

HALL OF FAME DR & DEVANE ST



PAD SITES FOR SALE

3650 NW Devane St, Lake City, FL 32055

All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.

Scott Winch, Esquire
President & CEO
(386) 527-6729
swinch@kinghux.com
www.kinghux.com



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SWC of NW Hall of Fame Dr & NW Devane St, Lake City, FL



PROPERTY OVERVIEW

6.19 acres available at the southwest corner of NW Hall of Fame Drive and NW Devane Street in Lake City. Located near the intersection of I-75 and US-90, surrounded by retail, hotels, medical centers and many more commercial businesses. [Click here for map.](#)

AVAILABLE

- Lot 1: 3.268 Acres
- Lot 2: 2.911 Acres

HIGHLIGHTS

- Zoned: Commercial High Intensive (CHI)
- Shared Stormwater / Retention Existing
- Option to purchase entire 6.19 acres
- Seller to consider resizing Lot 1 and Lot 2

DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile
2022 Population	1,663	14,676	31,570
Daytime Population	4,505	18,945	39,676
Total Households	605	5,872	12,317
Average HH Income	\$90,668	\$81,041	\$75,293

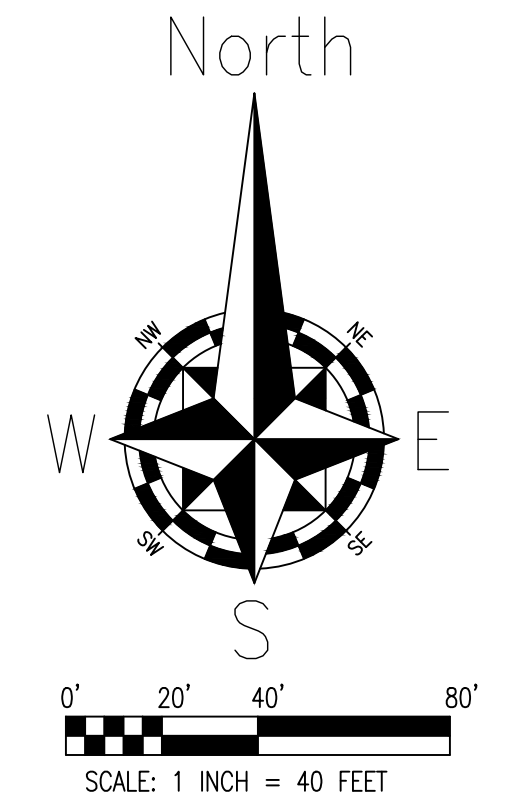


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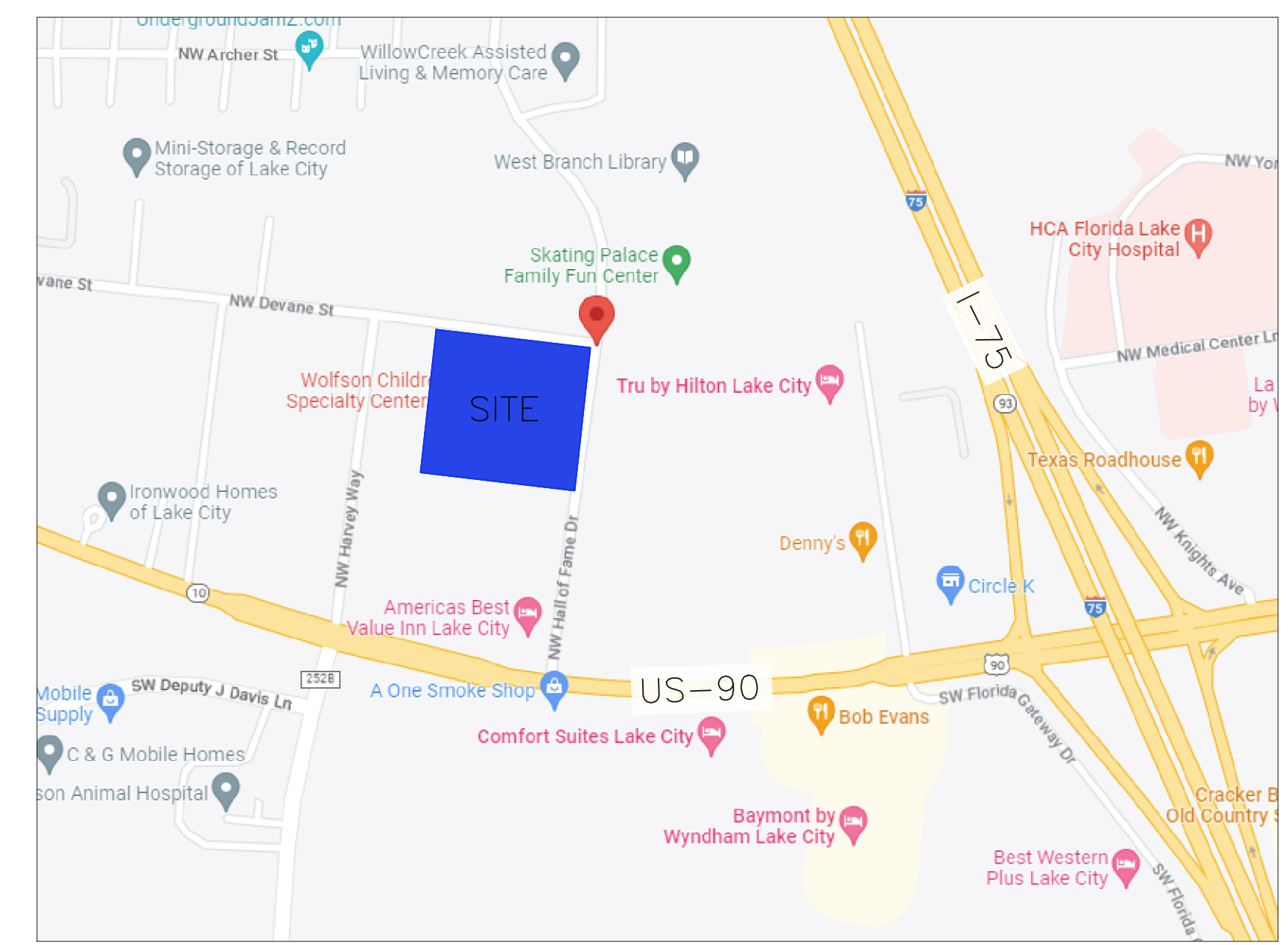
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- DEVELOPMENT INFORMATION**
- TAX ID NUMBER: 34-3S-16-02484-051
 - TOTAL DEVELOPMENT AREA: 6.19 AC TOTAL,
 - EXISTING USE: VACANT
 - EXISTING LAND USE: VACANT COMMERCIAL
 - EXISTING ZONING: COMMERCIAL HIGH INTENSIVE (CH)
 - MAXIMUM LOT COVERAGE OF BUILDING 35%, MAXIMUM FLOOR AREA RATIO 1.0



- REQUIRED BUILDING SETBACKS**
- FRONT SETBACK 30 FT
 - SIDE SETBACK 30 FT
 - REAR SETBACK 30 FT.
 - MINIMUM 15 FT LANDSCAPE SETBACKS



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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SHELTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. XXX

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA. 32708
PH. (407) 327-7700; FAX (407) 327-0227
Established 1990

cert. of authorization number 8729

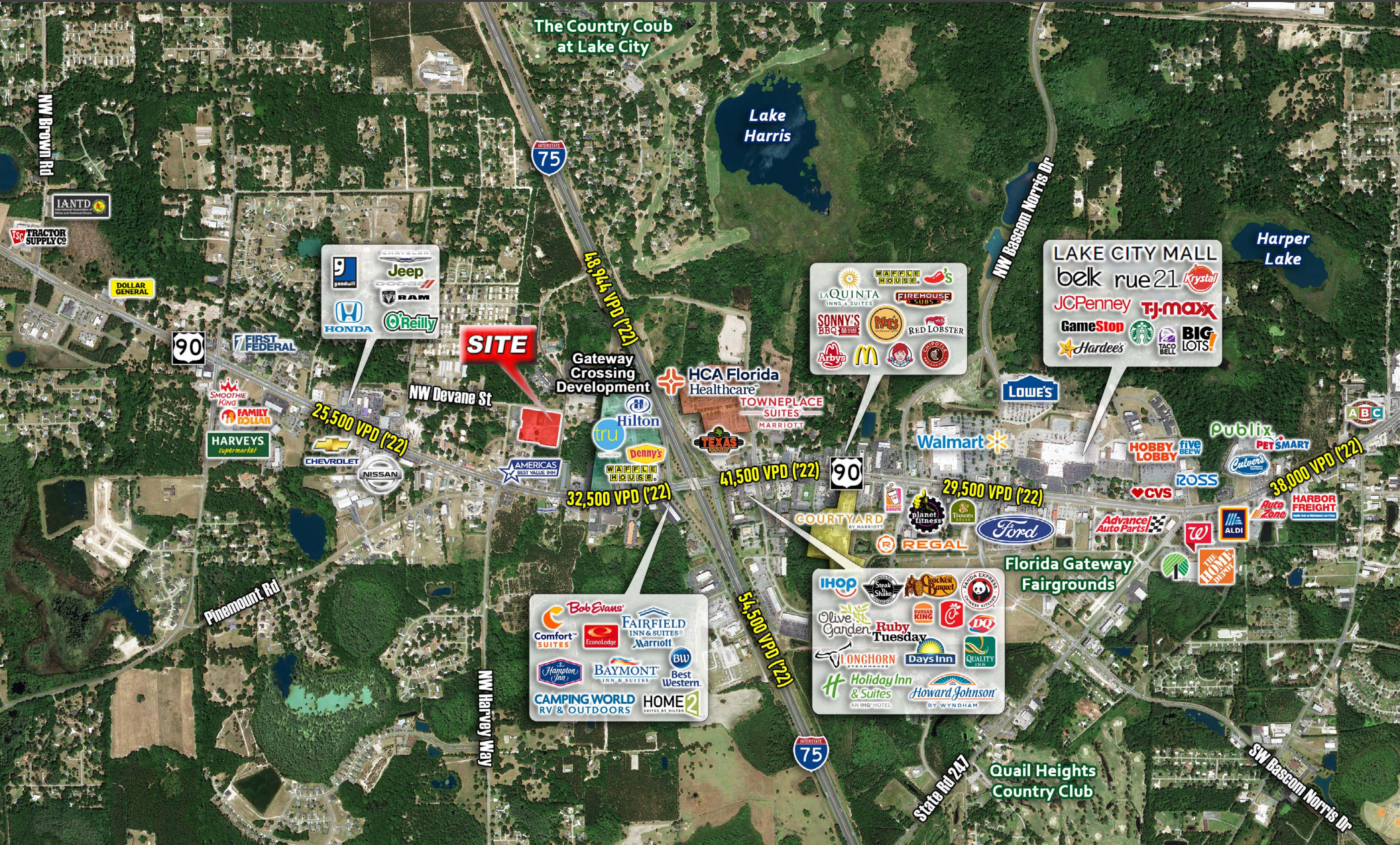
CONCEPTUAL SIZING PLAN

HALL OF FAME DRIVE COMMERCIAL
LAKE CITY, FLORIDA 32055

Conceptual
project no. XXX
sheet number
1 of 1

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