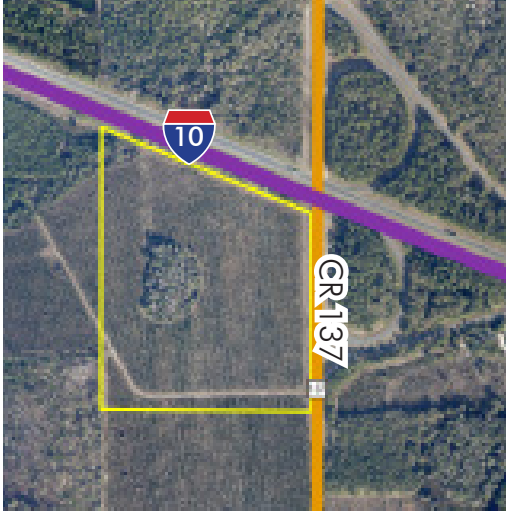


INTERCHANGE LAND

40 ± acres • I-10 & CR 137
Suwannee County, FL

**Low Tax
OPPORTUNITY
ZONE**

INTERCHANGE LAND FOR SALE



LOCATION

Property is located at the southwest quadrant of the I-10 and County Road 137 interchange.

This property is located in a Low Tax Opportunity Zone which means investors, such as businesses, developers and financial institutions that invest in targeted areas can defer capital gains taxes through investments in federally established Opportunity Funds.

SIZE

40± acres

PRICE

\$40,000/acre or \$1,600,000

ZONING

Commercial Highway Interchange.

ROAD FRONTAGE

1,074± feet of frontage on I-10
850± feet of frontage on CR 137

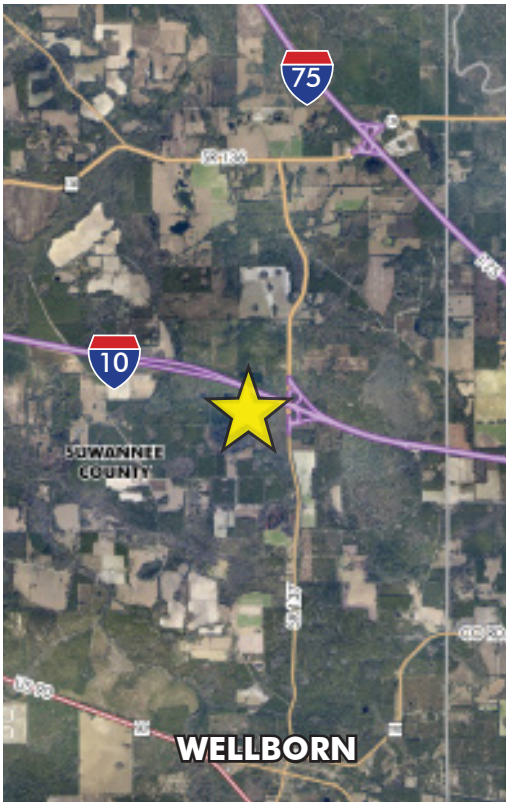
UTILITIES

Septic and Well.

DESCRIPTION

Zoned Commercial Highway Interchange. Property is at the SW corner of I-10 and CR 137 interchange which is the first interchange west of I-75 and I-10. The property has great accessibility to Lake City and Live Oak.

Offering subject to errors, omission, prior sale or withdrawal without notice.



— Commercial Real Estate Investments | Management | Brokerage | Development | Land

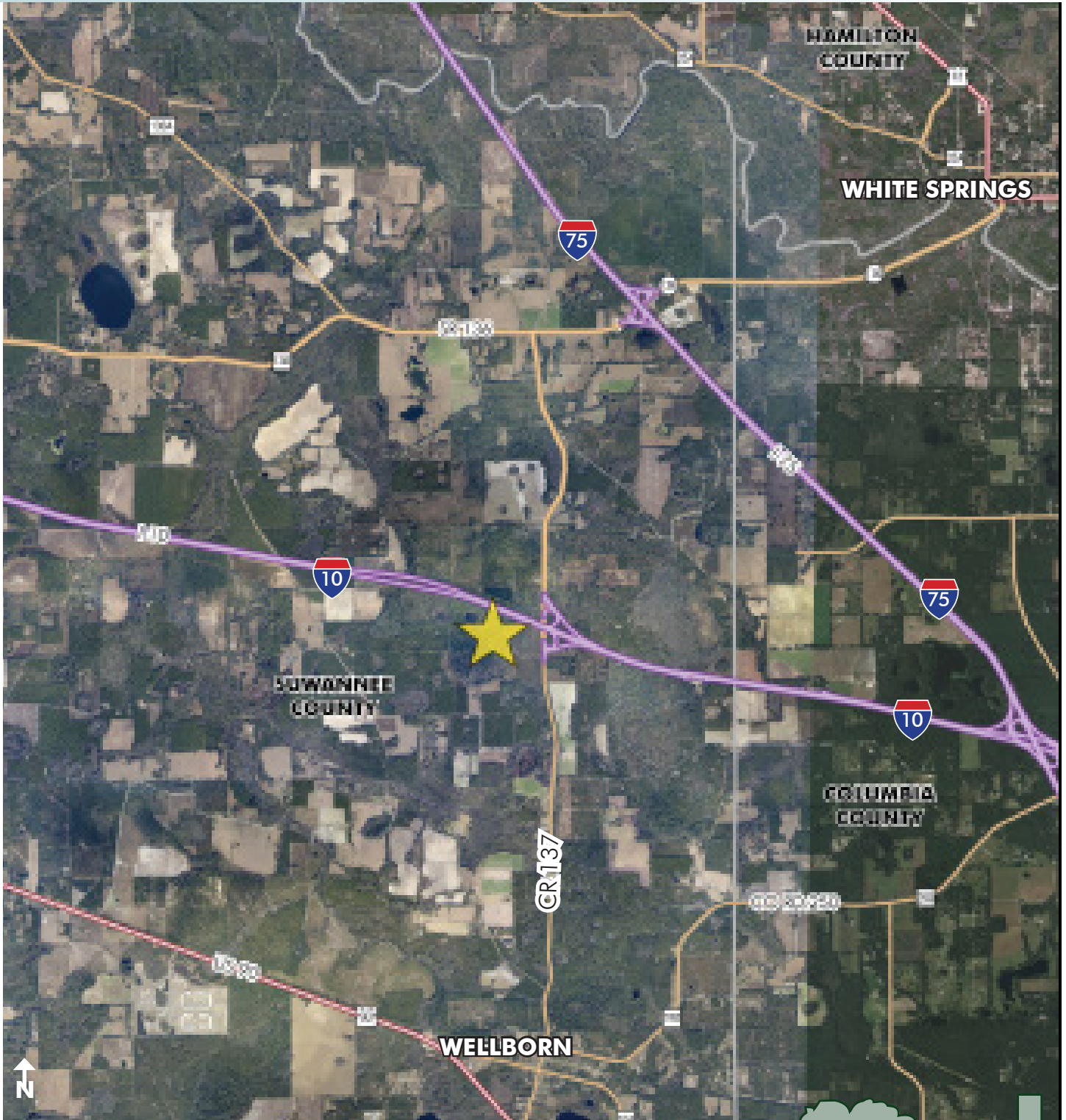
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



INTERCHANGE LAND

40 ± acres • I-10 & CR 137

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LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

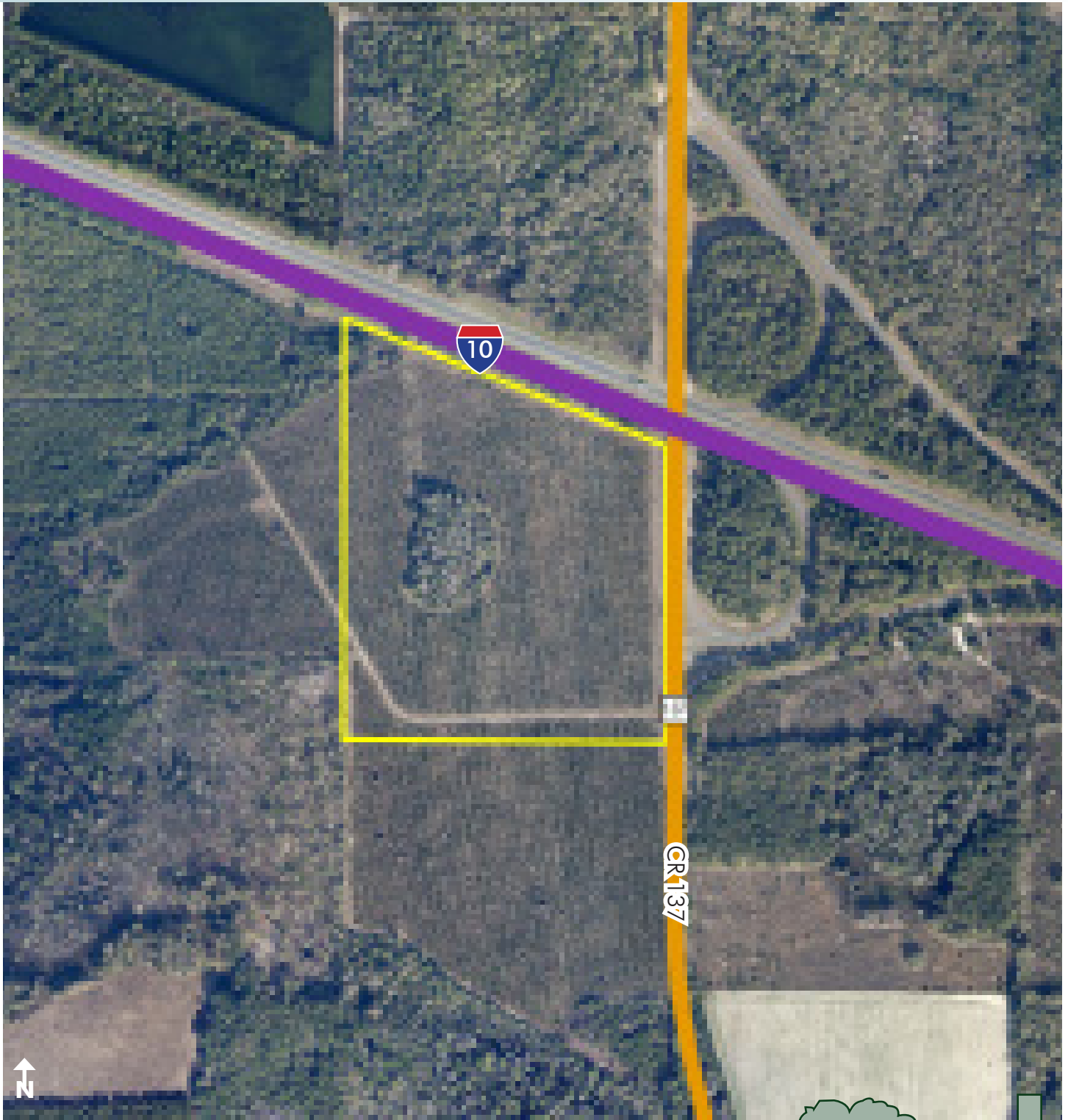
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PROPERTY MAP

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