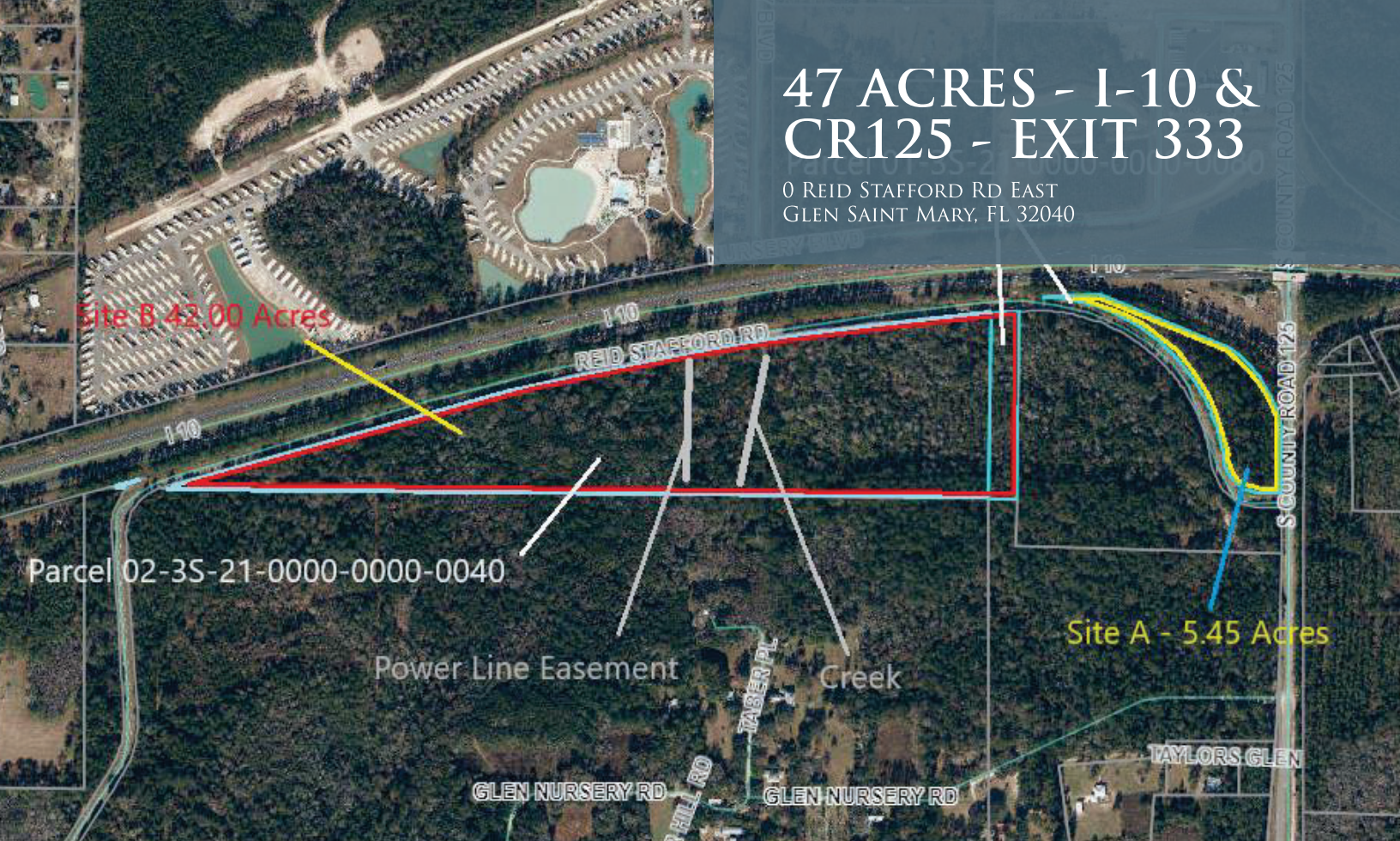


47 ACRES - I-10 & CR125 - EXIT 333

0 REID STAFFORD RD EAST
GLEN SAINT MARY, FL 32040

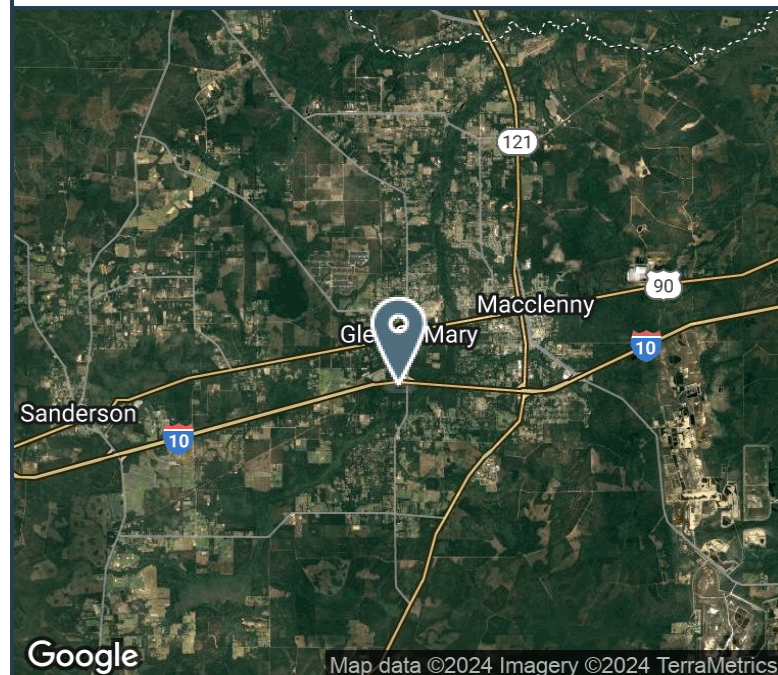


LAND FOR SALE

- Site A: 5.45 Acres - \$500,000
- Site B: 42.0 Acres - \$2,000,000
- Location: Exit 333 - County Road 125 South and Reid Stafford Road
- Highest & Best Use - As Vacant (Site A) Retail Use
- Highest & Best Use - As Vacant (Site B) Retail Use
- Zoning: Agriculture 7.5 (AG 7.5)
- Baker County Zoning Department representative indicated that a zoning amendment to a commercial category (likely Commercial Highway) would most likely be approved by the Planning Department at a cost of less than \$2,500.

AVAILABLE SPACES

SITE A & B	\$2,500,000	47.45 ACRES
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ALEX EVANS
Broker / Owner

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EVANS COMMERCIAL
PROPERTIES, INC.

PROPERTY SUMMARY

47 ACRES - I-10 & CR125 - EXIT 333



PROPERTY DESCRIPTION

Two, vacant Agriculture zoned sites that have a combined total of 47.45 gross acres and are located in Glen St. Mary, Florida.

Site A - 5.45 gross acres located at the northwest corner of County Road 125 South and Reid Stafford Road and represents a portion of parcel ID 013S21000000000080.

Site B - 42.00 gross acres and is located along the south side of Reid Stafford Road, approximately 1,500' west of County Road 125 South and represents a portion of parcel ID 013S21000000000080 and all of parcel ID 023S21000000000040.

UTILITIES

A discussion with a representative of the Baker County Community Development Department reported public water and sewer are currently available along County Road 125 on the North Side of I-10 and may be extended within the next two years. She further stated that there is plenty of existing commercial development without public water and sewer and that the current lack of water and sewer would not preclude commercial development.

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SITE DETAILS

47 ACRES - I-10 & CR125 - EXIT 333

PHYSICAL CHARACTERISTICS

Site A

Land Size (Gross Acres)	5.450 237,402
Land Size (Usable Acres)	5.450 237,402
Shape	Irregular
Topography	Level, above street grade
Frontage	440' along County Road 125 South, 1,480' along Reid Stafford Road, 1,283' along Interstate 10 (off ramp)
Storm Water Retention	On Site
Drainage	No drainage problems were observed or disclosed during our inspection. This appraisal assumes surface water collection is adequate.
Utilities	Electric only
Wetlands	None
Access	County Road 125 South and Reid Stafford Road
Corner Location	Yes
Signalized Intersection	No
Median Cut	Two lane roadway with no median
Traffic Count	650 AADT (CR 125 S), 27,500 AADT (Interstate 10)

Site A totals 5.45 gross acres (237,402 SF) located at the northwest corner of County Road 125 and Reid Stafford Road with additional frontage along Interstate 10. It represents a portion of Parcel ID 013S21000000000080 and is fully wooded.

Site B

Land Size (Gross Acres)	42.000 1,829,520
Land Size (Usable Acres)	42.000 1,829,520
Shape	Irregular
Topography	Level
Frontage	3,860' along Reid Stafford Road
Storm Water Retention	On Site
Drainage	No drainage problems were observed or disclosed during our inspection. This appraisal assumes surface water collection is adequate.
Utilities	Electric only
Wetlands	None
Access	Reid Stafford Road
Corner Location	No
Median Cut	Two lane roadway with no median

Site B totals 42.00 gross acres (1,829,520 SF) mostly located along the south side of Reid Stafford Road (with a very small portion north of Reid Stafford Road at its west end) with limited visibility from Interstate 10. It represents a portion of Parcel ID 013S21000000000080 and all of Parcel ID 013S21000000000040. It is fully wooded with a power line easement and a small creek bisecting the center of the site in a north/south direction.

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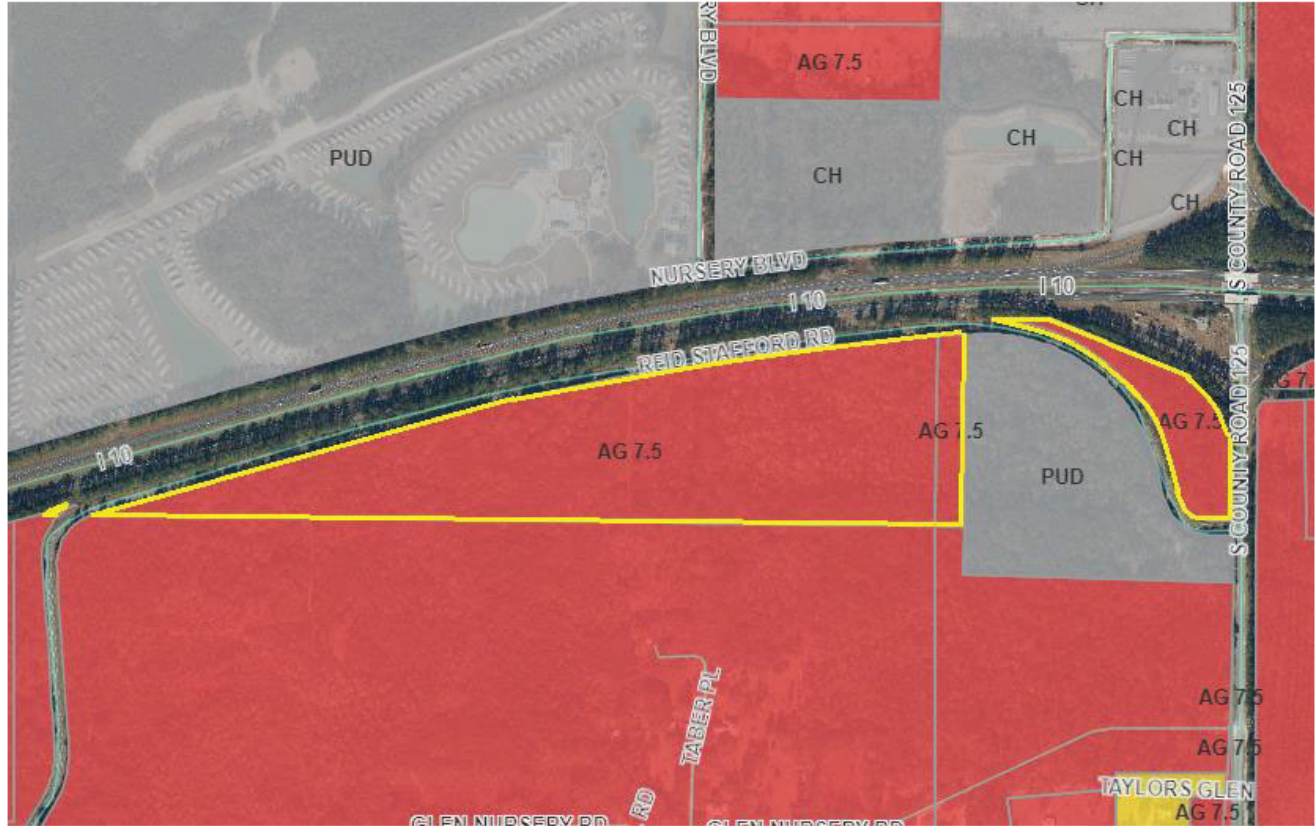
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ZONING MAP

47 ACRES - I-10 & CR125 - EXIT 333

LAND USE AND ZONING

ZONING MAP



LAND USE/ZONING REQUIREMENTS

Zoning Jurisdiction	Baker County
Future Land Use Category	Agriculture B
Zoning District	Agriculture 7.5 (AG 7.5)
Primary Permitted Uses	Church, farming, fish ponds, golf courses, mobile homes, roadside produce, silviculture, single family residence, sports clubs.
Required Lot Area	7.5 acres
Required Lot Width	200'
Maximum Lot Coverage	NA
Minimum Yard Requirements	
Front	50'
Side	30'
Rear	25'
Maximum Height of Structures	35'
Parking Ratio	Varies by use
Current Use Legally Conforming	Yes
Zoning Change Likely	No

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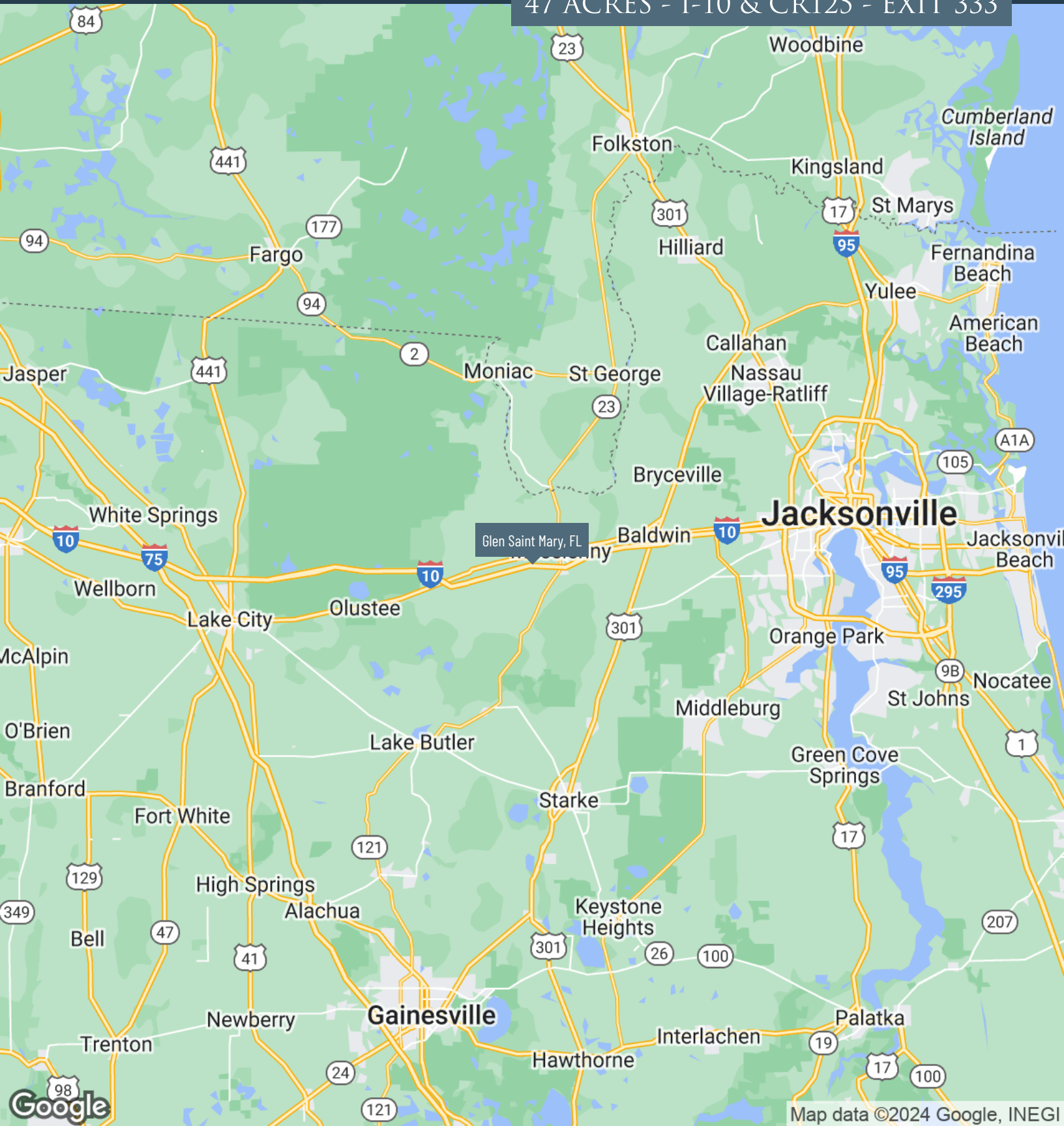
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REGIONAL MAP

47 ACRES - I-10 & CR125 - EXIT 333



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