



COMMERCIAL REAL ESTATE

LAND FOR SALE



# 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 Overview

**Lot Size:**

- Lot 1: 2.33 acres
- Lot 2: 2.06 acres
- Lot 3: 3.0 acres
- Lot 4: 3.40 acres

**Zoning:** CI (Commercial Interstate)

**APN:** Portion of 12-02S-13E-04949-000101 and 12-02S-13E-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



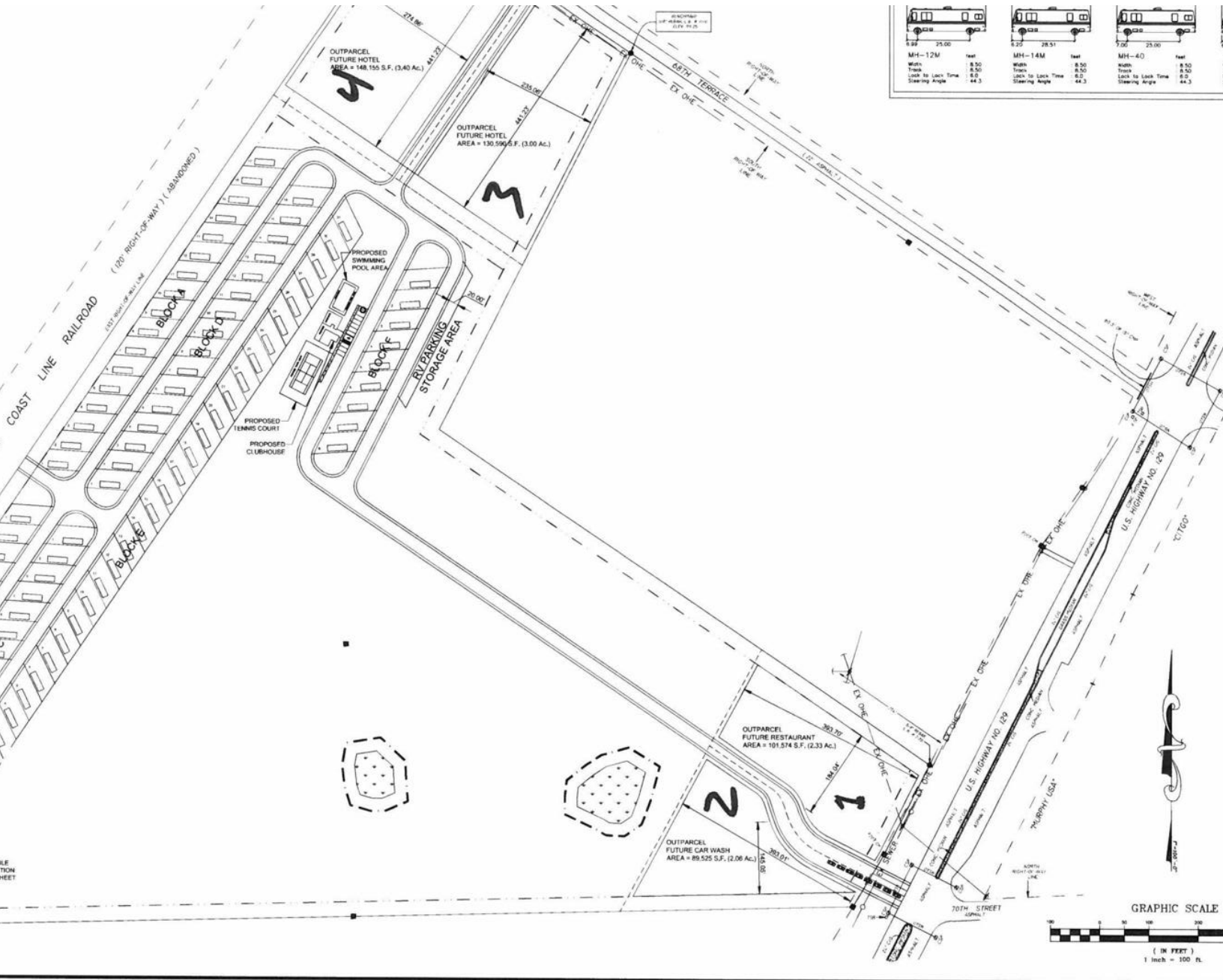




SITE PLAN

# 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





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



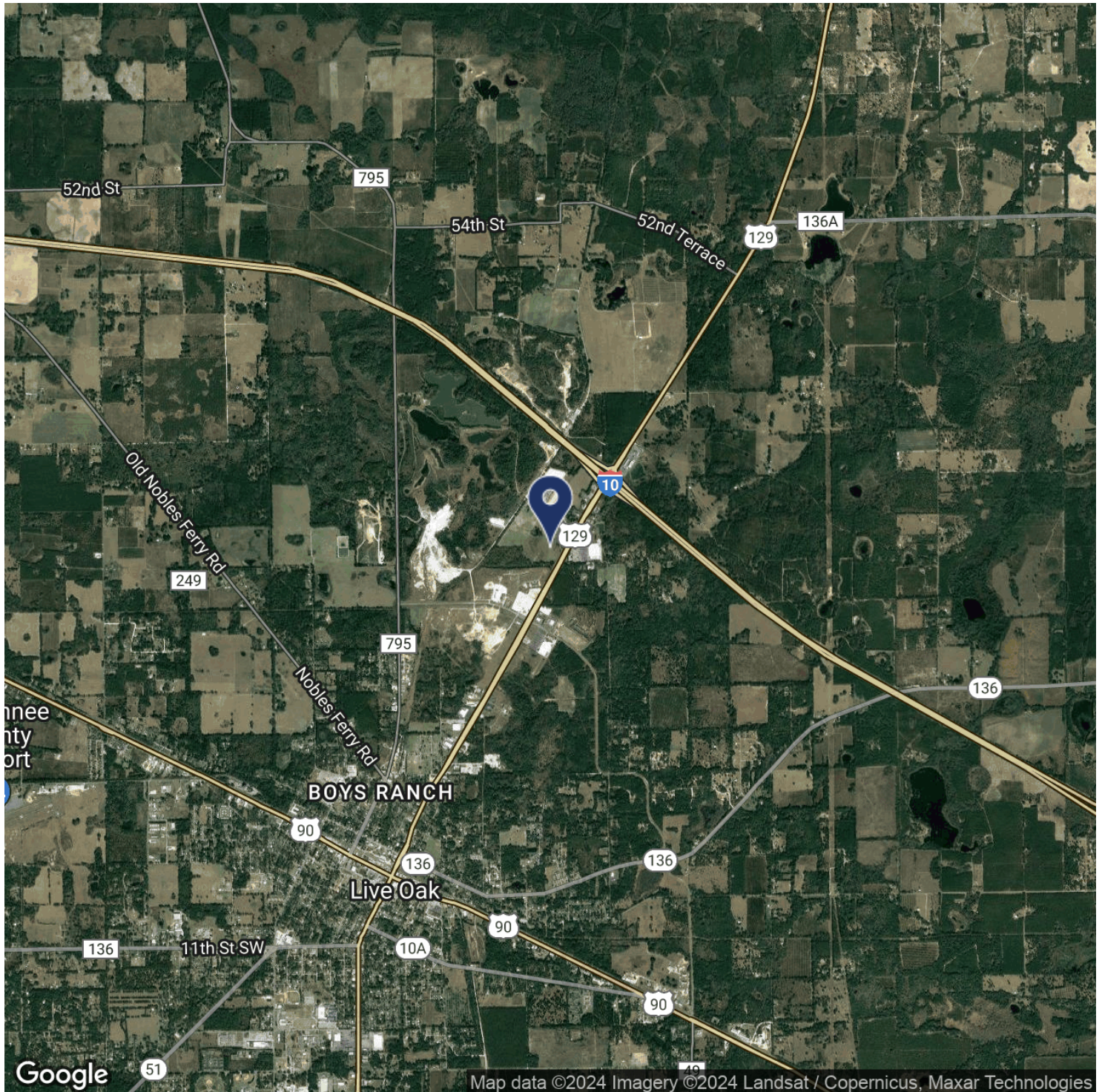




LOCATION MAP

# 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







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

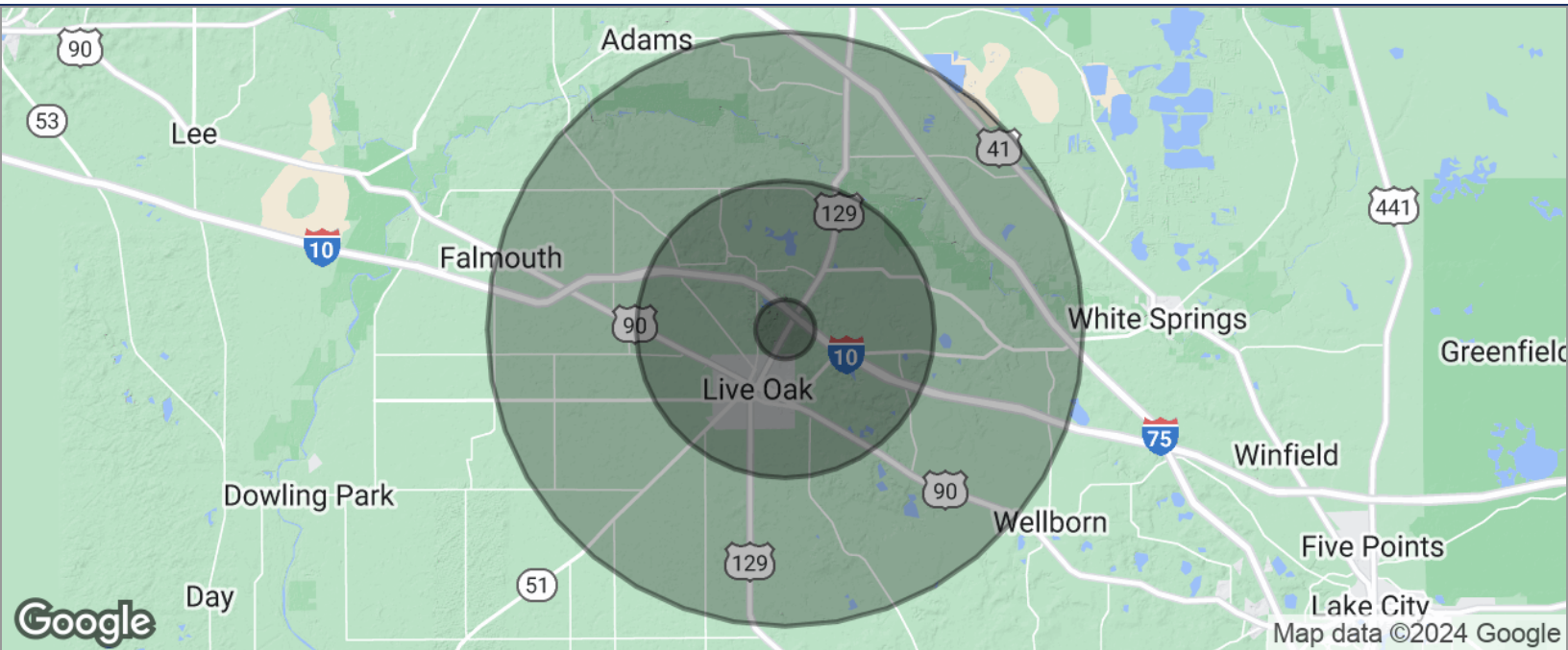




DEMOGRAPHICS MAP

# 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

