

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20040673

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Purchase Agreement for acquisition of Parcel 310, Three Oaks Parkway South Extension Project No. 4043, in the amount of \$85,750; authorize payment of costs to close and the Division of County Lands to handle all documentation necessary to complete transaction.

WHY ACTION IS NECESSARY: The Board must accept all real estate conveyances to Lee County.

WHAT ACTION ACCOMPLISHES: The Board avoids Eminent Domain.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 3

CLA

3. MEETING DATE:

06-22-2004

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE 125
- ORDINANCE
- ADMIN.
- OTHER

6. REQUESTOR OF INFORMATION

- A. _____
- B. DEPARTMENT Independent
- C. DIVISION County Lands
- BY Karen L. W. Forsyth, Director *KLF*

7. BACKGROUND:

Negotiated for: Lee County Department of Transportation

Interest to Acquire: Fee simple, vacant residential lot

Property Details:

Owner: Gerald F. Mason and Kelli J. Mason
Address: 24033 Whip-O-Will Lane, Bonita Springs
STRAP No.: 14-47-25-B2-00200.0370

Purchase Details:

Purchase Price: \$85,750
Costs to Close: Approximately \$1,500 (The seller is responsible for attorney fees and real estate broker fees, if any. The County is responsible for future district assessments for road and drainage improvements, which are estimated at \$9,500.)

Appraisal Information:

Company: Carlson, Norris & Associates, Inc.
Appraised Value: \$85,000

Staff Recommendation: Staff is of the opinion that the purchase price increase of \$750 above the appraised value can be justified, considering the costs associated with condemnation proceedings are estimated to be \$3,000 - \$5,000, excluding value increases and attorney fees and costs. Staff recommends the Board approve the Requested Motion.

Account: 20404330700.506110

20 - CIP; 4043 - Three Oaks Parkway South Extension; 30700 - Transportation Capital Improvements; 506110 - Land

Attachments: Purchase Agreement; Appraisal (Location Map Included); Letter from City of Bonita Springs; Title Data; 5-Year Sales History

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	RISK	GC	
<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *6/8/04*
Time: *1:00 PM*
Forwarded To: *Co. Adm.*

RECEIVED BY
COUNTY ADMIN: *[Signature]*
6/9/04
11:15am
COUNTY ADMIN
FORWARDED TO: *[Signature]*
6-10-04
9am

6/9/04 CLM

This document prepared by:

Lee County
County Lands Division
Project: Three Oaks Parkway South Extension, No. 4043
Parcel: 310/Mason
STRAP No.: 14-47-25-B2-00200.0370

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this ____ day of _____, 20__ by and between **GERALD F. MASON and KELLI J. MASON, husband and wife**, hereinafter collectively referred to as **SELLER**, whose address is Post Office Box 533, Estero, Florida 33928, and **LEE COUNTY, a political subdivision of the State of Florida**, hereinafter referred to as **BUYER**.

WITNESSETH:

1. AGREEMENT TO PURCHASE AND TO SELL: SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a parcel of land consisting of 1.26 acres more or less, and located at 24033 Whip-O-Will Lane, Bonita Springs, Florida 34135 and more particularly described as Tract 37, SAN CARLOS ESTATES, according to the plat thereof recorded in Official Record Book 557, at pages 354-355, of the Public Records of Lee County, Florida, hereinafter called "the Property." This property will be acquired for the Three Oaks Parkway Extension Project, hereinafter called "the Project."

2. PURCHASE PRICE AND TIME OF PAYMENT: The total purchase price ("Purchase Price") will be Eighty-Five Thousand Seven Hundred Fifty and No/100 (\$85,750.00), payable at closing by County Warrant.

3. **EVIDENCE OF TITLE:** BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the Purchase Price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

4. **CONDITION OF PROPERTY; RISK OF LOSS:** BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER's sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.

5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:

- (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) documentary stamps on deed;
- (c) utility services up to, but not including the date of closing;
- (d) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (e) payment of partial release of mortgage fees, if any;
- (f) SELLER's attorney fees, if any.

6. **BUYER'S INSTRUMENTS AND EXPENSES:** BUYER will pay for:

- (a) Recording fee for deed;
- (b) survey, (if desired by BUYER).

7. **TAXES:** SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.

8. **DEFECTS IN TITLE AND LEGAL ACCESS:** Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition with an appropriate reduction to the purchase price, or may terminate this Agreement without obligation.

9. **SURVEY:** BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat those discrepancies, violations or encroachments as a title defect.

10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition with an appropriate abatement to the purchase price or BUYER may terminate this Agreement without obligation.

11. ABSENCE OF ENVIRONMENTAL LIABILITIES: The SELLER hereby warrants and represents that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. No hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. The SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. There are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. There is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. There are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. There is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

In the event the SELLER breaches the warranties as to environmental liability, SELLER agrees to indemnify and hold the BUYER harmless from all fines, penalties, assessments, costs and reasonable attorneys' fees resulting from contamination and remediation of the property.

12. **TIME AND BINDING AGREEMENT:** Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

13. **DATE AND LOCATION OF CLOSING:** The closing of this transaction will be held at the office of the insuring title company on or before one hundred twenty (120) days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

14. **ATTORNEYS' FEES:** The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.

15. **REAL ESTATE BROKERS:** SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.

16. **POSSESSION:** SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. **SPECIAL CONDITIONS:** Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

WITNESSES:

[Signature]
[Signature]

SELLER:

[Signature] 5-4-04
GERALD F. MASON (DATE)

WITNESSES:

[Signature]
[Signature]

SELLER:

[Signature] 5/4/04
KELLI J. MASON (DATE)

BUYER:

CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK (DATE)

BY: _____
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)

LAND APPRAISAL REPORT

Project No. 4043

File No. 04-07-05

Summary Appraisal Report

Borrower MASON, Gerald F. + Kelli J. Census Tract 0503.08 Map Reference 14-47-25
 Property Address 24033 Whip O Will Lane
 City Bonita Springs County Lee State FL Zip Code 34135-6782
 Legal Description Tract 37, San Carlos Estates Unrec. OR 557 PG 354
 Sale Price \$ Not a Sale Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 1,242.07 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client Lee County - County Lands Address P.O. Box 398, Fort Myers, FL 33902-0398
 Occupant Vacant Land Appraiser Phil Benning, Associate Instructions to Appraiser Estimate market value.

NEIGHBORHOOD	Location: Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Built Up: Over 75% <input type="checkbox"/> 25% to 75% <input checked="" type="checkbox"/> Under 25% <input type="checkbox"/> Growth Rate: Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow <input type="checkbox"/> Property Values: Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining <input type="checkbox"/> Demand/Supply: Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Oversupply <input type="checkbox"/> Marketing Time: Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos. <input type="checkbox"/> Present Land Use: 55% 1 Family <input checked="" type="checkbox"/> 2-4 Family <input type="checkbox"/> % Apts. <input type="checkbox"/> % Condo <input type="checkbox"/> % Commercial <input type="checkbox"/> Change in Present Land Use: % Industrial <input type="checkbox"/> 45% Vacant <input checked="" type="checkbox"/> % Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) <input type="checkbox"/> Predominant Occupancy: Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> 5% Vacant <input type="checkbox"/> Single Family Price Range: \$ 90,000 to \$ 300,000 Predominant Value \$ 120-160 Single Family Age: New yrs. to 25 yrs. Predominant Age 15-20 yrs.	Employment Stability: Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Convenience to Employment <input checked="" type="checkbox"/> Convenience to Shopping <input checked="" type="checkbox"/> Convenience to Schools <input checked="" type="checkbox"/> Adequacy of Public Transportation <input checked="" type="checkbox"/> Recreational Facilities <input checked="" type="checkbox"/> Adequacy of Utilities <input checked="" type="checkbox"/> Property Compatibility <input checked="" type="checkbox"/> Protection from Detrimental Conditions <input checked="" type="checkbox"/> Police and Fire Protection <input checked="" type="checkbox"/> General Appearance of Properties <input checked="" type="checkbox"/> Appeal to Market <input checked="" type="checkbox"/>
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The area is experiencing increased developmental pressure, which is expected to continue into the near future. Existing development is average to custom quality homes. Support facilities are located within two miles of the subject. No adverse marketing factors were noted at the time of the appraisal. Subject was not listed in the regional MLS.

Dimensions 165' x 330' per Lee County Plat = 1.26 Sq. Ft. or Acres Corner Lot
 Zoning classification AG-2 Agricultural/Residential Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Other (Describe) _____ OFF SITE IMPROVEMENTS Topo Level
 Elec. Street Access Public Private Size Typical of area
 Gas Surface Gravel/Sand Shape Primarily Rectangular
 Water Available Maintenance Public Private View Residential
 San. Sewer Septic Storm Sewer Curb/Gutter Drainage Appears adequate.
 Underground Elect. & Tel. Sidewalk Street Lights

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No adverse easements or site conditions were noted, however, no survey was provided. The site is thickly wooded with primarily stunted maleucas and pines. It appeared to be high and dry with no observable wetlands.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	24033 Whip O Will Lane 14-47-25-B2-00200.0370	25250 Luci Drive 15-47-25-B3-00200.6340	24300 Rodas Drive 15-47-25-B1-00200.3080	24131 Dietz Drive 15-47-25-B1-00200.1300
Proximity to Subject		1.07 miles southwest	1.24 miles southwest	1.08 miles west
Sales Price	\$ Not a Sale	\$ 92,000	\$ 88,000	\$ 80,000
Price Per Acre	\$ N/A	\$ 73,600	\$ 70,400	\$ 64,000
Data Source	Inspection/Pub. Records	MLS/ORB 4022 PG 3103	MLS/ORB 4062 PG 0313	FARES/ORB 4057 PG 1666
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Location	San Carlos Estates	08/11/03 San Carlos Estates	09/17/03 San Carlos Estates	09/15/03 San Carlos Estates
Site/View	Residential	Residential	Residential	Residential
Access Road	UnPaved	UnPaved	UnPaved	UnPaved
Site Size	1.26 acres	1.25 acres	1.25 acres	1.25 acres
Improvements	None	None	None	None
Sales or Financing Concessions	N/A	Cash Indicated	Cash Indicated	Cash Indicated
Net Adj. (Total)		\$ +	\$ +	\$ -
Indicated Value of Subject		Net % \$ 92,000	Net % \$ 88,000	Net % \$ 80,000

Comments on Market Data: All the above sales are very recent and are believed to be among the best indications of value for the subject lot. See Addendum. Sale #1 last sold for \$59,900 as recorded on 02/13/03 per ORB 3846 PG 3414

Comments and Conditions of Appraisal: This is a Summary Appraisal Report. See attached Limiting Conditions. There are no reported wetlands on the subject lot.

Final Reconciliation: The Sales Comparison Analysis typically reflects the actions and attitude of participants in the marketplace. The Cost Approach is not applicable for the valuation of vacant land since there are no improvements. The Income Approach is not used due to the fact the vacant land is not typically purchased to generate income.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF

February 3, 20 04 to be \$ 85,000

St. Cert. Res. REA #0001220
Phil Benning, Associate

St. Cert. Gen. REA #0000643
J. Lee Norris, MAI, SRA

Appraiser(s)
Review Appraiser (if applicable)

Did Did Not Physically Inspect Property

**LAND APPRAISAL REPORT
MARKET DATA ANALYSIS**

Project No. 4043

File No. 04-07-05

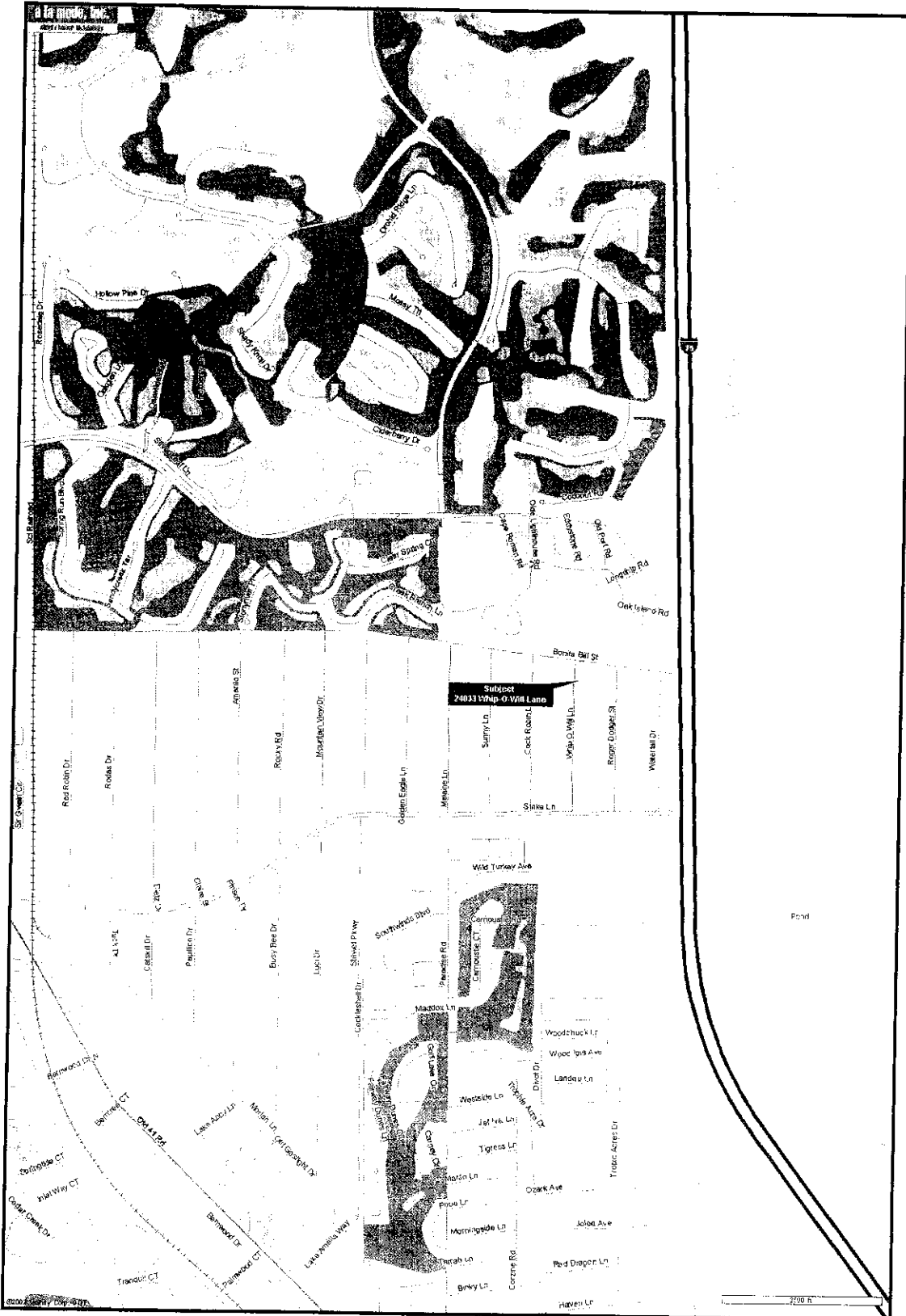
ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	24033 Whip O Will Lane 14-47-25-B2-00200.0370	24266 Rodas Drive 15-47-25-B1-00200.2510		24609 Dietz Drive 15-47-25-B1-00200.4970			
Proximity to Subject		1.40 miles		1.33 miles			
Sales Price	\$ Not a Sale	\$	\$ 85,000	\$	\$ 78,000	\$	\$
Price Per Acre	\$ N/A	\$	\$ 68,000	\$	\$ 62,400	\$	\$
Data Source	Inspection/Pub. Records	MLS/ORB 4061 PG 4874		FARES/ORB 4071 PG 2990			
Date of sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Location	San Carlos Estates	San Carlos Estates		San Carlos Estates			
Site/View	Residential	Residential		Residential			
Access Road	UnPaved	UnPaved		UnPaved			
Site Size	1.26 acres	1.25 acres		1.25 acres			
Improvements	None	None		None			
Sales or Financing Concessions	N/A N/A	Constr. to Perm. \$257,000		Cash Indicated			
Net Adj. (Total)		+		+		+	
Indicated Value of Subject		Net	% \$ 85,000	Net	% \$ 78,000	Net	% \$
Comments:							

MARKET DATA ANALYSIS

COMMENTS

Location Map

Borrower/Client	MASON, Gerald F. + Kelli J.		
Property Address	24033 Whip O Will Lane		
City	Bonita Springs	County	Lee
		State	FL
Lender	Lee County - County Lands	Zip Code	34135-6782





RECEIVED
MAY 20 2004
COUNTY LANDS

*City of
Bonita Springs*

9220 BONITA BEACH ROAD
SUITE 111
BONITA SPRINGS, FL 34135
TEL: (239) 390-1000
FAX: (239) 390-1004
www.cityofbonitasprings.org

Paul D. Pass
Mayor

Wayne P. Edsall
Councilman
District One

Jay Arend
Councilman
District Two

R. Robert Wagner
Councilman
District Three

John C. Warfield
Councilman
District Four

David T. Piper, Jr.
Councilman
District Five

Ben L. Nelson, Jr.
Councilman
District Six

~

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

May 18, 2004

Mr. J. Keith Gomez
Property Acquisition Agent
Lee County
PO Box 398
Fort Myers, FL 33902

RE: Purchase Agreement – Three Oaks Parkway Extension
Project No. 4043
Parcel 310, Gerald and Kelli Mason

Dear Mr. Gomez:

The agreed upon purchase conditions for the aforementioned parcel are reasonable and purchase is recommended by my office.

If you need further authorization, feel free to contact me.

Respectfully,

Gary A. Price
City Manager


GAP/kw

Division of County Lands**Ownership and Easement Search**

Search No. 14-47-25-B2-00200.0370

Date: November 3, 2003

Parcel: 310

Project: Three Oaks Parkway South Extension,
Project 4043To: J. Keith Gomez
Property Acquisition AgentFrom: Shelia A. Bedwell, CLS 
Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.0370

Effective Date: September 30, 2003, at 5:00 p.m.

Subject Property: Tract 37, San Carlos Estates, according to the map or plat thereof recorded in Official Record Book 557, Pages 354 and 355, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Gerald F. Mason and Kelli J. Mason, husband and wife

By that certain instrument dated January 6, 1992, recorded January 9, 1992, in Official Record Book 2269, Page 4020, Public Records of Lee County, Florida.

Easements:

1. Dedication of Easements for drainage, roads and streets, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
2. Non-exclusive utility and roadway easement over and across or below all roadways shown on plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
3. Easement to Florida Power & Light Company along the north 10 feet of subject property, as recorded in Official Record Book 2413, Page 676, Public Records of Lee County, Florida.

NOTE (1): Judgment creating and incorporating San Carlos Estates Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.**NOTE (2):** Mortgage executed by Gerald F. Mason and Kelli J. Mason, husband and wife in favor of Barnett Bank of Lee County, N.A. dated January 6, 1992, recorded January 9, 1992, in Official Record Book 2269, Page 4023, as modified by instrument recorded in Official Record Book 2609, Page 708, Public Records of Lee County, Florida.**NOTE (3):** Mortgage executed by Gerald F. Mason and Kelli J. Mason, husband and wife in favor of Barnett Bank of Lee County, N.A. dated June 12, 1995, recorded June 16, 1995, in Official Record Book 2609, Page 704, Public Records of Lee County, Florida.

Division of County Lands

Ownership and Easement Search

Search No. 14-47-25-B2-00200.0370

Date: November 3, 2003

Parcel: 310

Project: Three Oaks Parkway South Extension,
Project 4043

Tax Status: 2002 taxes paid in full; 2003 taxes are now due and payable.

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

5-Year Sales History

Parcel No. 310

Three Oaks Parkway South Extension
Project No. 4043

NO SALES in PAST 5 YEARS