

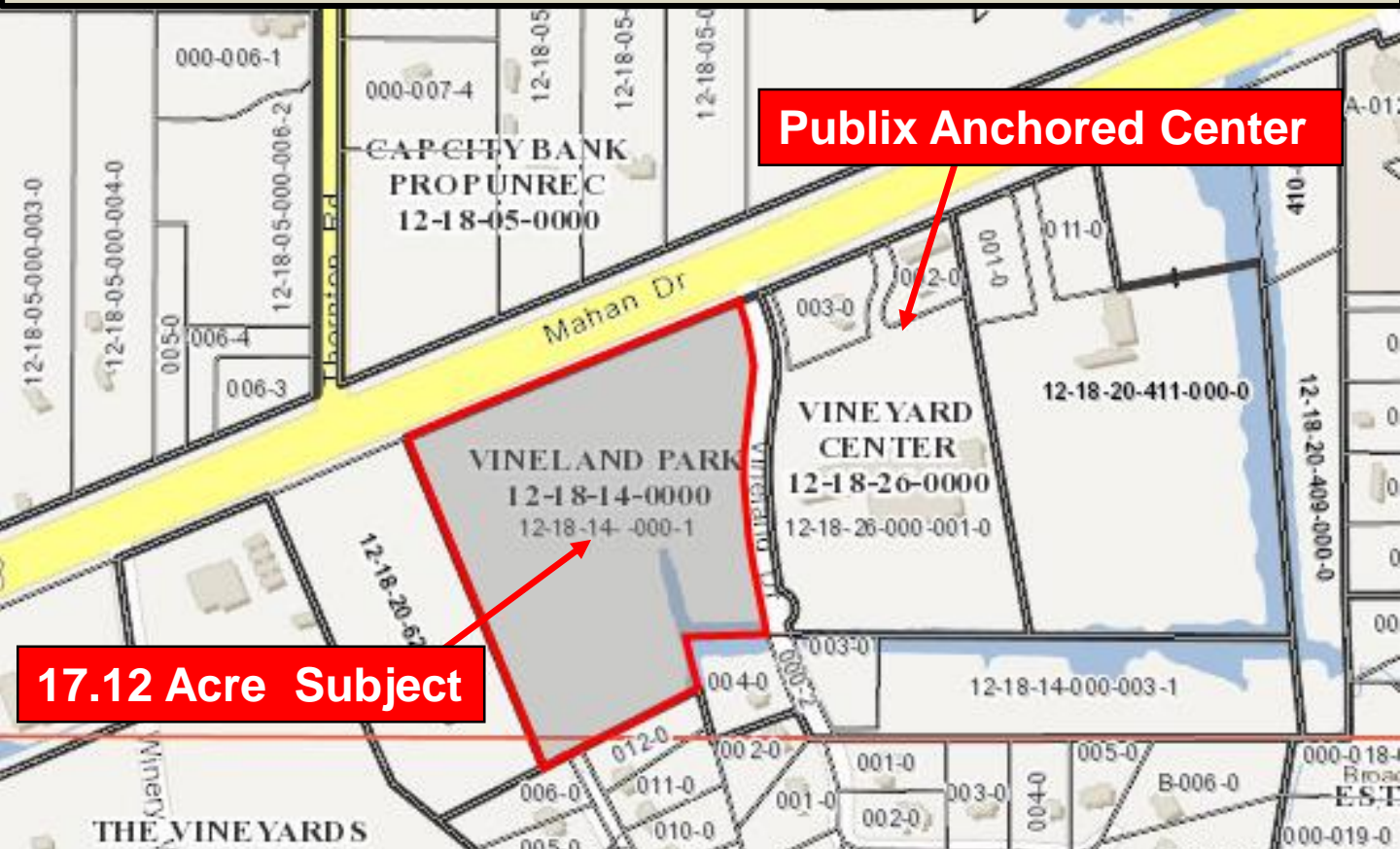
For Sale

1 of 2

+/- 17.12 Acres, Tallahassee, Florida

Located at Intersection of Mahan Drive & Vineland Drive

Ideal Parcel for Hotel / Multifamily / Office / Senior Care Development



Publix Anchored Center

17.12 Acre Subject

- **Signalized Intersection – ½ mile to I-10 Intersection Exit**
- +/- 950 Feet Frontage
- Daily Traffic Count +/- 19K
- Parcel ID: 121814 0001
- Current Zoning OR-2 [Hotel / Multifamily / Office / Senior Care]
- Appears to have very little Wetlands - 96% Zone "X", 4% Zone "A" – see page 2/2
- Ideal Parcel for ~~\$3.5MM~~ **\$2.9MM - BELOW APPRAISED VALUE!**

**WARREN
& COMPANY**
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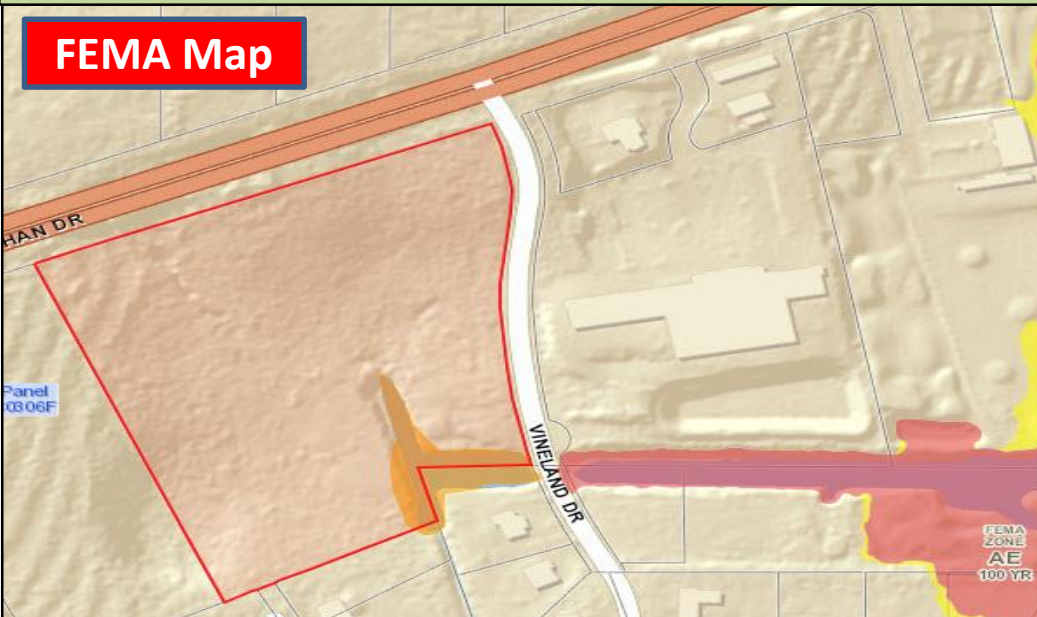
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FEMA Map



FEMA Overlay

Base Flood Elevation Profile Lines (Ft)

Zone AE - 100 Year (Floodway)

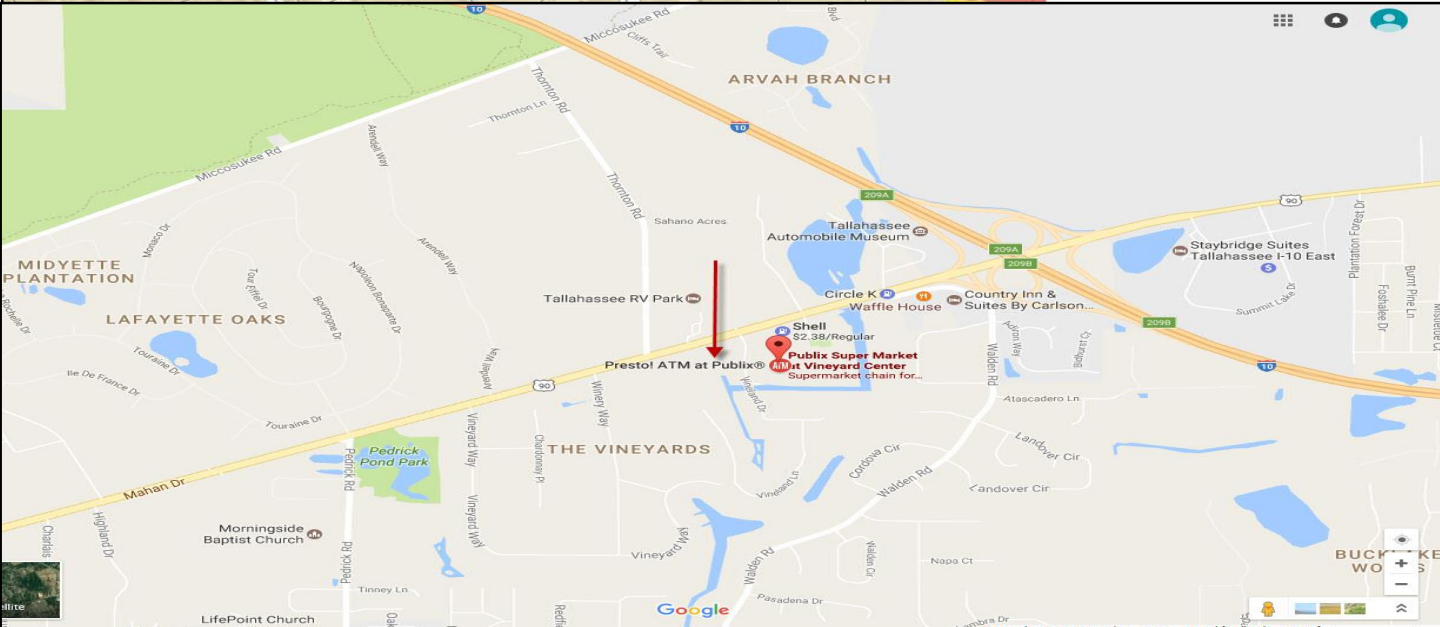
Zone AE - 100 Year

Zone A - 100 Year

Zone X5 - 500 Year

Parcels

Property Parcels



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