



COMMERCIAL REAL ESTATE

LAND FOR SALE



# Permitted Single-Family Development Site

## Old Bainbridge Rd, Tallahassee, FL 32303

### BEN WILKINSON

Partner/Broker  
850.509.5258  
benw@tlgproperty.com

### TREY ROBERTS

Sales Associate  
850.443.1688  
troberts@tlgproperty.com

### TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



## EXECUTIVE SUMMARY

## PERMITTED SINGLE-FAMILY DEVELOPMENT SITE

OLD BAINBRIDGE RD, TALLAHASSEE, FL 32303



## OFFERING SUMMARY

|                        |                                                     |
|------------------------|-----------------------------------------------------|
| <b>Sale Price:</b>     | \$1,050,000                                         |
| <b>Total Lot Size:</b> | 15.78 +/- Acres                                     |
| <b>Permitted Lots:</b> | 56<br>Contact Broker for Full Site Plans            |
| <b>Zoning:</b>         | Residential Preservation 1 (RP-1)                   |
| <b>APN:</b>            | 2123206020000,<br>2123206030000, &<br>2123206040000 |

[Click Here for Zoning Information](#)

## PROPERTY OVERVIEW

With entitlement work substantially completed, this property presents a rare opportunity to acquire a development-ready site fronting Old Bainbridge Rd, an established residential and commercial corridor in Tallahassee. Coupled with its accessibility and proximity to established residential communities, this property presents an attractive opportunity for developers seeking to deliver new housing in a market characterized by consistent population growth, limited inventory, and sustained demand for quality single-family homes.

## LOCATION OVERVIEW

The property offers convenient access to downtown Tallahassee, I-10, Capital Circle NW, and U.S. Highway 27. Nearby neighborhoods, schools, parks, and retail centers make the location well-positioned for new single-family residential development. Daily conveniences, including Publix, Walmart, restaurants, and neighborhood services, are all within a short drive, while nearby Lake Jackson and Fred George Greenway offer abundant recreational opportunities.

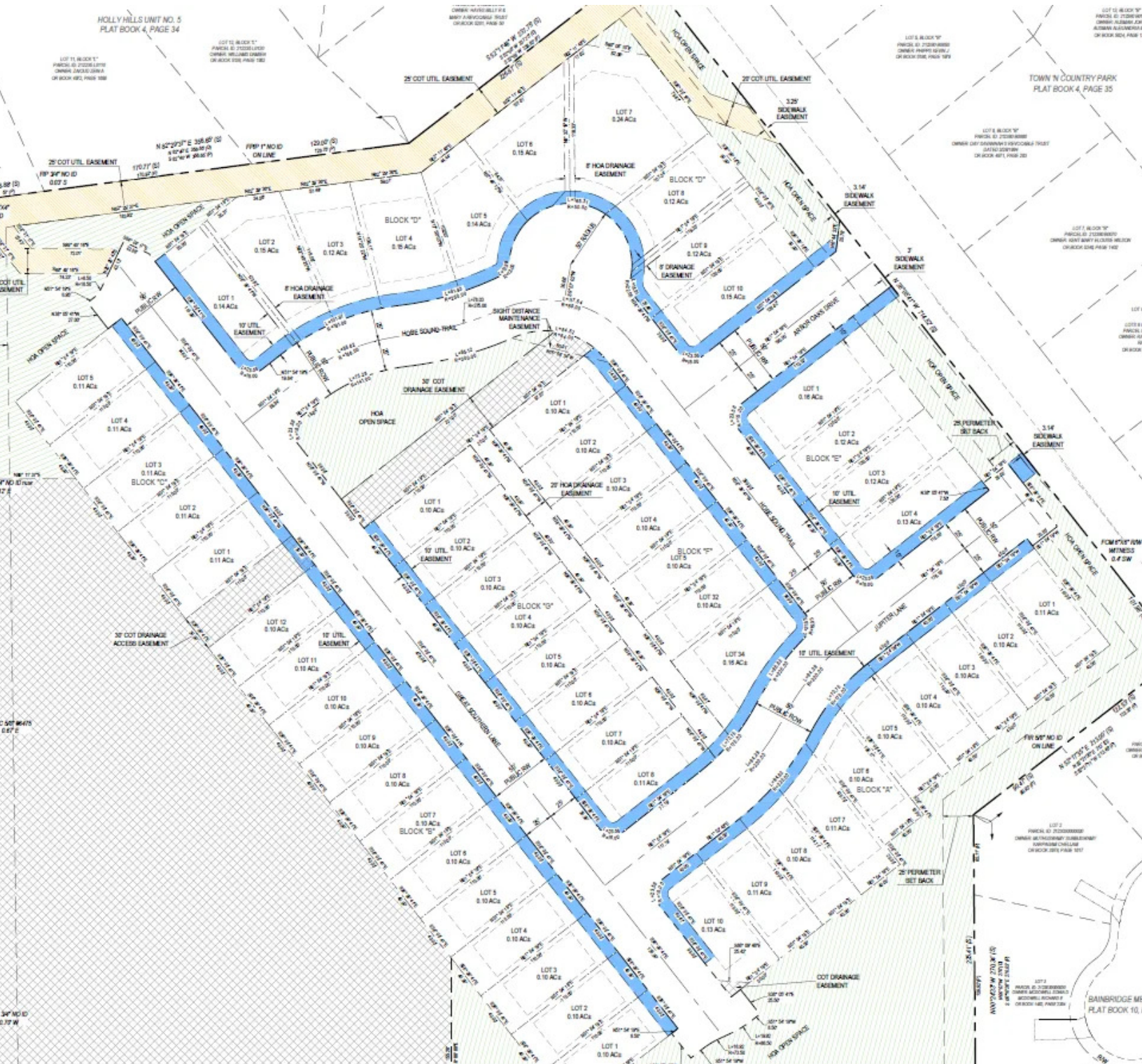
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## RETAILER MAP

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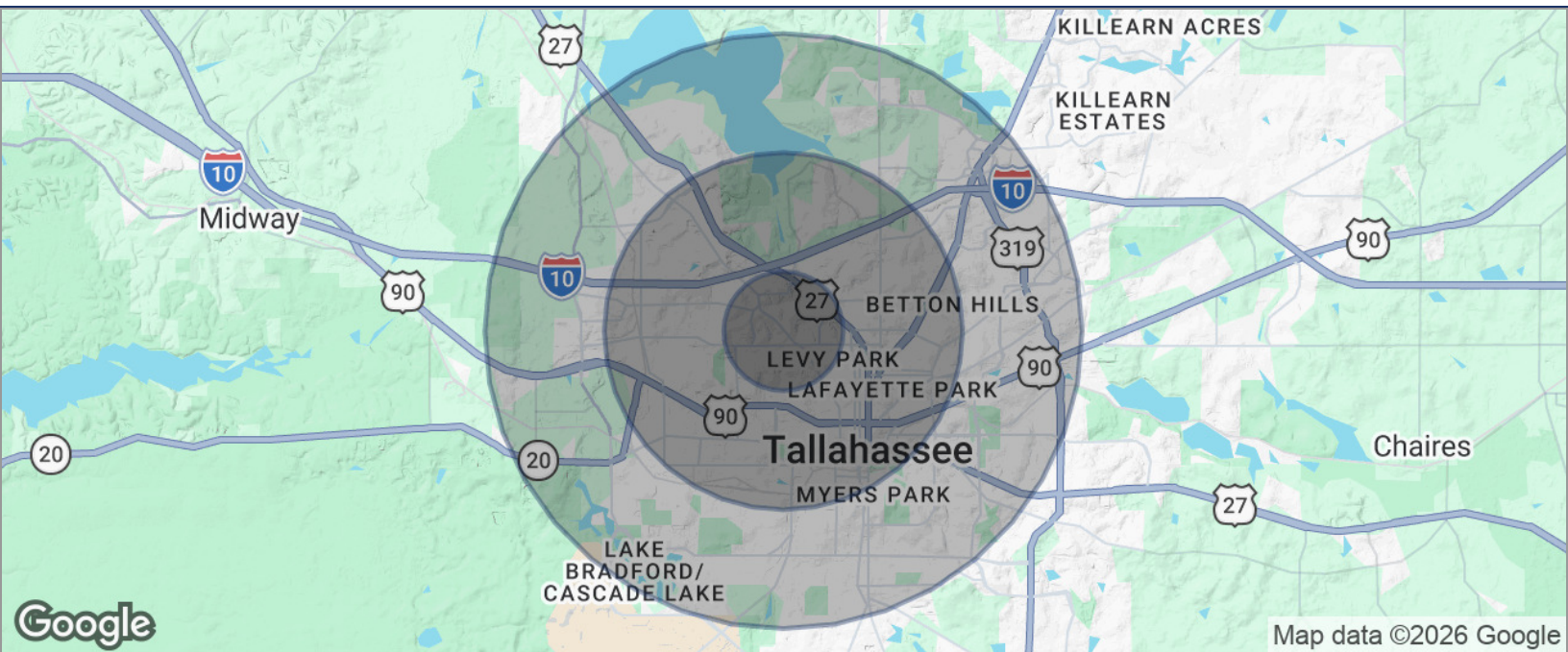




## DEMOGRAPHICS MAP

## PERMITTED SINGLE-FAMILY DEVELOPMENT SITE

OLD BAINBRIDGE RD, TALLAHASSEE, FL 32303



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 15,314    | 98,016    | 166,075   |
| MEDIAN AGE          | 28.6      | 29.0      | 31.5      |
| MEDIAN AGE (MALE)   | 27.5      | 29.1      | 31.1      |
| MEDIAN AGE (FEMALE) | 31.0      | 29.6      | 32.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 6,695     | 40,361    | 69,829    |
| # OF PERSONS PER HH | 2.3       | 2.4       | 2.4       |
| AVERAGE HH INCOME   | \$59,790  | \$68,537  | \$76,928  |
| AVERAGE HOUSE VALUE | \$199,074 | \$256,276 | \$254,022 |

\* Demographic data derived from 2020 ACS - US Census

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