

For Sale or Ground Lease
6.19± Acres Commercial Development Land

3650 NW Devane St | Lake City, FL

Call for pricing

NW Devane St

NW Hall of Fame Dr



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3650 NW Devane Street

Positioned at the signalized gateway to one of Lake City's primary commercial corridors, this 6.19± acre development site offers investors, developers and owner-users a rare opportunity to acquire a highly-visible commercial tract with flexible zoning, utility availability and the ability to subdivide into smaller parcels. The property features frontage on both NW Hall of Fame Drive and NW Devane Street, providing excellent accessibility, visibility and multiple points of ingress/egress.

Located in the heart of Lake City's growing commercial district, the site is surrounded by established medical, hospitality, retail and service-oriented businesses. The property's Commercial Highway Interchange (CHI) zoning supports a broad range of commercial uses, making it well-suited for self-storage, RV/boat storage, flex warehouses, automotive, retail, medical office, hospitality and service-oriented development. Hotels and motels are permitted uses under the zoning district, while RV and boat storage facilities may be permitted through a special exception process.

The site benefits from existing utility infrastructure immediately adjacent to the property, including water, sewer and gas service along both road frontages, reducing development costs and accelerating timelines.

Ownership is willing to divide the property, creating an attractive opportunity for users requiring smaller footprints or developers seeking phased development. A conceptual subdivision plan illustrates the ability to create three separate commercial lots of approximately 1.6± acres, 1.7± acres, and 2.8± acres while maintaining access and shared infrastructure.

With strong demographics, exceptional visibility, flexible commercial zoning and a strategic location near I-75 and U.S. Highway 90, this property offers a compelling opportunity for businesses and investors seeking a presence in one of North Florida's fastest-growing regional trade markets.

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A highly visible, development-ready commercial tract offering flexible zoning, utility access and subdivision potential in one of North Florida's most active growth corridors.

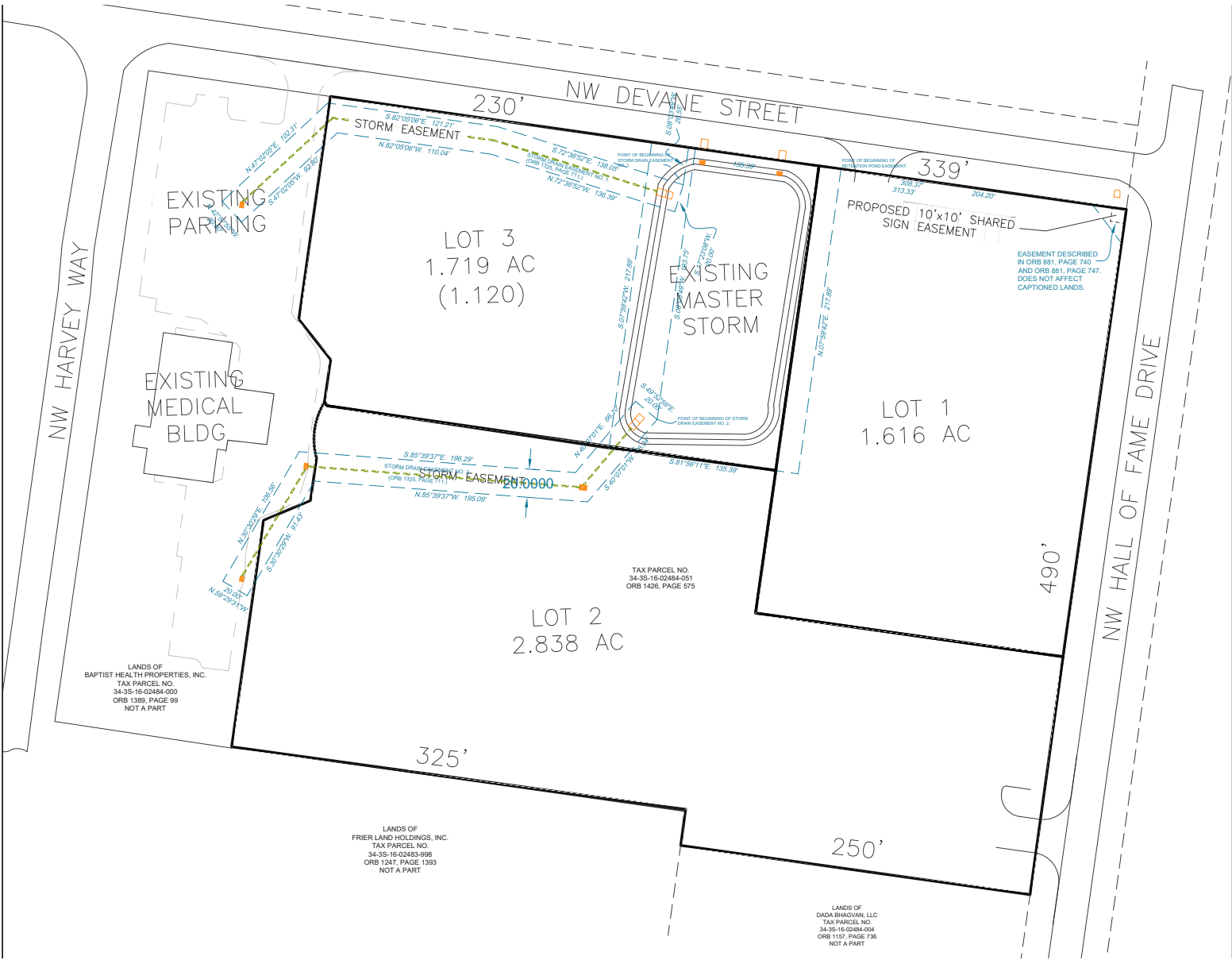
Offering Highlights

- 6.19± acres available for sale or ground lease
- Commercial Highway Interchange (CHI) zoning
- Owner willing to subdivide
- Water, sewer and gas available adjacent to the site
- Existing stormwater infrastructure in place
- Minutes from I-75, U.S. Highway 90, medical facilities, retail and lodging
- RV and boat storage permitted via special exception
- Hotel and motel development permitted by right

Ideal Uses

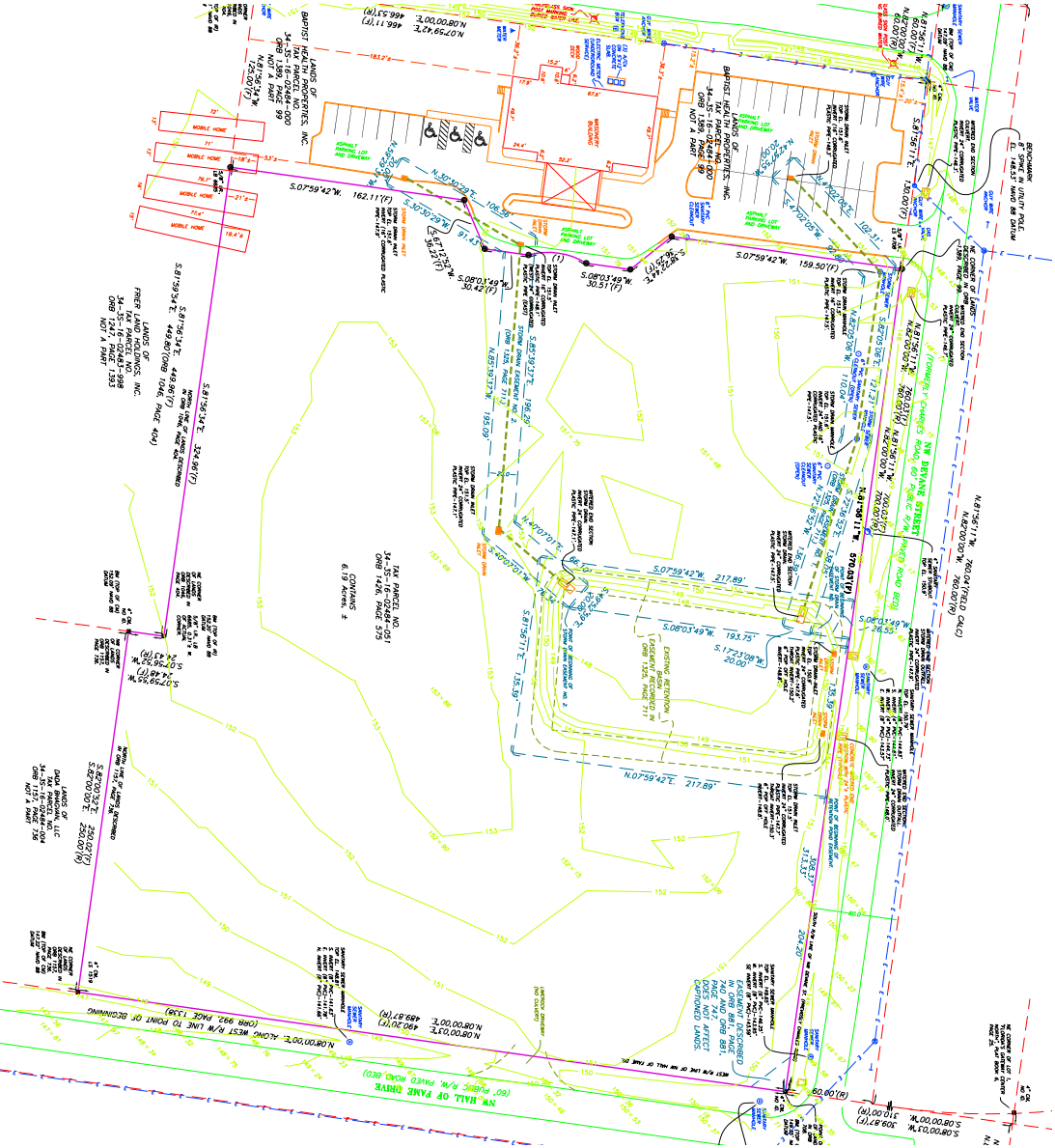
- Self-storage
- RV & boat storage
- Flex warehouses
- Automotive services
- Hotel/extended stay
- Medical and/or professional office
- Retail center

Conceptual Site Plan





Click to view survey



PROPERTY
Utility Plan



PROPERTY
Location



Click to view location





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