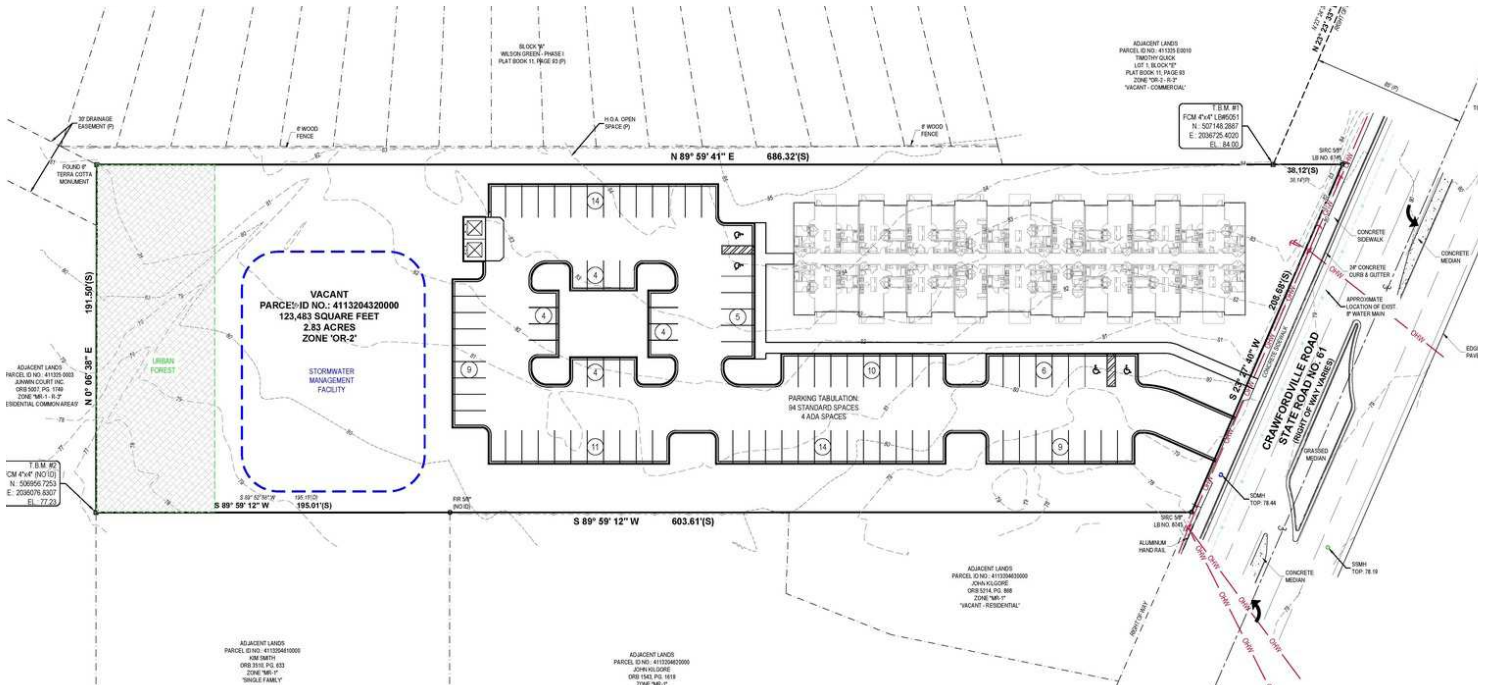


# CRAWFORDVILLE RD

Tallahassee, FL 32303



850.933.5899



## PROPERTY DESCRIPTION

Unlock the potential of this 2.85-acre multifamily-zoned parcel on Crawfordville Hwy in Tallahassee, offering the ability to develop up to 45 multifamily units. This well-positioned site comes with completed due diligence reports, including Phase I Environmental, Geotechnical Study, ALTA Survey, Tree Survey, Water Flow Test, Sewer Will Service Letter, and Zoning Verification—all provided by the seller.

With no entitlements required, this property is a rare turnkey development opportunity in a growing market. Don't miss your chance to bring your vision to life in this prime location!

## PROPERTY HIGHLIGHTS

- Zoned OR3 for versatile development opportunities
- Strong investment potential in a growing market
- Favorable demographics and demand for multifamily housing
- Ample space for parking and amenities

## OFFERING SUMMARY

Number of Units:	45
Sale Price:	\$300,000
Lot Size:	2.85 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,785	37,599	79,083
Total Population	8,094	87,466	186,016
Average HH Income	\$97,480	\$78,503	\$76,677

## TRACY WATERS

850.545.2282

twaters@teampcg.com

## PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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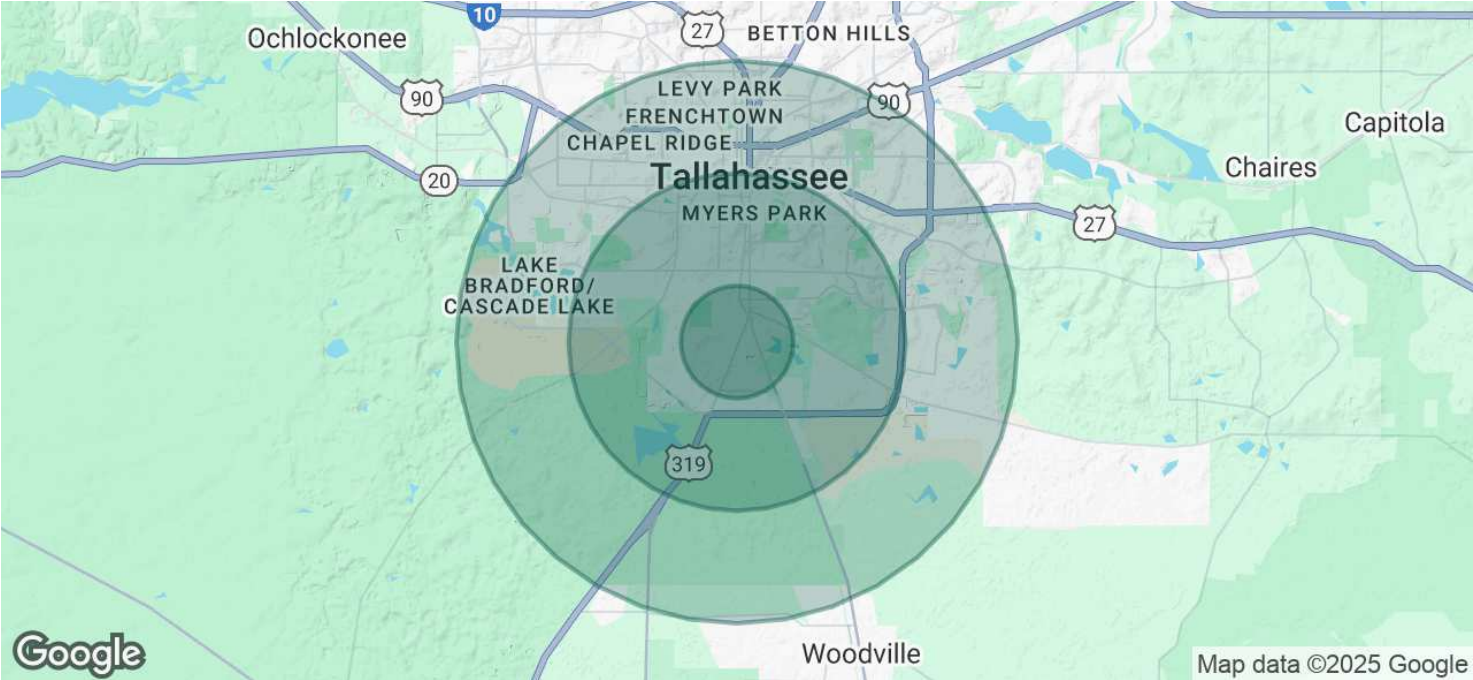
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**PREMIER**  
COMMERCIAL GROUP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,094	87,466	186,016
Average Age	40	35	36
Average Age (Male)	38	34	35
Average Age (Female)	41	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,785	37,599	79,083
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$97,480	\$78,503	\$76,677
Average House Value	\$350,877	\$290,732	\$276,243

Demographics data derived from AlphaMap

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