

Site

Palatka 356 Ac Development Tract

State Road 20, Palatka, Florida 32177

Marvin Puryear

352-267-5900

marvin@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$9,000,000

Property Overview

356-acre development property located directly on State Road 20 on the west side of the City of Palatka (Putnam County), located in the expanding NE of region of Florida. Utilities, including water and sewer are available from the City of Palatka (annexation not required). Jurisdiction is Putnam County, which is open to various types of development for this property, including residential, industrial, data center, and mixed use. Located just several miles west from downtown Palatka in an expanding area of northeast Florida. DOT AADT 13,264. 3,924 Ft frontage on SR20. Located just 3 miles west of Palatka, FL with approximately 3/4 mile of frontage on State Road 20. This places the property in the path of progress in a quickly developing and transitioning land base.

This property is located 5 minutes from the Walmart Super-center, HCA Hospital, Publix and numerous other retail options in Palatka. Industrial, solar farm, and data center developments are possible due to the 230 KV SECI power transmission lines on the property. There is also potential for a conservation easement as the property is adjacent to the Rice Creek Conservation Area.

Offering Summary

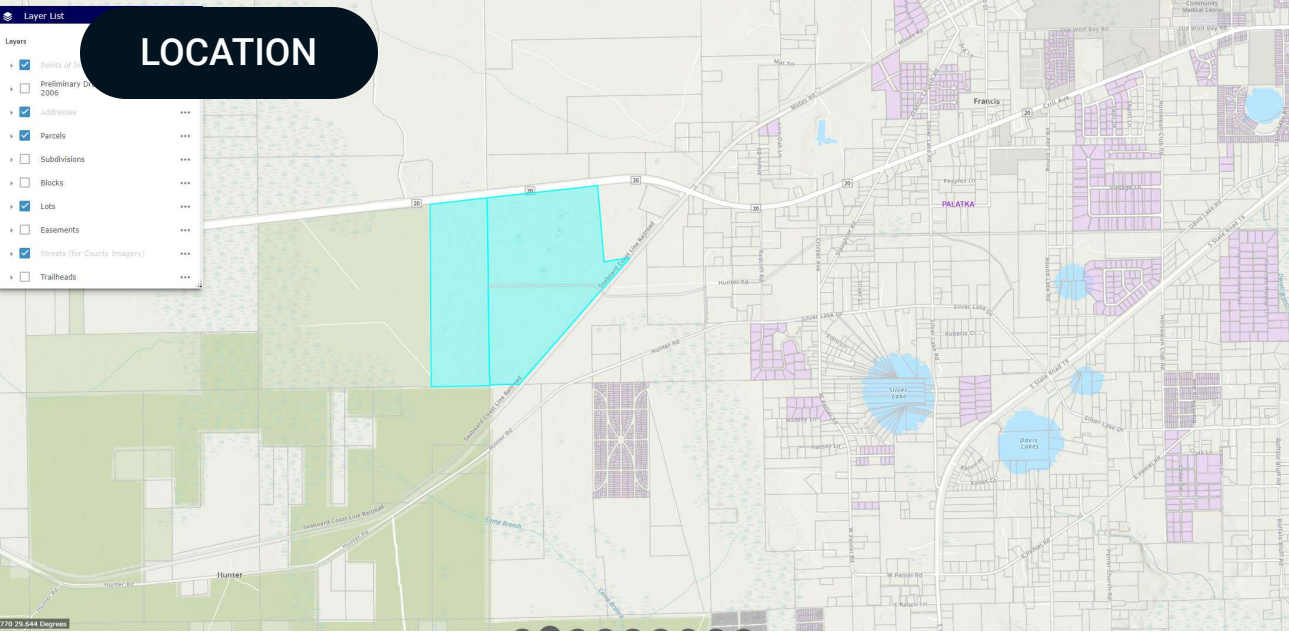
Acreage:	343± Acres
Price / Acre:	\$25,281
City:	Palatka
County:	Putnam
Property Type:	Land Investment, Timberland, Transitional
Video:	View Here

SPECIFICATIONS & FEATURES



Specifications & Features

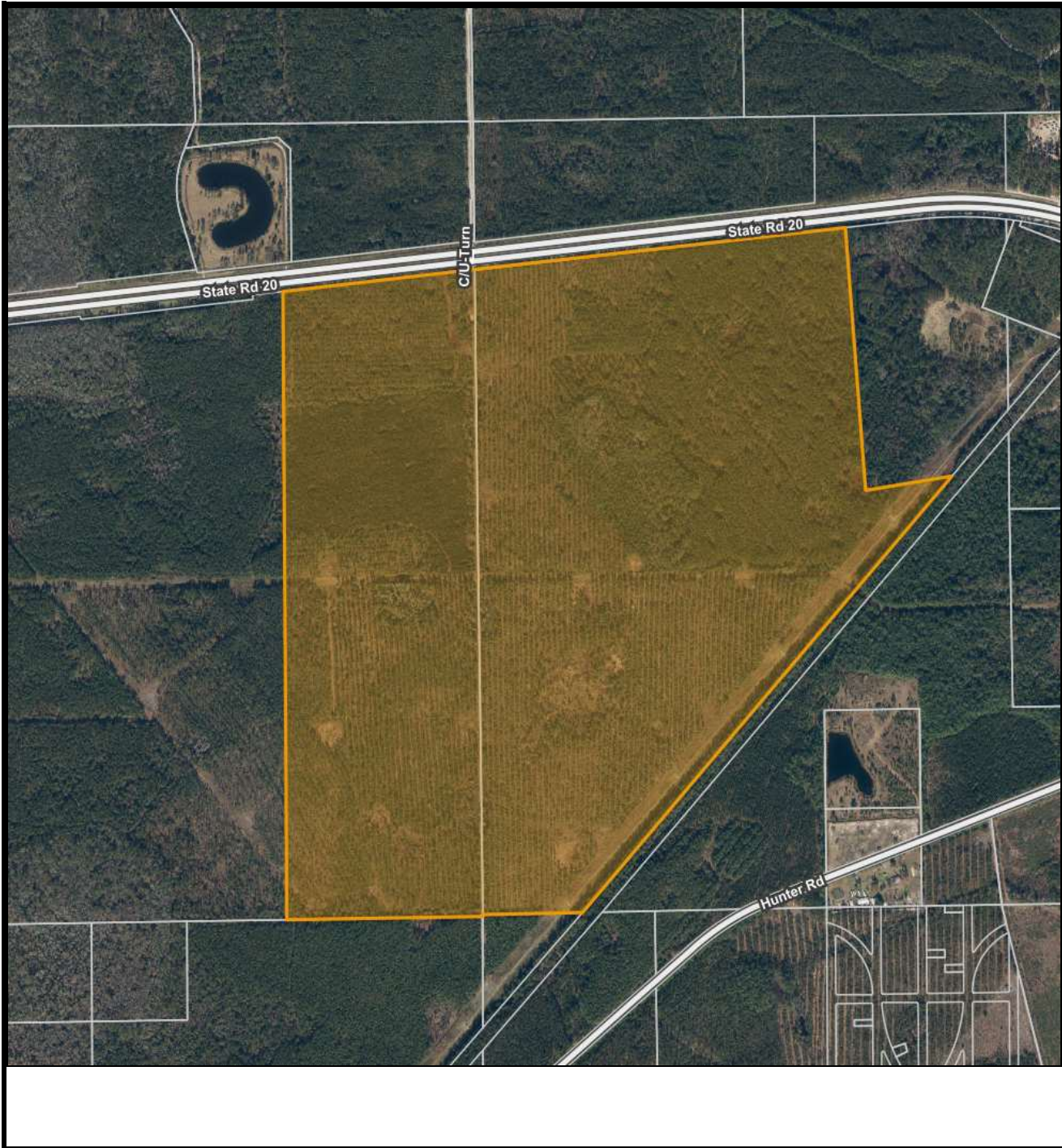
Land Types:	<ul style="list-style-type: none"> • Conservation Easement • Land Investment • Land Other • Residential Development • Timberland
Uplands / Wetlands:	322.81/33.19
Taxes & Tax Year:	\$1,803 in 2023
Zoning / FLU:	AG/A1
Water Source & Utilities:	Water & Sewer available from the City of Palatka, power at site (Seminole Electric)
Road Frontage:	3/4 mile frontage on State Road 20
Nearest Point of Interest:	Property is located 3 miles west of downtown Palatka on the south side of SR 20.
Current Use:	timberland
Potential Recreational / Alt Uses:	Development
Land Cover:	Timber
Structures & Year Built:	none
Utilities & Water Source:	Water & Sewer: City of Palatka, Power - Seminole Electric










Location & Driving Directions

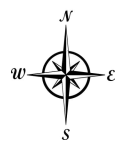
Parcel:	13-10-25-0000-0010-0000 18-10-26-0000-0060-0020
GPS:	29.6277139, -81.7431342
Driving Directions:	Property is located 3 miles west of downtown Palatka on the south side of SR 20
Showing Instructions:	Contact agent for showing instructions.

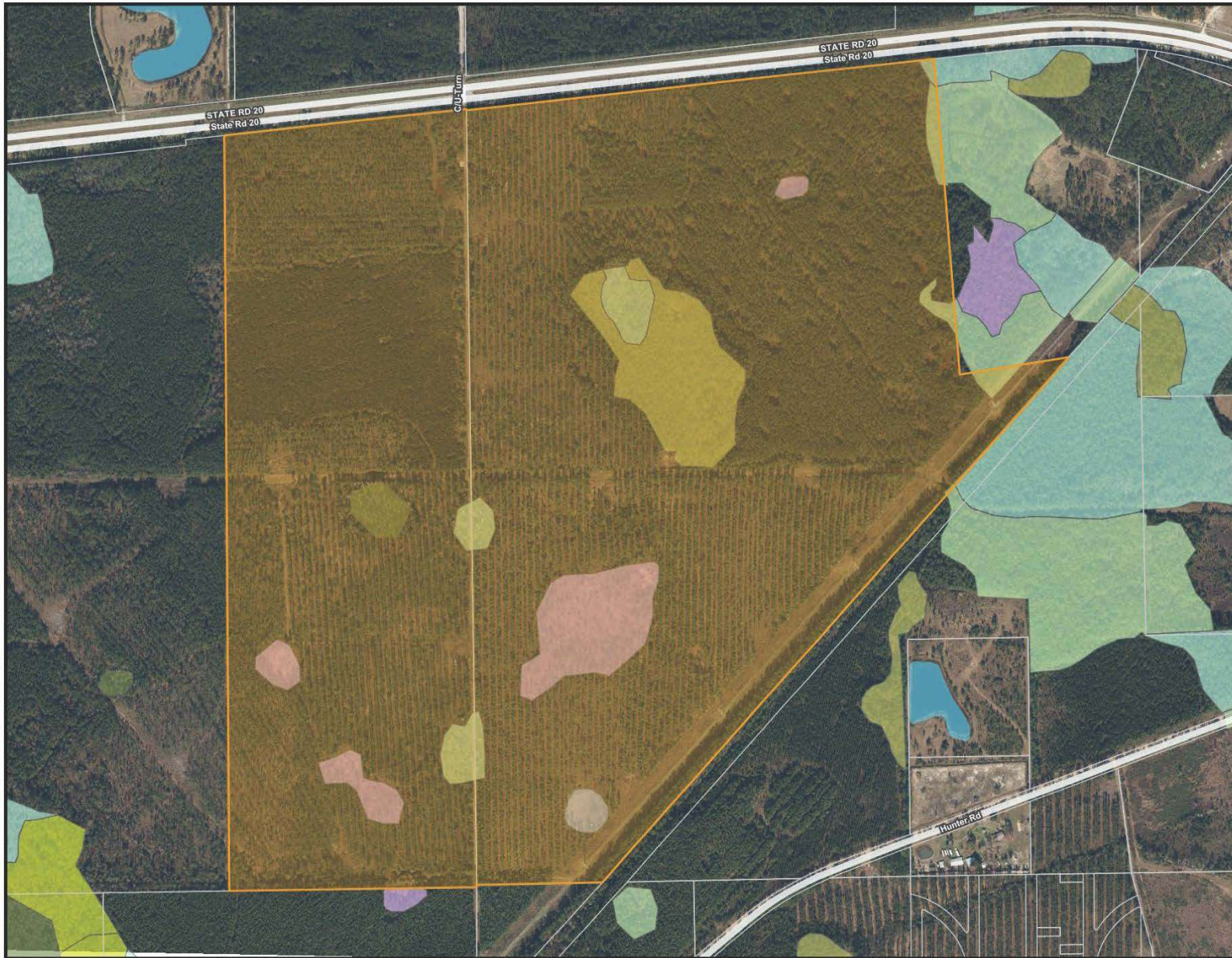




Palatka Transitional Timberland Tract - Aerial Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines

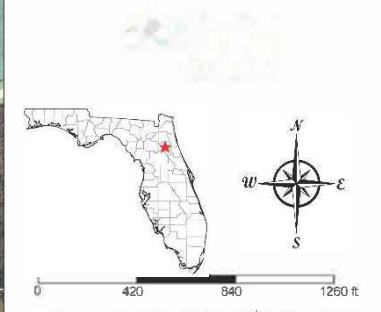


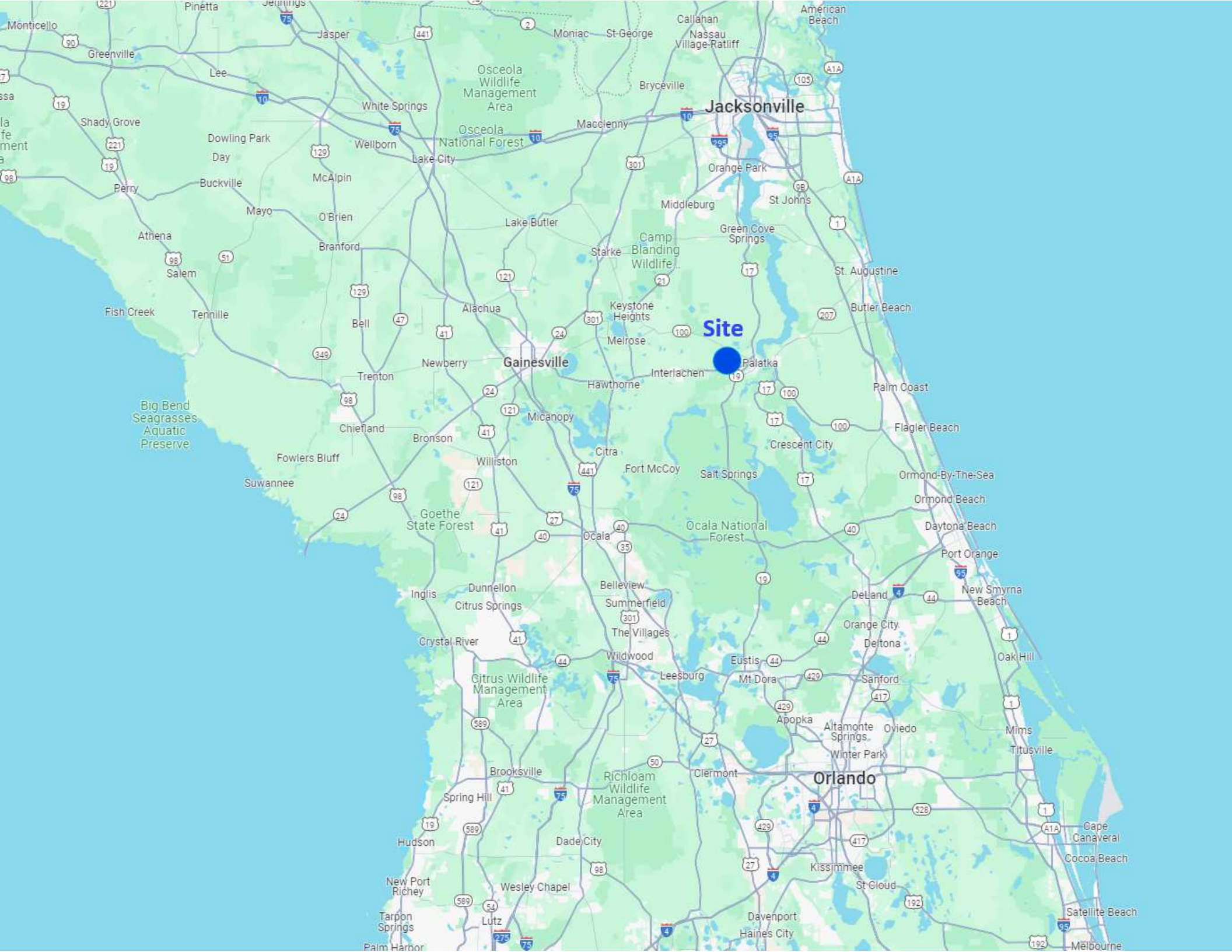


Palatka Transitional Timberland - Wetland Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6250:	Hydric Pine Flatwoods	12.1
6430:	Wet Prairies	11.8
6460:	Mixed Scrub-Shrub Wetland	6.9
6210:	Cypress	1.6
6410:	Freshwater Marshes	1.1
6300:	Wetland Forested Mixed	.4
TOTAL WETLANDS		33.9
TOTAL UPLANDS		321.9
TOTAL ACRES		355.8





Jacksonville

Gainesville

Site

Orlando

Big Bend Seagrasses Aquatic Preserve

Osceola Wildlife Management Area

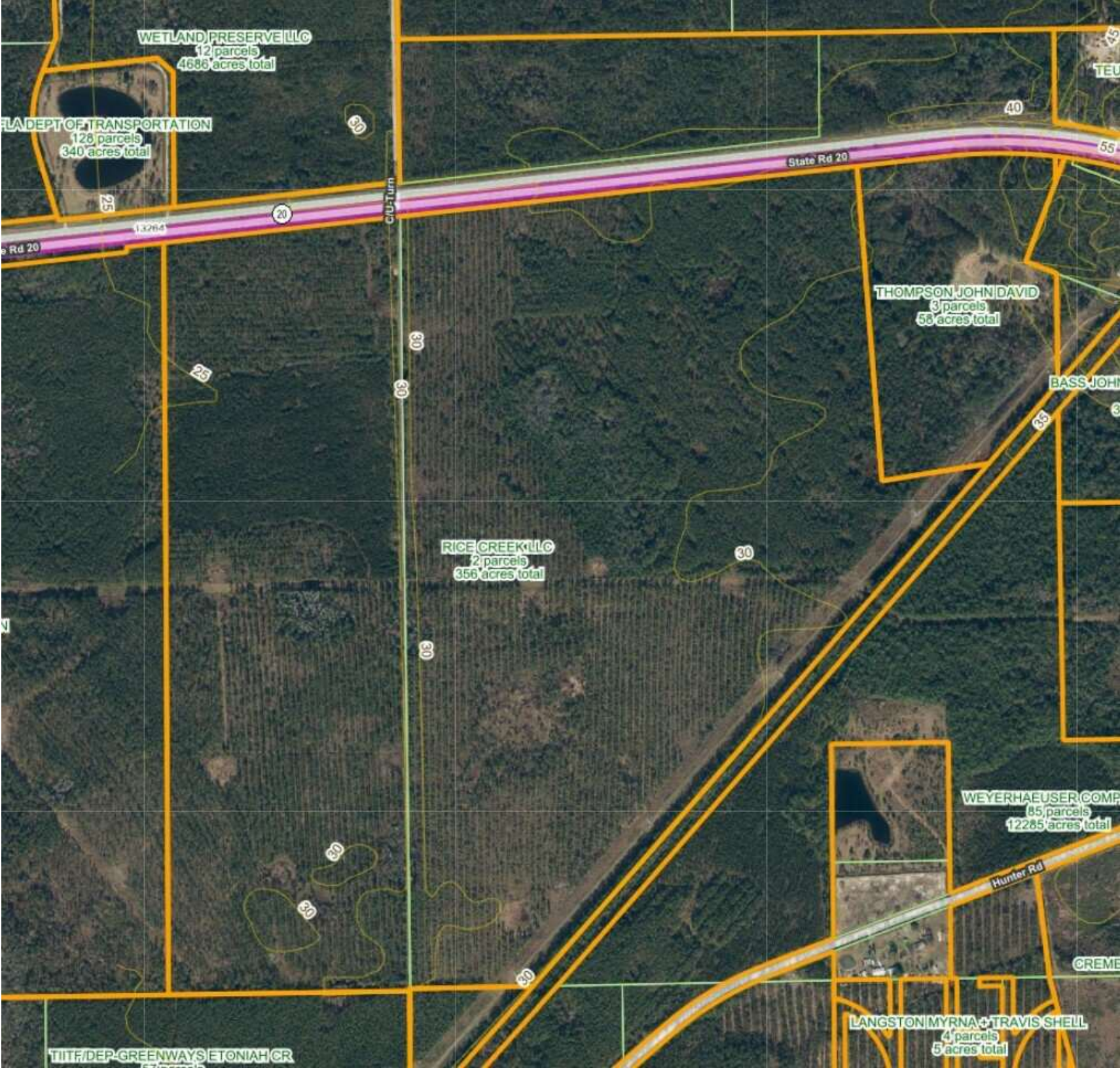
Osceola National Forest

Camp Blanding Wildlife

Goethe State Forest

Citrus Wildlife Management Area

Richloam Wildlife Management Area



WETLAND PRESERVE LLC
12 parcels
4688 acres total

FLA DEPT OF TRANSPORTATION
126 parcels
340 acres total

RICE CREEK LLC
2 parcels
356 acres total

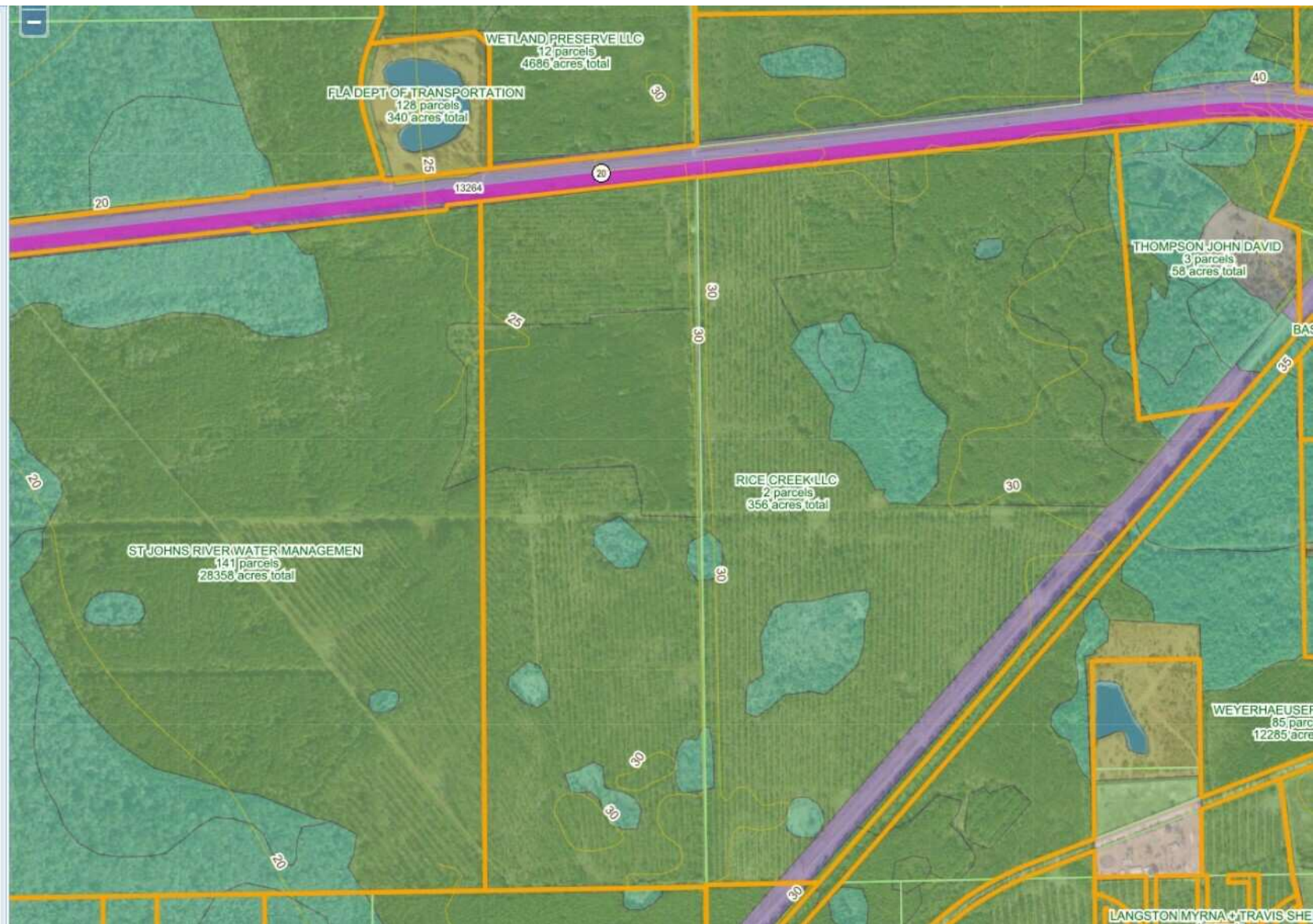
THOMPSON JOHN DAVID
3 parcels
58 acres total

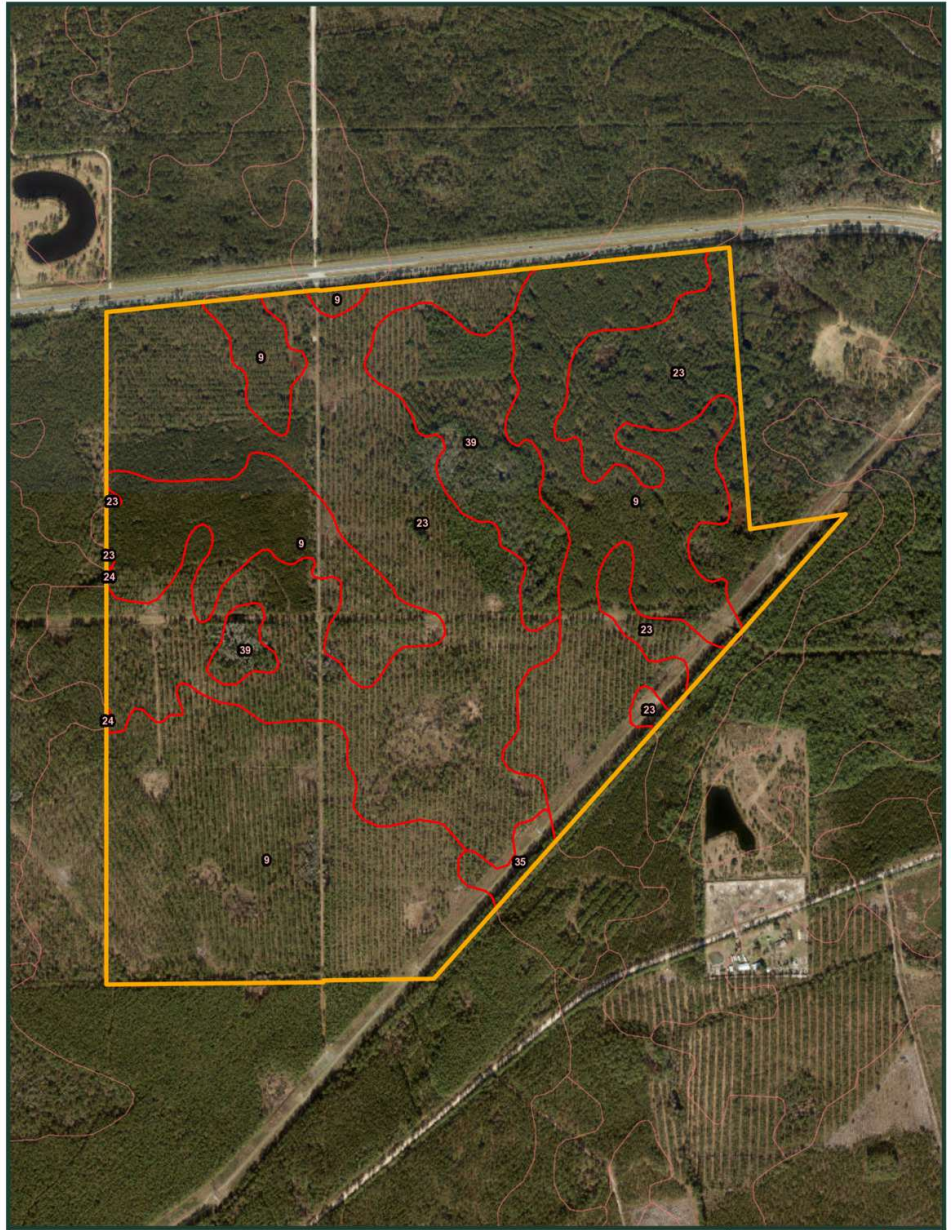
WEYERHAEUSER COMP
85 parcels
12285 acres total

LANGSTON MYRNA + TRAVIS SHELL
4 parcels
5 acres total

TITF/DEP-GREENWAYS ET ONIAH CR

- 5 Foot Contours
- Five Foot Contours
- Five Foot Contours2
- Highways OpenStreetMap
- City Names
- Location Vector Layer
- County Boundaries
- County Boundaries
- Traffic Counts FDOT
 - < 15000
 - 15001 - 36000
 - 36001 - 70000
 - 70001 - 130000
 - > 130001
- Parcel Owners Grouped
 - Parcel Owners Grouped
- Parcel Outlines Grey
- Parcel Outlines
- Parcel Outlines
- Parcel Outlines
- Land Cover 2023
 - Urban
 - Agriculture
 - Rangeland
 - Forest
 - Water
 - Wetlands
 - Barren
 - Transport and Utilities





- Legend**
- Project Boundary (355.8 ac)
 - 9 - Pomona fine sand (170.37 ac)
 - 23 - Palmetto fine sand (153.83 ac)
 - 24 - Holopaw fine sand, frequently flooded (0.10 ac)
 - 35 - Malabar fine sand (3.33 ac)
 - 39 - Holopaw fine sand, frequently ponded, 0 to 1 percent slopes (28.14 ac)

Source: Project boundary from FGDL state-wide parcel database, 2021. USDA, NRCS, SSURGO state-wide soils database for Florida, 2024. ArcGIS Online World Imagery, © ESRI, 2023/01/15.

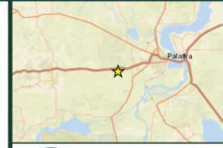


FIGURE 4.0
NATURAL RESOURCES CONSERVATION SERVICE (NRCS) SOILS MAP OF THE
PALATKA RICE CREEK TRACT PROJECT SITE, PUTNAM COUNTY, FLORIDA

BDA BREED, OVE, DENNIS & ASSOCIATES, INC.
 Environmental Consultants
 330 W. Canton Ave., Winter Park, FL 32789 • 407-877-1882

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Marvin Puryear

Senior Advisor

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Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate.

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 agents in two international franchised brokerages in the Central Florida area: a Top-50 ERA residential brokerage and a Coldwell Banker Commercial brokerage. During this time, Marvin was consistently one of the top selling brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Marvin is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing



For more information visit www.saundersrealestate.com

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