

Asking Price: \$15,000,000

INTERSTATE FRONTAGE

I-10 CORRIDOR

NORTH LAKE CITY • FLORIDA

SUBJECT PROPERTY

426.30 ± ACRES • SIX PARCELS

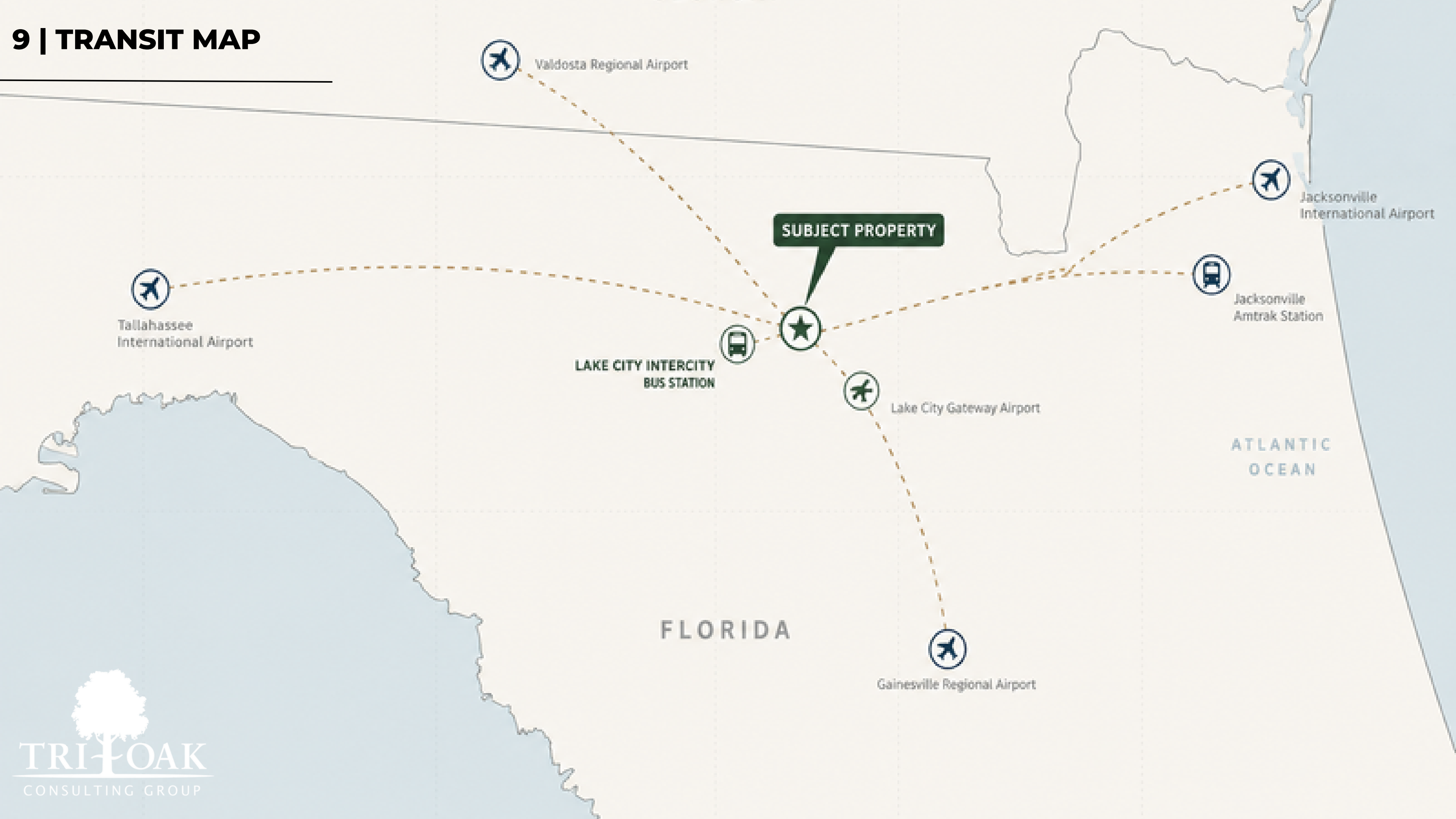
I-10


TRI-OAK
CONSULTING GROUP





9 | TRANSIT MAP



12 | LOCATION OVERVIEW - Columbia County, Florida



Columbia County, Florida, is a growing economic hub in North Florida with more than 74,000 residents and a strategic location at the intersection of Interstates 10 and 75. Anchored by the city of Lake City, the county offers exceptional regional connectivity with convenient access to Jacksonville, Gainesville, Tallahassee, and Orlando, making it an ideal location for distribution, commerce, and business growth. The local economy is driven by logistics, healthcare, manufacturing, retail, and agriculture, with major employers including HCA Florida Lake City Hospital, Nutrien, Hunter Panels, the Columbia County School District, and the Walmart Distribution Center. Columbia County's business-friendly climate, no state income tax, competitive operating costs, and below-average cost of living continue to attract new employers and residents.

Ongoing investment in commercial, industrial, and infrastructure development is reinforcing the county's long-term growth trajectory. Lake City's position as the "Gateway to Florida" has attracted continued retail expansion and industrial investment along the I-75 and I-10 corridors, while infrastructure improvements continue to support future development. With its expanding workforce, strategic transportation network, and strong economic fundamentals, Columbia County remains an attractive market for businesses, developers, and commercial real estate investors seeking long-term stability and sustained growth.



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COLUMBIA COUNTY, FLORIDA