

VACANT LAND FOR SALE

Orange Ave & Springhill Rd

ORANGE AVENUE & SPRINGHILL ROAD · TALLAHASSEE, FL · 32310

DEVELOPMENT OPPORTUNITY



PROPERTY OVERVIEW

Lot Size	2.5 +/- AC
Uses	Commercial & Residential
Zoning	M-1
Parcel ID	41-11-20-698-0000
Economic Zone	HUB & Southern Strategy
Sale Price	\$950,000.00

PROPERTY FEATURES

- + Great opportunity for retail development on the 2.5 +/- AC corner lot
- + Utility connections at site
- + Economic Incentives: HUB Zone
- + Traffic Count: 11,919 CPD
- + Blueprint 2000 has over \$60M allocated for road improvements

LOCATION

- + Strategically located at the signalized intersection of Orange Avenue and Springhill Road
- + Located south of Florida State University and West of Florida A & M University

For additional information, contact:

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REAL ESTATE SERVICES
PROCTOR & LONG GROUP

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DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	6,753	72,660	142,701
2020 Total Households	2,899	26,124	58,099
2020 Median Age	29.1	23.6	25.4
2020 Median HH Income	\$23,216	\$25,515	\$35,078

Source: Esri Market Profile/US Census Bureau

AIRPORT GATEWAY PROJECT

- + Creates a gateway entrance feature in Downtown, Florida State University, and Florida A&M University
- + Enhances Springhill Rd (Orange Ave to Capital Cir SW) with landscaping, sidewalks, bike lanes, and potentially additional travel lanes and median
- + Reconstructs Lake Bradford Rd (Gaines St to Orange Ave) to add landscaping, bike lanes, and roundabouts at key intersections
- + Supports traffic movement with a roundabout at the intersection of Stadium Dr and Gaines St
- + Estimated Cost: \$58.7 million



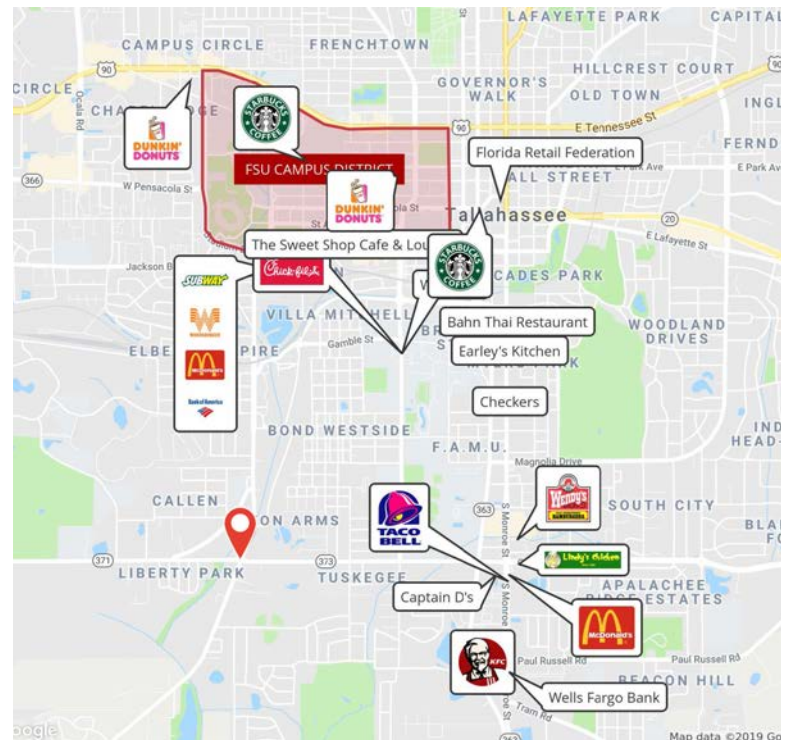
Airport Gateway: Springhill Road and Lake Bradford Road



ZONING



RETAIL MAP



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