

# INTRODUCTION

The Lebanon Station project 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 Gainesville, Ocala, Chiefland, Williston or Dunnellon. Also 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.

The unique features of the property combine history, water features, landscaping and natural vegetation to create a picturesque site suitable for a variety of uses. The historical aspects revolve around limestone mining and the railroad. The property was used as a railroad loading site for the transportation of mined limestone. At the center of the property you'll see a wall/abutment approximately twenty feet in height. During limestone loading operations large trucks would back up the hill while rail cars would be positioned at the base of the wall. The trucks would dump their limestone loads directly into the rail cars which would transport the limestone to the seaport located at Cedar Key about 24 miles west. These loading facilities have been intricately woven into a terraced landscape design featuring tropical plants of all types along with the creation of waterfalls, ponds and flowing streams that connect to the natural wetlands found on the property.

In addition to the landscape and water features created on the property, the site also has two truly exceptional trees. These trees are comprised of a large oak tree that is wrapped around and encompasses fully mature cabbage palm trees.