</b>

