

SFH OR MULTI-FAM DEVELOPMENT SITE

16223 SE HWY 19 | Cross City, FL 32628

FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



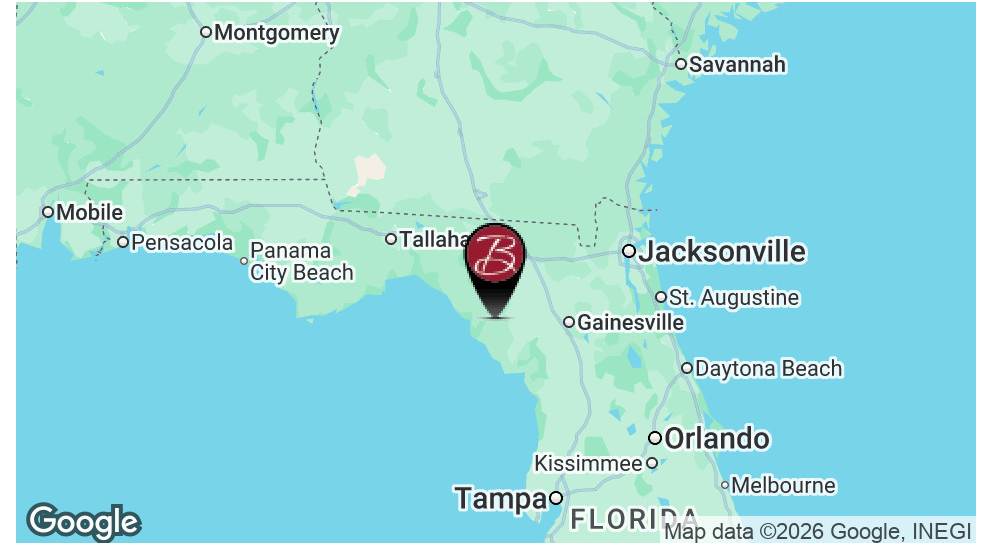
BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

SFH OR MULTI-FAM DEVELOPMENT SITE

EXECUTIVE SUMMARY

16223 SE HWY 19 | Cross City, FL 32628



OFFERING SUMMARY

Sale Price:	\$649,500
Lot Size:	15 Acres
Price Per Acre:	\$43,300
Zoning:	PD
Submarket:	Cross City

PROPERTY OVERVIEW

This 15-acre vacant residential development site is well positioned in Cross City, a market experiencing steady growth and rising property values driven by increasing housing demand and limited available inventory. The site directly addresses a critical need for additional rooftops in the community, making it well suited for multifamily, cottage-style, or single-family residential development.

Located just minutes from Dixie County High School and the Cross City Airport, the property offers a centralized and highly accessible location. With frontage along US Highway 19, the site benefits from excellent visibility and direct access, enhancing its appeal for a range of residential development concepts.

Strategically positioned, the property is just over one hour from Gainesville and Ocala, and approximately two hours from Tallahassee and Tampa, providing strong regional connectivity while maintaining a small-market cost advantage. This combination of location, access, and market momentum makes the site a compelling opportunity for residential developers in North Central Florida.

PROPERTY HIGHLIGHTS

- Across the street from Dixie County High School . Perfect for Single Family Homes or Multi-Family Development Site

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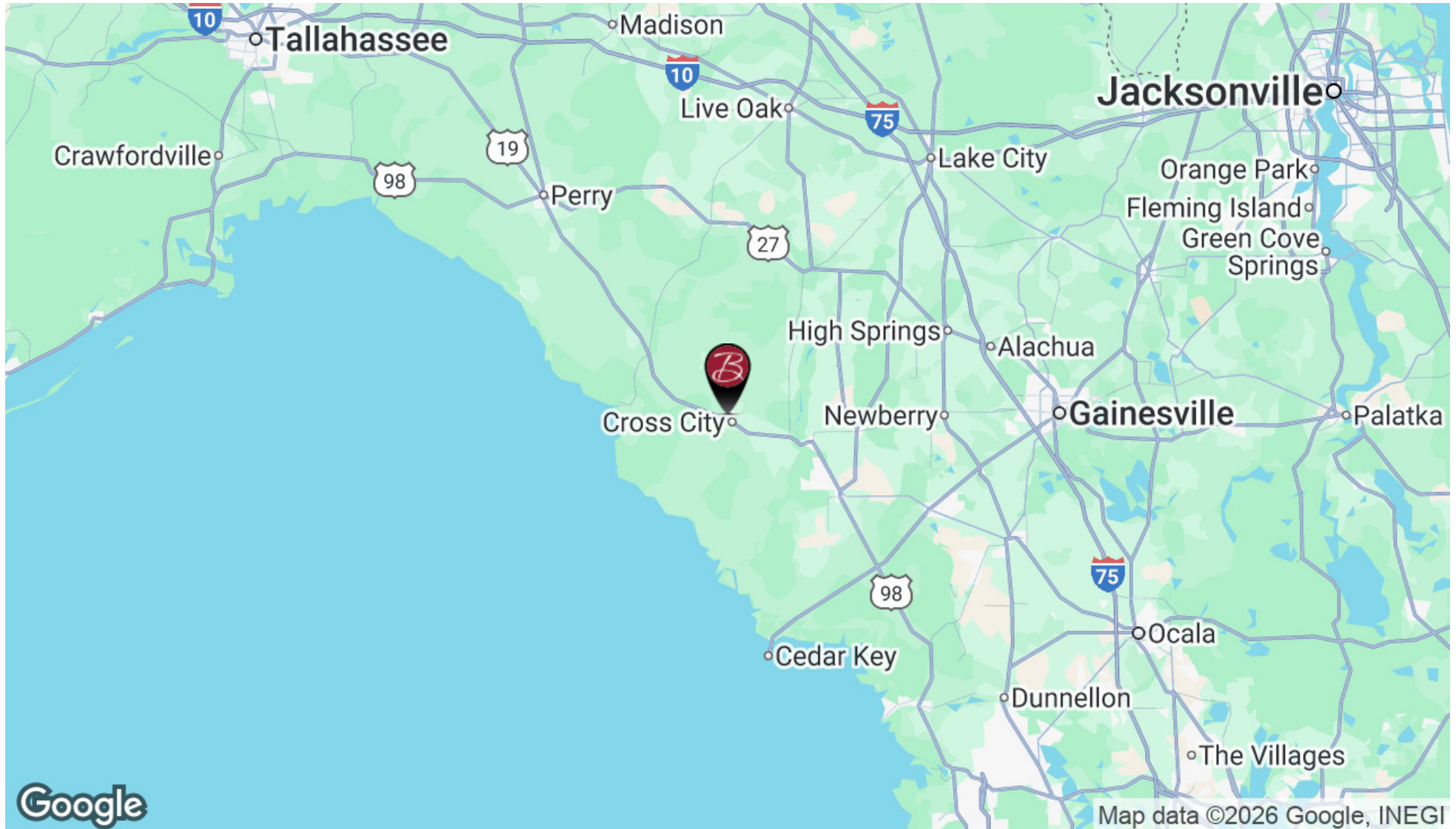
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LOCATION MAP

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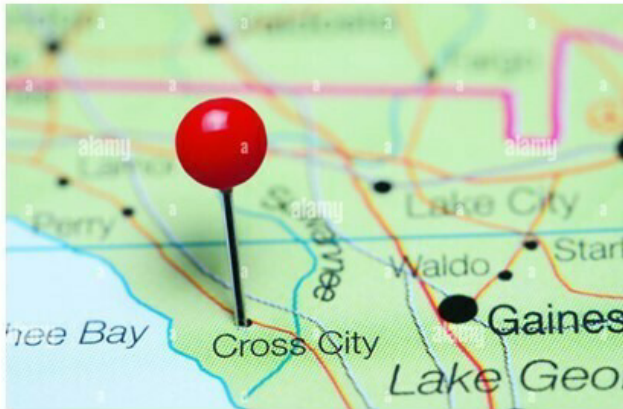
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CROSS CITY FLORIDA

16223 SE HWY 19 | Cross City, FL 32628

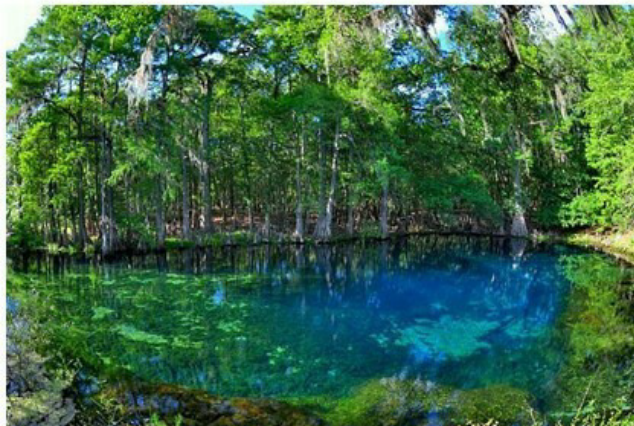
Cross City, Florida



Cross City is a small city located in Dixie County, in northern Florida, United States. It is situated on US Highway 19/98, approximately 26 miles southeast of Chiefland and 56 miles southwest of Lake City.

According to the United States Census Bureau, the city has a population of around 1,700 people and growing. It is the county seat of Dixie County and serves as a center of commerce and government for the surrounding area. The local economy is based on agriculture, timber, and commercial fishing.

Some notable attractions in Cross City and the surrounding area include the Lower Suwannee National Wildlife Refuge, the Suwannee River, the Gulf of Mexico, and several state parks. The area is famous for outdoor activities such as fishing, hunting, kayaking, and hiking.



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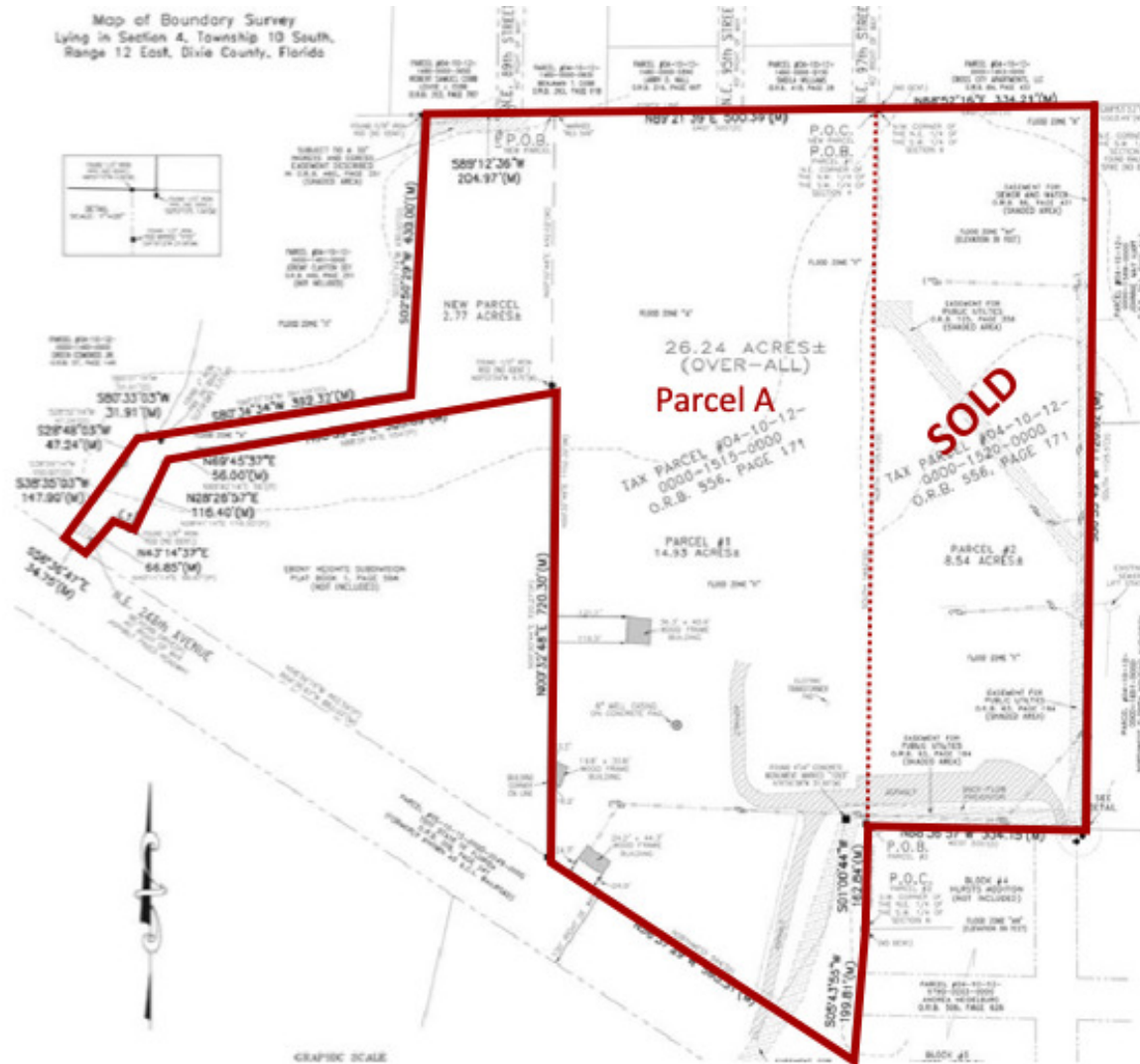
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SURVEY

16223 SE HWY 19 | Cross City, FL 32628



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RETAILER MAP

16223 SE HWY 19 | Cross City, FL 32628



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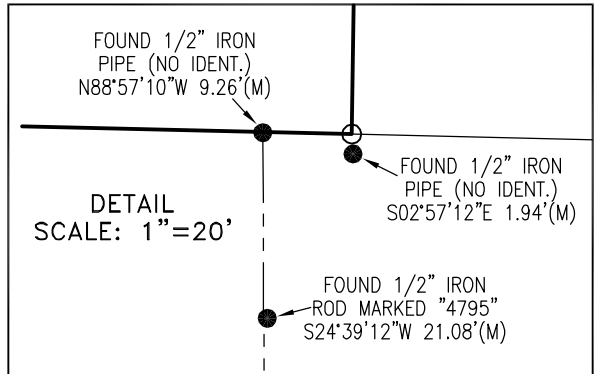
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Map of Boundary Survey
Lying in Section 4, Township 10 South,
Range 12 East, Dixie County, Florida



NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), FLOOD ZONE "A" (BASE FLOOD ELEVATIONS NOT DETERMINED) AND FLOOD ZONE "AH" (ELEVATION 39 FEET), AS INTERPOLATED FROM F.I.R.M. PANEL NUMBER 12029C0169D, EFFECTIVE DATE JANUARY 18, 2019.

L1=S61°15'23"E 30.00'(M)
L1=S61°18'46"E 30'(P)

SURVEYORS NOTES:

- Bearings shown hereon are grid, NAD83 Florida State Plane, North Zone, US Foot based on Global Positioning System observations.
- If no difference is shown, the deed/plat call bearings and distances are the same as measured.
- There may be other restrictions of record not shown on this plat that may be found in the Public Records of Dixie County, Florida.
- The hereon signed surveyor has not been provided a current title opinion or abstract of matter affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could effect the boundaries.
- Underground improvements, utilities, interior fences and other improvements were not located except as shown.
- Unless it bears the signature and raised seal of a Florida Licensed Surveyor and Mapper this map/report is for informational purposes only and is not valid. This drawing or map is not intended or represented to be suitable for reuse by the client or others on extension of the project or on any other project. Any reuse without written verification for the specific purpose intended will be at the user's sole risk and without liability or legal exposure to Delta Professional Land Services, LLC.
- This survey is based on a closed and balanced traverse in which the closure meets or exceeds the criteria as outlined in Florida Administrative Code section 5J-17.
- This drawing is intended to be printed at a scale of 1 inch = 80 feet on 24 inch by 36 inch paper.
- Fence locations shown hereon (if any) are located at the corners or ends only unless otherwise specified. Fencing may meander along property lines.

- LEGEND:
- = SET 5/8" IRON ROD & CAP MARKED "L.B. 7739"
 - = FOUND IRON ROD (MARKED AS SHOWN)
 - = FOUND 4"x4" CONCRETE MONUMENT MARKED "1093" (UNLESS OTHERWISE SHOWN)
 - ▲ = FOUND RAILROAD SPIKE (NO IDENT.)
 - (P) = PLAT
 - (M) = MEASURED
 - (D) = DEED CALL
 - IDENT. = IDENTIFICATION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - LB = LICENSED BUSINESS
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - TD = WOOD UTILITY POLE
 - DHE = OVERHEAD WIRES
 - X- = CHAIN LINK FENCE
 - W = WELL LOCATION
 - WM = WATER METER
 - ← = GUY ANCHOR

DESCRIPTION: Official Records Book 556, Page 171

PARCEL 1:

Beginning at the Northeast corner of the Northwest 1/4 of Southwest 1/4, Section 4, Township 10 South, Range 12 East, run South along Forty line 1,462 feet to a point on the North line of ACL right of way, then run in a Northwest direction along said right of way line 564 feet to a point then run North 1,160 feet to the North line of the Northwest 1/4 of Southwest 1/4 Section 4, Township 10 South, Range 12 East, then run East along Forty line 500 feet back to Point of Beginning, all being in the West 1/2 of Southwest 1/4 Section 4, Township 10 South, Range 12 East, Dixie County, Florida.

PARCEL 2:

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4, Section 4, Township 10 South, Range 12 East, Dixie County, Florida; thence North 1125.5 feet to the Point of Beginning; thence North 1125.5 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4; thence East 335 feet; thence South 1125.5 feet; thence West 335 feet to the Point of Beginning.

DESCRIPTION: New Parcel

COMMENCE at the Northeast corner of the Northwest 1/4 of Southwest 1/4, Section 4, Township 10 South, Range 12 East, and run thence South 89 degrees 21 minutes 39 seconds West, along the forty line, a distance of 500.39 feet to the Northwest corner of lands described in Official Records Book 556, page 171, and the POINT OF BEGINNING of the herein described parcel; thence from said POINT OF BEGINNING run South 89 degrees 12 minutes 36 seconds West, along the forty line, a distance of 204.97 feet to the Northeast corner of lands described in Official Records Book 460, page 251; thence South 02 degrees 50 minutes 29 seconds West, along the East boundary of said lands, a distance of 430.00 feet to the Southeast corner of said lands; thence South 80 degrees 34 minutes 34 seconds West, along the South boundary of said lands, a distance of 392.32 feet to the Southwest corner of said lands and the Southeast corner of lands described in Official Records Book 57, page 149; thence South 80 degrees 33 minutes 03 seconds West, along the South boundary of said lands, a distance of 31.91 feet; thence South 28 degrees 48 minutes 03 seconds West, along said South boundary, a distance of 47.24 feet; thence South 38 degrees 35 minutes 03 seconds West, along said South boundary, a distance of 147.90 feet to the North right of way line of abandoned ACL railroad (130' right of way); thence South 56 degrees 36 minutes 47 seconds East, along said North right of way line, a distance of 34.75 feet to the Southwesternmost corner of Ebony Heights Subdivision as recorded in Plat Book 1, page 59A; thence North 43 degrees 14 minutes 37 seconds East, along the Western boundary of said Ebony Heights Subdivision, a distance of 66.85 feet; thence South 61 degrees 15 minutes 23 seconds East, along said Western boundary, a distance of 30.00 feet; thence North 28 degrees 26 minutes 57 seconds East, along said Western boundary, a distance of 116.40 feet to the Northern boundary of said Ebony Heights Subdivision; thence North 69 degrees 45 minutes 37 seconds East, along said Northern boundary, a distance of 553.89 feet; thence North 80 degrees 39 minutes 25 seconds East, along said Northern boundary, a distance of 553.89 feet to the Northeast corner of said Ebony Heights Subdivision; thence North 00 degrees 32 minutes 48 seconds East, a distance of 432.02 feet to said POINT OF BEGINNING. Said lands containing 2.77 acres, more or less.

SUBJECT TO the right of way of N.E. 246th Avenue.

SUBJECT TO AND TOGETHER WITH a 30 foot wide easement for the purpose of ingress and egress as described in Official Records Book 460, page 251, of the Public Records of Dixie County, Florida.

SUBJECT TO an Easement for Water and Sewer as described in Official Records Book 86, Page 431, of the Public Records of Dixie County, Florida.

SUBJECT TO an Easement for Public Utilities as described in Official Records Book 125, Page 358, of the Public Records of Dixie County, Florida.

SUBJECT TO an Easement for Public Utilities as described in Official Records Book 63, Page 184, of the Public Records of Dixie County, Florida.

CERTIFICATE OF AUTHORIZATION NUMBER LB 7739

DELTA
PROFESSIONAL LAND
SERVICES, LLC.

4510 MAY POB ROAD GREENVILLE, FL 32331
NORTH FLORIDA SOUTH GEORGIA
PHONE (850)584-2849 lrdelta@airpoint.net

CERTIFICATION:
I hereby certify that in my opinion this is a true representation of the property shown hereon. I further certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Lawrence D. Rowell P.S.M.
Professional Surveyor and Mapper
F.R.C. #3223 - L.B. #7739

DATE:

CERTIFICATIONS:

SALTY SECRETS DEVELOPMENT, INC.

SCALE: 1" = 80'

JOB No: 21-351-42
DWG. No: 012B2022
DRAWN BY: WC
CHECKED BY: L.D.R.
SURVEY DATE: 02-17-2022
FIELD BOOK: 21-14/21-17
PAGE: 63-68,73/71

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DEMOGRAPHICS MAP & REPORT

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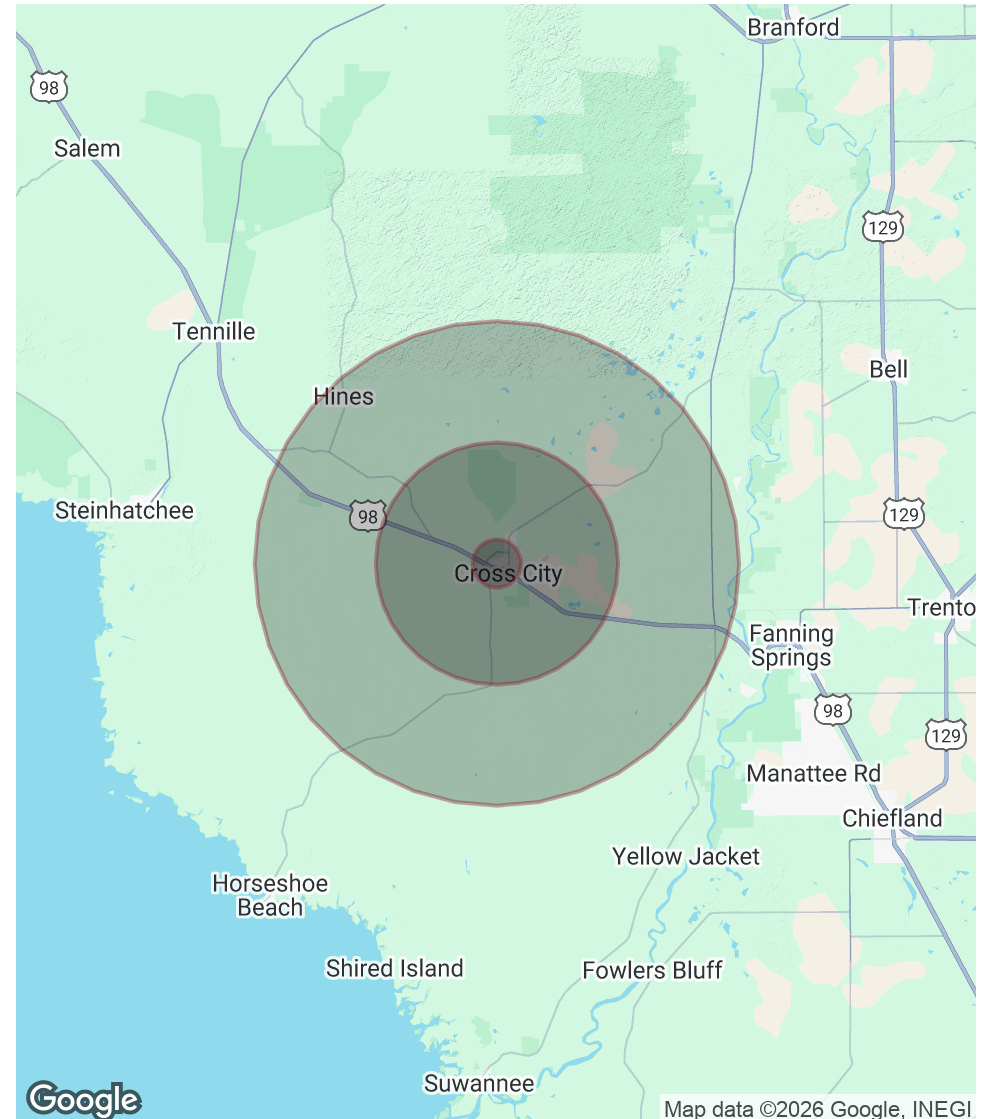
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	305	6,309	11,790
Average Age	39.4	41.7	45.9
Average Age (Male)	38.7	41.0	46.1
Average Age (Female)	43.5	46.9	49.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	116	2,310	5,575
# of Persons per HH	2.6	2.7	2.1
Average HH Income	\$44,471	\$44,747	\$42,624
Average House Value	\$78,260	\$81,656	\$90,641

** Demographic data derived from 2020 ACS - US Census*



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ERIC LIGMAN

16223 SE HWY 19 | Cross City, FL 32628



ERIC LIGMAN

Director

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Direct: 352.256.2112 | **Cell:** 352.256.2112

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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