

OFFERING MEMORANDUM

CHIEFLAND TIMBER OFFICE AND SHOP

1401 S MAIN STREET

Chiefland, FL 32626

PRESENTED BY:

CLAY TAYLOR, ALC

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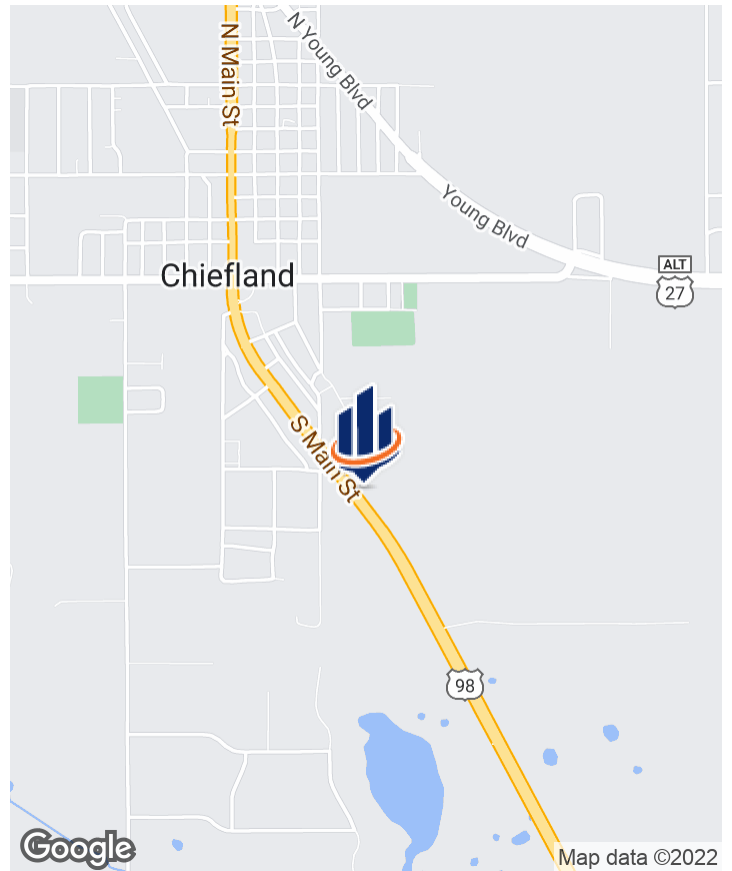
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GREG DRISKELL

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OFFERING SUMMARY

SALE PRICE:	\$350,000
BUILDING SIZE:	1,448 ± SF
LOT SIZE:	1.92 ± Acres
PRICE / SF:	\$241.71
YEAR BUILT:	1996
ZONING:	Commercial/Industrial
APN:	0177200000, 0177300000, 0178800100

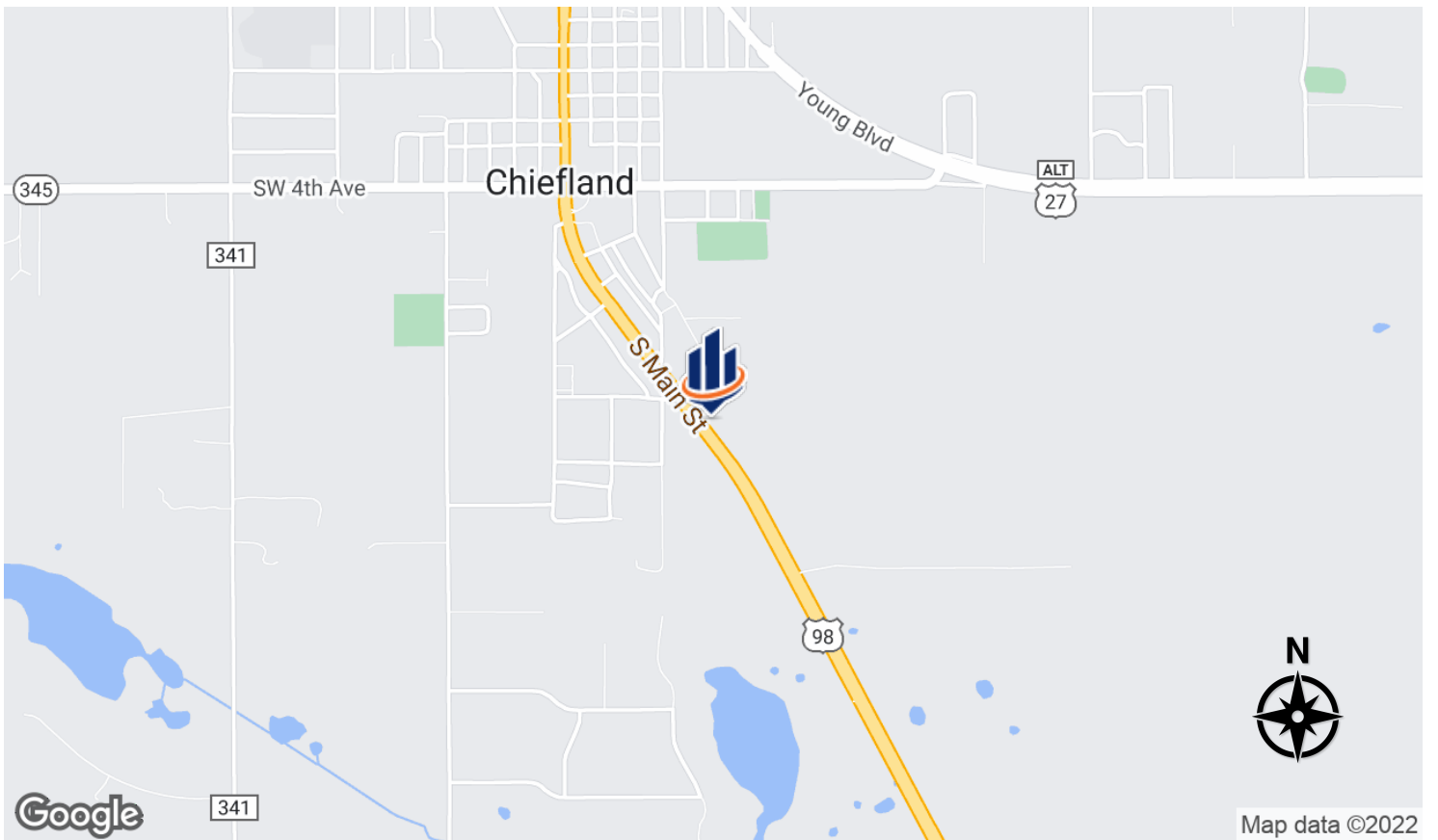
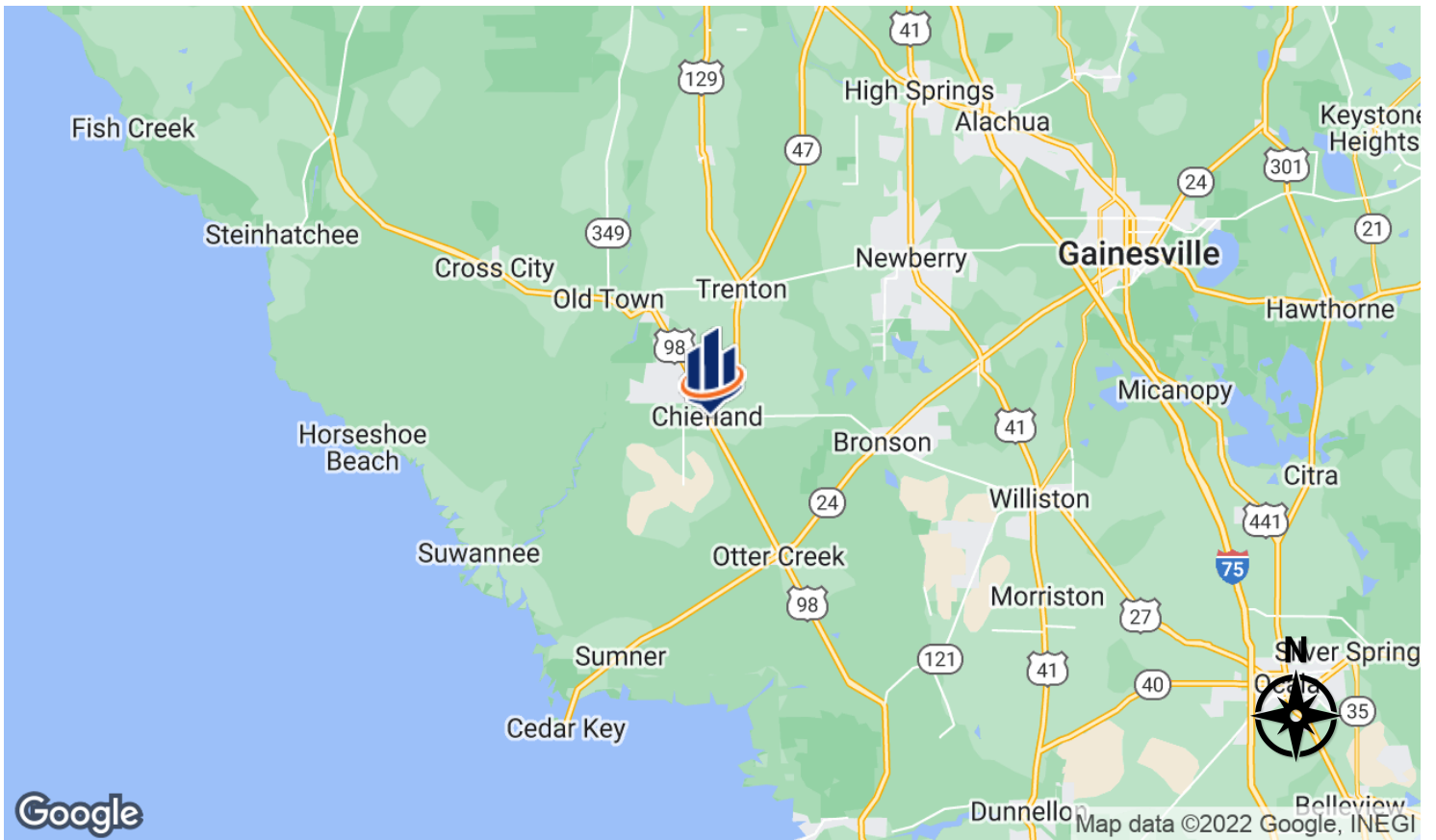
PROPERTY OVERVIEW

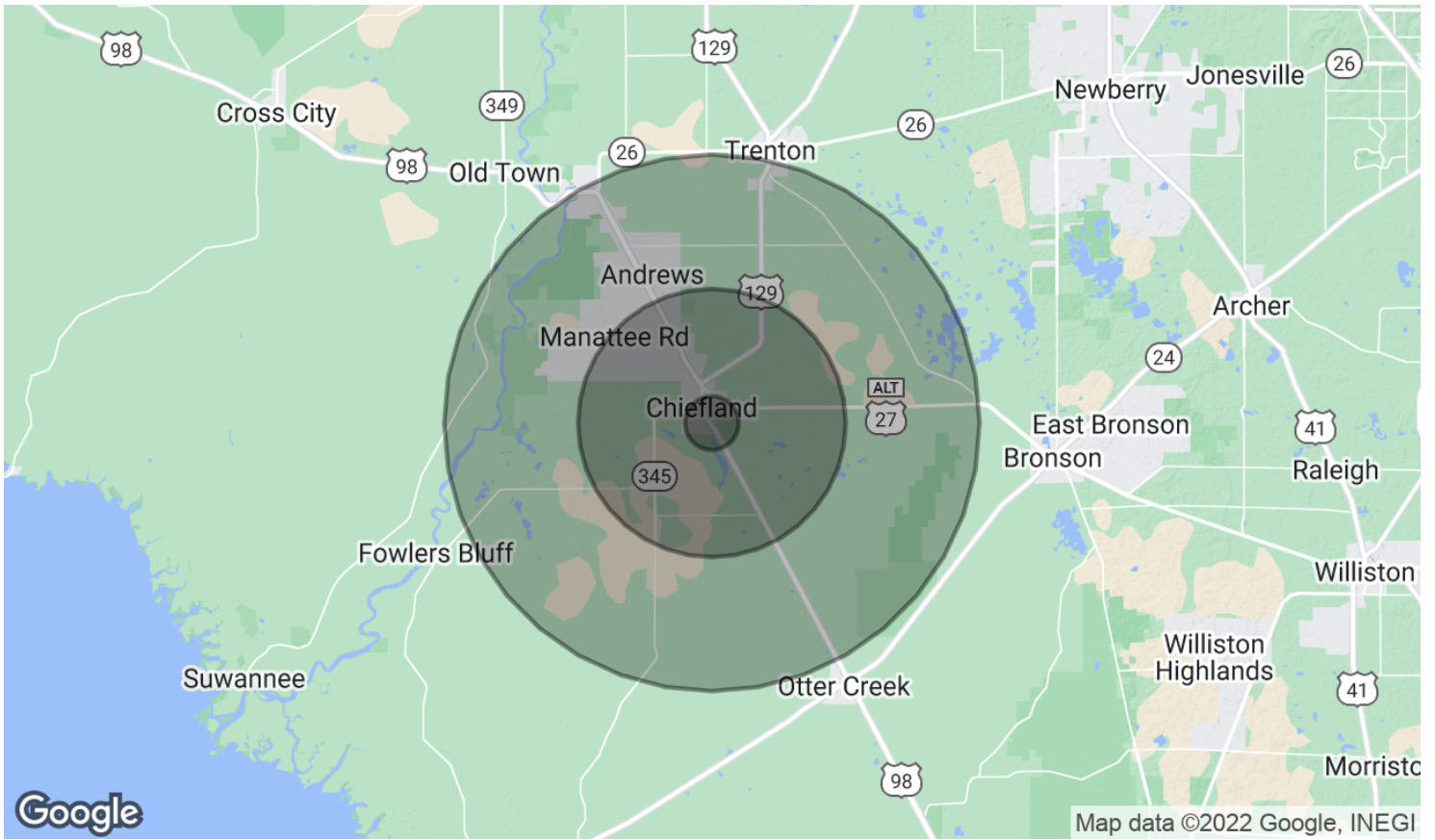
This property is situated on 1.92 ± acres along US Hwy 98 within the city limits of Chiefland, FL. It offers a 1,448 ± square foot office with 1,008 ± square feet of air conditioned/heated space. There are multiple offices and rooms including two (2) bathrooms, a front porch and back deck. The shop is 80' x 40' [3,200 square feet] with a high ceiling. There is a lot of open area for parking and storage.



LOCATION DESCRIPTION

This property is located in the city limits of Chiefland, FL and it features 675 ± FT of road frontage along US Hwy 98. Driving northbound on US Hwy 27, the property sits on the east side. Gainesville is only 1 ± hour east of the property.





POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	332	4,228	13,962
AVERAGE AGE	37.8	42.3	43.7
AVERAGE AGE (MALE)	30.6	40.8	42.5
AVERAGE AGE (FEMALE)	40.5	43.2	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	159	2,060	6,915
# OF PERSONS PER HH	2.1	2.1	2.0
AVERAGE HH INCOME	\$43,148	\$41,016	\$37,813
AVERAGE HOUSE VALUE	\$118,684	\$153,928	\$140,006

* Demographic data derived from 2020 ACS - US Census



Google

Map data ©2022 Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey







CLAY TAYLOR, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors®), the NAR (National Association of Realtors®), the LAR (Lakeland Association of Realtors®) and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

EDUCATION

- 2020 SVN® Achiever Award
- 2020 SVN Elite Sales Advisor
- 2016 CBC Circle of Distinction – BRONZE
- 2015 CBC Circle of Distinction – SILVER
- 2015 RLI Peer-to-Peer Networking Award/Overall Collaboration [National]
- 2014 CBC Circle of Distinction - BRONZE
- 2013 CBC Top 2% Sales Professional
- 2013 National Commercial Award by National Association of Realtors®
- 2013 RLI Peer-to-Peer Networking Award/Overall Collaboration [National]
- 2012 Florida RLI Land Realtor of the Year
- 2012 Florida Land Realtor® of the Year Award by RLI
- 2012 CBC Circle of Distinction - BRONZE
- 2011 CBC Circle of Distinction - BRONZE



DAVID HITCHCOCK ALC, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties [Transition-To-Next-Use]
- Residential Development Properties

EDUCATION

- 2021 SVN® Partner Award
- 2020 - SVN® Achiever Award
- 2015, 2010 - CBC Circle of Distinction - SILVER
- 2013 - RLI "Peer to Peer" Award
- 2012 - CBC Circle of Distinction - BRONZE



GREG DRISKELL

Advisor

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PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

EDUCATION

- Florida Forestry Association's "Forty Under Forty" Award in 2006

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For more information visit SVNsaunders.com

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