

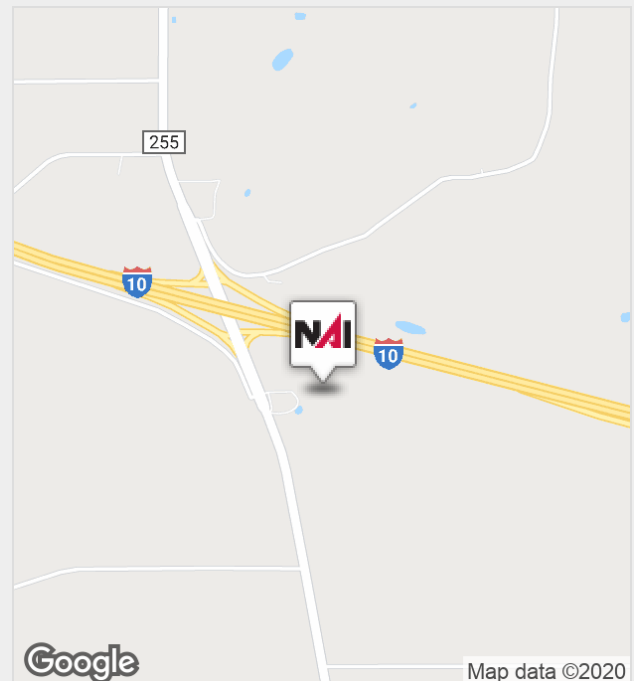
Interstate I-10/State Road 255

Lee, Florida 32341

Property Features

- 57.73 Acres
- Zoning: Mixed Use
- Tax ID: 2615101316002004, 2615121316002000 & 2615101316002003

Sale Price: \$450,000



For more information:

Eric Stockstill

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Mixed Use

1. Purpose and Intent

This district is intended for areas which include single family residential units, commercial uses, recreation and open space, and public uses. Agricultural and silver cultural activities are permitted provided that such activities do not adversely impact any adjacent commercial activity. Mixed Use areas may be permitted within the rural areas of the County, which are both (1) highly accessible to principal arterials, minor arterials or major collectors and (2) appropriate locations for commercial activities outside of the designated urban development overlay.

2. Allowable Uses

- (a) Residential including accessory dwelling units.
- (b) Institutional.
- (c) Outdoor Recreational.
- (d) Professional Service and Office.
- (e) General Commercial.
- (f) High Intensity Commercial.
- (g) Industrial, including warehousing and distribution facilities.
- (h) Agricultural.
- (i) Special Exception Uses:
 - 1. Wrecking yards (including automobile wrecking yards); junk yards; yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than 6 ft. high and this fence or wall shall not be built of tin or galvanized metal sheets.
 - 2. Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and State fire codes. *
 - 3. Chemical and fertilizer manufacture.*

For Sale

57.73 Acres Of Vacant Land

4. Explosives (manufacturing or storage). *
5. Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture. *
6. Paper and pulp manufacture. *
7. Petroleum refining. *
8. Rendering or processing plant. *
9. Storage, sorting, collecting or baling of rags, iron, or junk.
10. Electric or gas generating plants. *
11. Asphalt or concrete batching plants. *
12. Hazardous waste management facilities. *
13. Any facility which qualifies as a "major source" of air pollutants pursuant to Chapter 17-2, Florida Administrative Code. *
14. Private landfills. *
15. High voltage transmission lines designed to operate at 230 Kilovolts or more. *
16. Pipelines for the transport of flammable or hazardous gasses or liquids. *
17. Public Service/Utility
18. Public
19. Livestock Auction Facilities

* An application for a special exception use shall be required by the Madison County Board of County Commissioners to be accompanied by an environmental impact statement (EIS).

3. Residential Density

Maximum density in the Mixed Use District is governed by the following:

Development w/out central water and sewer	1 units/acre
Development w/ central water or community potable water	2 units/acre
Planned Unit Development w/ central water and sewer	8 units/acre

4. Intensity

Intensity of nonresidential uses should not exceed 1.0 Floor Area Ratio and sixty-five (65%) per-cent lot coverage

5. Special Requirements. Refer to Future Land Use Element Policy 1.1.1.10.d of the Comprehensive Plan for special requirements within the Mixed Use district.

For Sale

Environmental Report



Environmental Screening Report

Interstate I-10/County Road 255
Madison County, Florida

Prepared for

Eric Stockstill
NAITALCOR

By



Environmental Services, Inc.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200

Please call Joe Brinson or Don Barfield at (904) 470-2200 for further information.

Screening Evaluation Criteria

The subject area was evaluated using limited information in order to assess the potential for certain environmental concerns for the subject property based on using existing knowledge, information and experience of ESI with no site specific or detailed investigation. Based on this information, ESI assigned each subject area a probability of **low**, **moderate**, or **high** for environmental conditions that may require more environmental assessment; additional conditions above and beyond this assessment may exist that would be determined by full due diligence. This report is preliminary and final decisions regarding acquisition should be confirmed through additional assessment.

Wetlands

The property was evaluated using aerial photography and other sources to determine the likelihood of wetlands occurring on-site. After reviewing the information we have determined there are likely no wetlands on-site. The probability of wetlands occurring on-site is **low**.

Threatened & Endangered Species

Based on data from an available natural resource database, indigo snakes are likely in the area. The entire site also contains soils suitable for gopher tortoises. Therefore, the likelihood of additional assessment for threatened and endangered species is **moderate**.

Cultural Resources

ESI performed a preliminary cultural resource review of the property. This included the review of local and state data bases for the presence of known cultural resources within or near the study tract; these include archaeological sites, historic structures, historic bridges and roadways, and cemeteries. In addition, the review also checked for previous survey work done within or near the parcel. There is one previously recorded archaeological site nearby to the property, but none have been recorded within the study area. The nearby site is located to the east approximately a quarter of a mile outside the boundaries. It is possible a survey will be requested as part of the permitting process, especially since one known resource has been recorded nearby. The probability for a survey to encounter cultural resources is **low** to **moderate**.

Site Assessment/Contamination Risks

ESI performed a preliminary review of aerial photographs from 1994 to 2015, a limited review of regulatory agency records for the property and adjoining properties, and a review of site conditions using Google Earth Street View. Based on this information and that there is a nearby site with a reported release, it appears that the probability of contamination impacts is **moderate**. A Phase I ESA should identify presence or absence of any on-site or off-site concerns that could affect a transaction.

Indoor Air Quality

According to a review of Madison County Property Appraiser records, there are no structures listed for the property. Therefore, it appears that the probability of asbestos containing materials or lead-based paint impacts to the property is **low**.

Disclaimer: This is a preliminary screening report for planning purposes only. It is intended to provide initial environmental insight for real estate evaluation prior to detailed due diligence, and the report is not intended to be the basis for final decision regarding any environmental issues described. All information contained herein needs to be confirmed with more specific analysis at an appropriate time.