



Prime Live Oak Outparcels across from Super Walmart Us Highway 129, Live Oak, FL 32060

BRYAN CURETON

Sales Associate 850.545.3687 bryan@tlgproperty.com BRAD PARKER Partner/Broker 850.566.2629 brad@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200 Tallahassee, FL 32309 O: 850.385.6363



EXECUTIVE SUMMARY PRIME LIVE OAK OUTPARCELS ACROSS FROM SUPER WALMART

US HIGHWAY 129, LIVE OAK, FL 32060



OFFERING SUMMARY

Sale Price:See Property OverviewLot Size:Lot 1: 2.33 acres
Lot 2: 2.06 acres
Lot 3: 3.0 acres
Lot 4: 3.40 acresZoning:CI (Commercial Interstate)APN:Portion of 12-02S-13E-04949-
000101 and 12-02S-1 3E-04949-
003000

PROPERTY OVERVIEW

These prime commercial outparcels will go fast in this hot Live Oak market seeing major growth in recent years. Reference Retailer Map below to see the many national retailers that have chosen Live Oak.

Lot 1: 2.33 acres \$2,446,500. Lot 2: 2.06 acres \$1,648,000.00

Lots 1&2 located directly on US-129

Lot 3: 3.0 acres \$180,000 Lot 4: 3.40 acres \$204,000

(See site plan below for lot location)

LOCATION OVERVIEW

Less than one mile South from I-10 on US-129 across the street from Super Walmart

Click Here For Zoning Information

Bryan Cureton 850.545.3687 bryan@tlgproperty.com Brad Parker 850.566.2629 brad@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

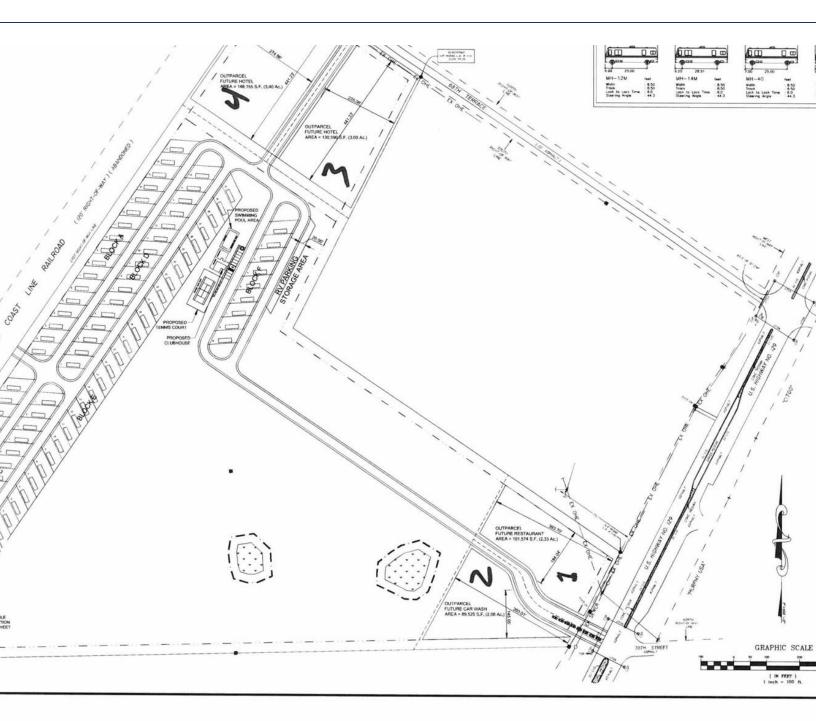


This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the single of the property for your performance of the property of their respective owners and use of these images without the express writhin the of the property to determine to your satisfaction the single without the express writhin content of the owner is prohibited.



SITE PLAN PRIME LIVE OAK OUTPARCELS ACROSS FROM SUPER WALMART

US HIGHWAY 129, LIVE OAK, FL 32060



Bryan Cureton 850.545.3687 bryan@tlgproperty.com Brad Parker 850.566.2629 brad@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



SITE PLAN PRIME LIVE OAK OUTPARCELS ACROSS FROM SUPER WALMART

US HIGHWAY 129, LIVE OAK, FL 32060



Bryan Cureton 850.545.3687 bryan@tlgproperty.com Brad Parker 850.566.2629 brad@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

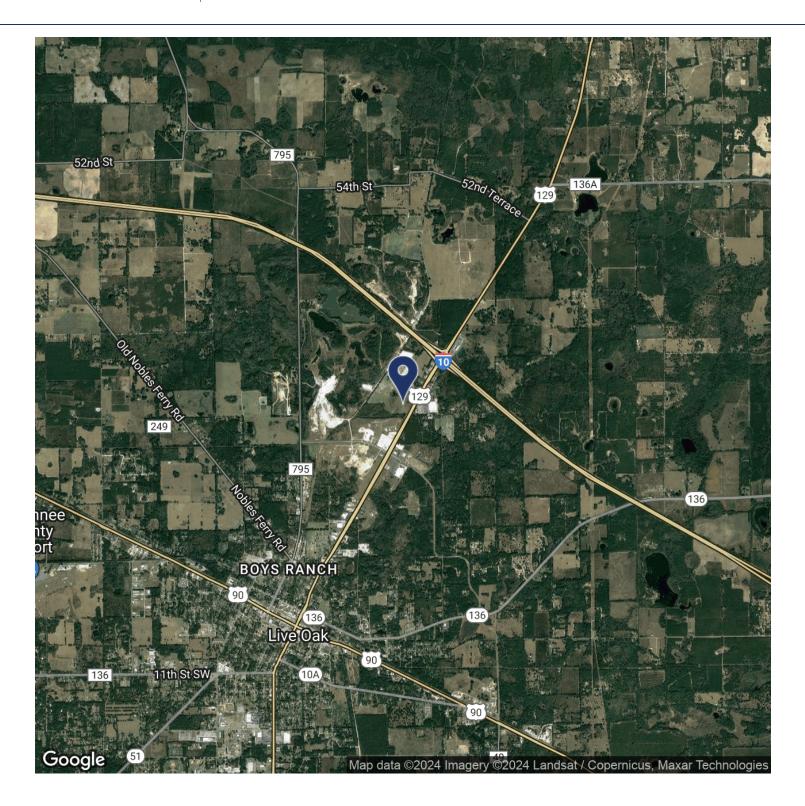
REALTOR





PRIME LIVE OAK OUTPARCELS ACROSS FROM SUPER WALMART

US HIGHWAY 129, LIVE OAK, FL 32060



Bryan Cureton 850.545.3687 bryan@tlgproperty.com

Brad Parker 850.566.2629 brad@tlgproperty.com

TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



RETAILER MAP PRIME LIVE OAK OUTPARCELS ACROSS FROM SUPER WALMART

US HIGHWAY 129, LIVE OAK, FL 32060



Bryan Cureton 850.545.3687 bryan@tlgproperty.com

Brad Parker 850.566.2629 brad@tlgproperty.com

TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

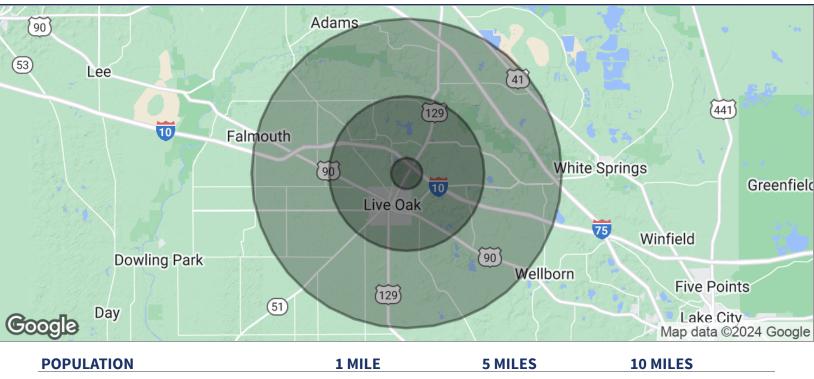


This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



DEMOGRAPHICS MAP PRIME LIVE OAK OUTPARCELS ACROSS FROM SUPER WALMART

US HIGHWAY 129, LIVE OAK, FL 32060



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,702	13,007	25,329
MEDIAN AGE	33.3	38.5	41.0
MEDIAN AGE (MALE)	39.9	36.0	37.6
MEDIAN AGE (FEMALE)	26.4	38.0	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,610	5,386	10,538
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$36,959	\$51,296	\$53,307
AVERAGE HOUSE VALUE	\$73,263	\$89,232	\$112,884

* Demographic data derived from 2020 ACS - US Census

Bryan Cureton 850.545.3687 bryan@tlgproperty.com Brad Parker 850.566.2629 brad@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current of future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.