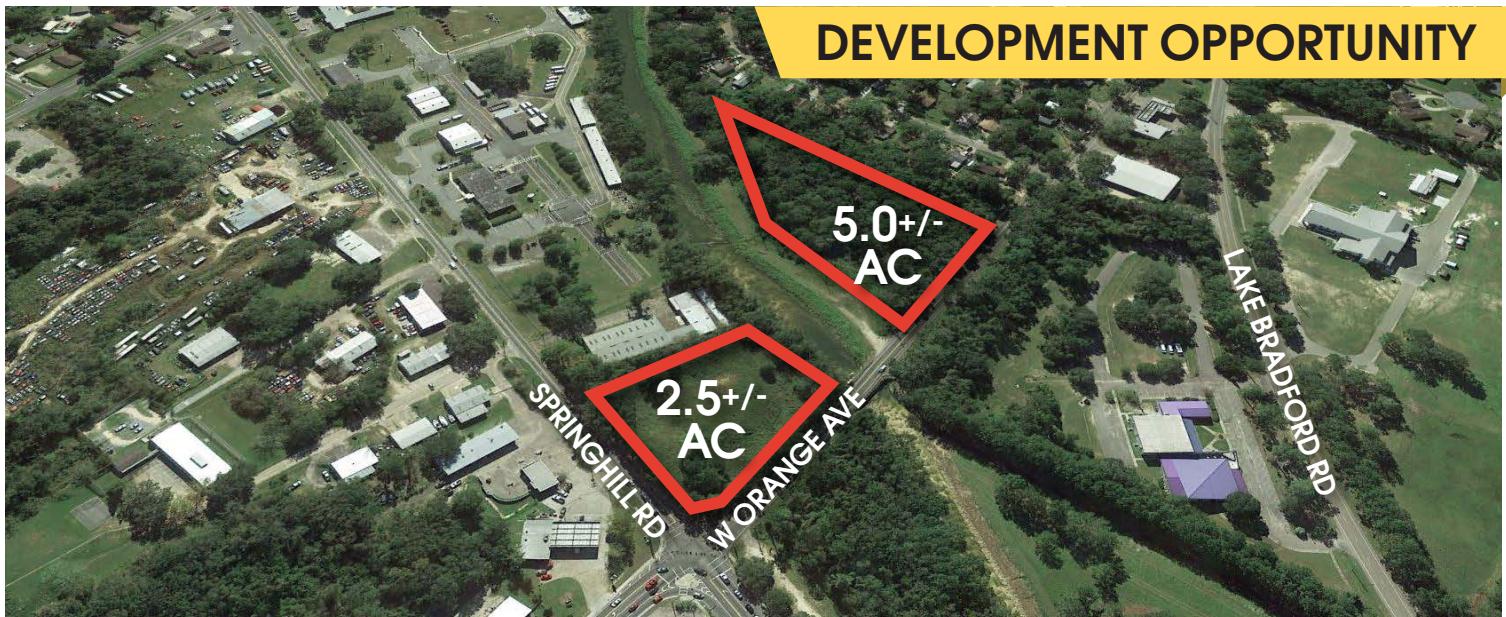


VACANT LAND FOR SALE

Orange Ave near Springhill Rd

ORANGE AVENUE & SPRINGHILL ROAD • TALLAHASSEE, FL • 32310

DEVELOPMENT OPPORTUNITY



PROPERTY OVERVIEW

Lot Size	7.5 AC +/-
Uses	Commercial & Residential
Zoning	R-3 & C-2
Parcel ID	41-11-20-698-0000
Economic Zone	HUB & Southern Strategy
Sale Price	\$1,350,000.00

PROPERTY FEATURES

- + USES: Single Family Detached, Single Family Attached, Single Family Zero Lot Line, Multifamily Attached
- + Utility connections at site
- + Economic Incentives: HUB Zone
- + Blueprint 2000 has over \$60M allocated for road improvements

LOCATION

- + Strategically located near 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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2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	6,939	65,793	140,700
Total Households	2,593	26,809	61,020
Median Age	28.8	25.9	28.2
Median HH Income	\$29,275	\$31,547	\$41,103

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



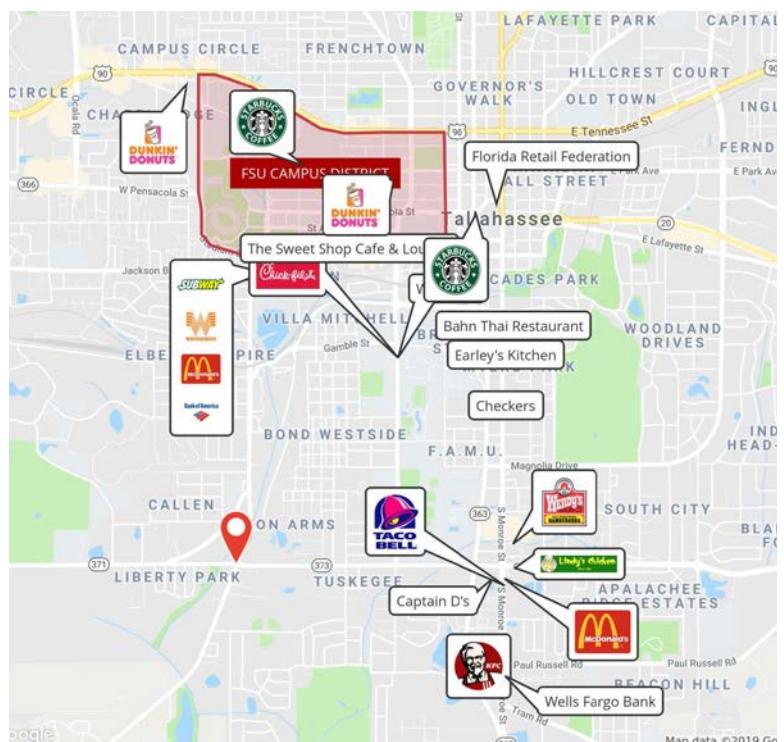
Airport Gateway: Springhill Road and Lake Bradford Road



ZONING



RETAIL MAP



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VACANT LAND FOR SALE

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R-3 USES

Use Category	DEVELOPMENT STANDARDS								
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks			6. Maximum Building Restrictions		
a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)	
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, nonresidential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.

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