

# *Lebanon Station....*

## *an Investor's Dream for Florida Paradise Lovers*

Lebanon Station is a unique and enchanting commercial development site located at the intersection of State Road 121, State Road 336 and US Highway 19. The site consists of 21 acres of relatively level terrain with approximately a quarter of the total area consisting of a landscaped system of ponds, waterfalls and gravel paths.



This strategic intersection boasts 1577 feet of US Highway 19 frontage providing quality exposure with an additional 917 feet of frontage on State Road 121 furnishing the site with a convenient ingress/egress route. Situated halfway between the State Capitol of Tallahassee and the Port City of Tampa, Florida, the intersection is an easy drive from Ocala, Gainesville, Chiefland, Williston or Dunnellon. Nearby are the Towns of Inglis and Yankeetown, only 10 miles south, two small fishing villages on the Gulf of Mexico.

Major transportation corridor improvements include the northerly extension of State Road 589; the Suncoast Parkway, linking the area directly to the Tampa metropolis with a high-speed, high-volume traffic facility. Construction scheduled for 2012, will place the northerly end of the Parkway only 12 miles south of Lebanon Station. This combined with several large projects along this corridor will so significantly affect the traffic volume to US Highway 19 in front of this site that exposure is estimated to increase to over 25,000 vehicles per day over the next 10 years.

The property is bounded on the north and west by privately owned property, on the east by State Road 121, and on the south by a railroad easement, where the rails have been removed, which separates the property from Highway 19. The railroad easement is currently being used by Progress Energy for a natural gas pipeline. The property is in close proximity to the Goethe State Forest nature reserve which is across State Road 121 from the property and consists of more than 53,000 acres of scenic woodlands with hiking, biking and equestrian trails along with hunting access points less than a mile away.

