



## EXECUTIVE SUMMARY

## 2.7 AC FALLSCHASE OUTPARCEL

0 LAGNIAPPE WAY, TALLAHASSEE, FL 32317

**OFFERING SUMMARY****Sale Price:** \$1,900,000.00**Lot Size:** 2.72 Acres**APN:** 11-27-30-000-0065**Zoning:** PUD**PROPERTY OVERVIEW**

2.72 +/- Acres for sale in the FALLSCHASE PUD. Booming retail corridor, surrounded by retailers such as Costco, Bass Pro Shops, Walmart, CMX Cinemas, and numerous other retail and restaurant tenants. Parcel can be subdivided and previous plans are available reflecting possible site design.

**LOCATION OVERVIEW**

FALLSCHASE Commercial Development, near Buck Lake Rd. and Mahan Dr. Parcel is located in front of Bass Pro Shops and Costco.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTO

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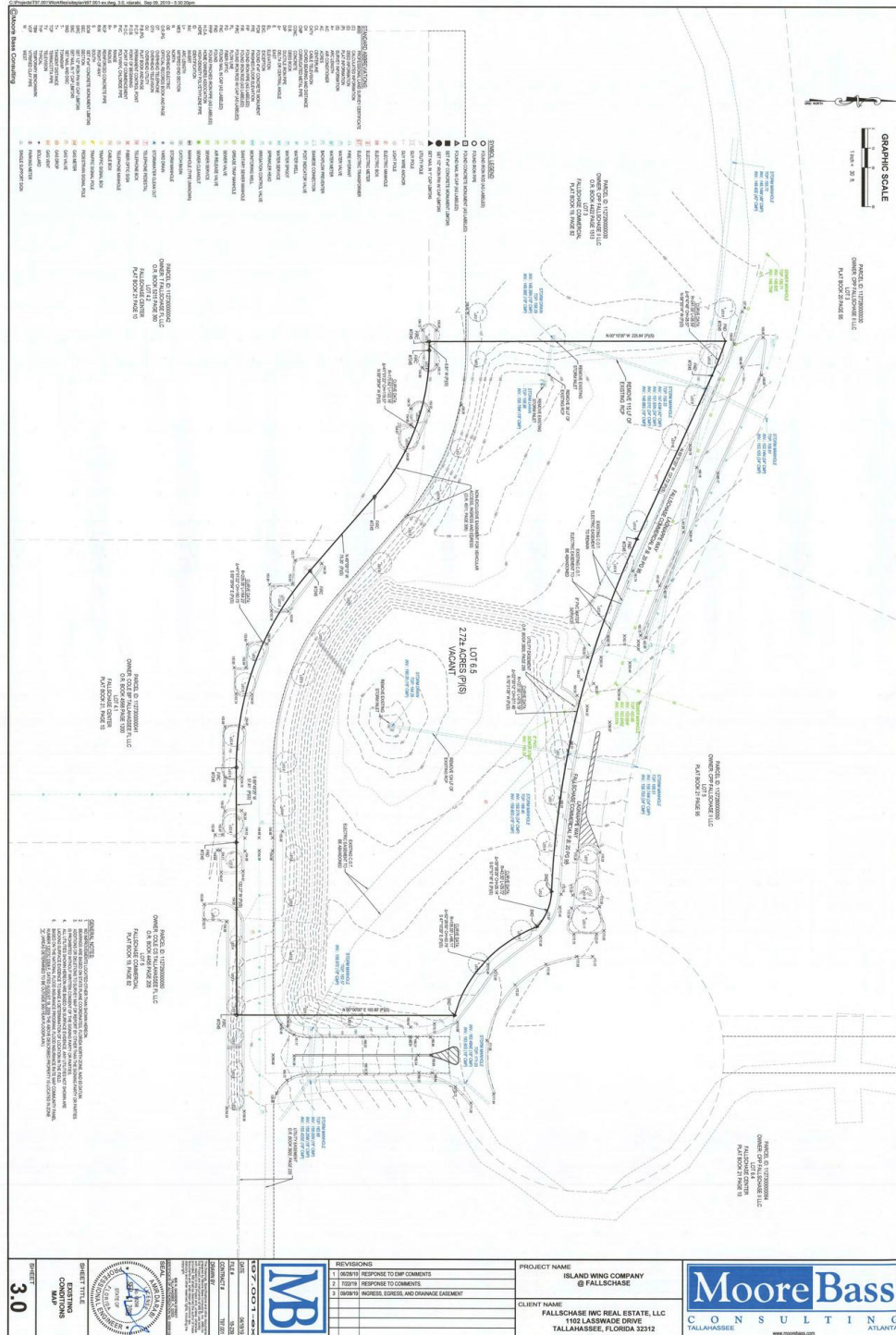




# SITE PLAN

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AERIAL PARCEL MAP  
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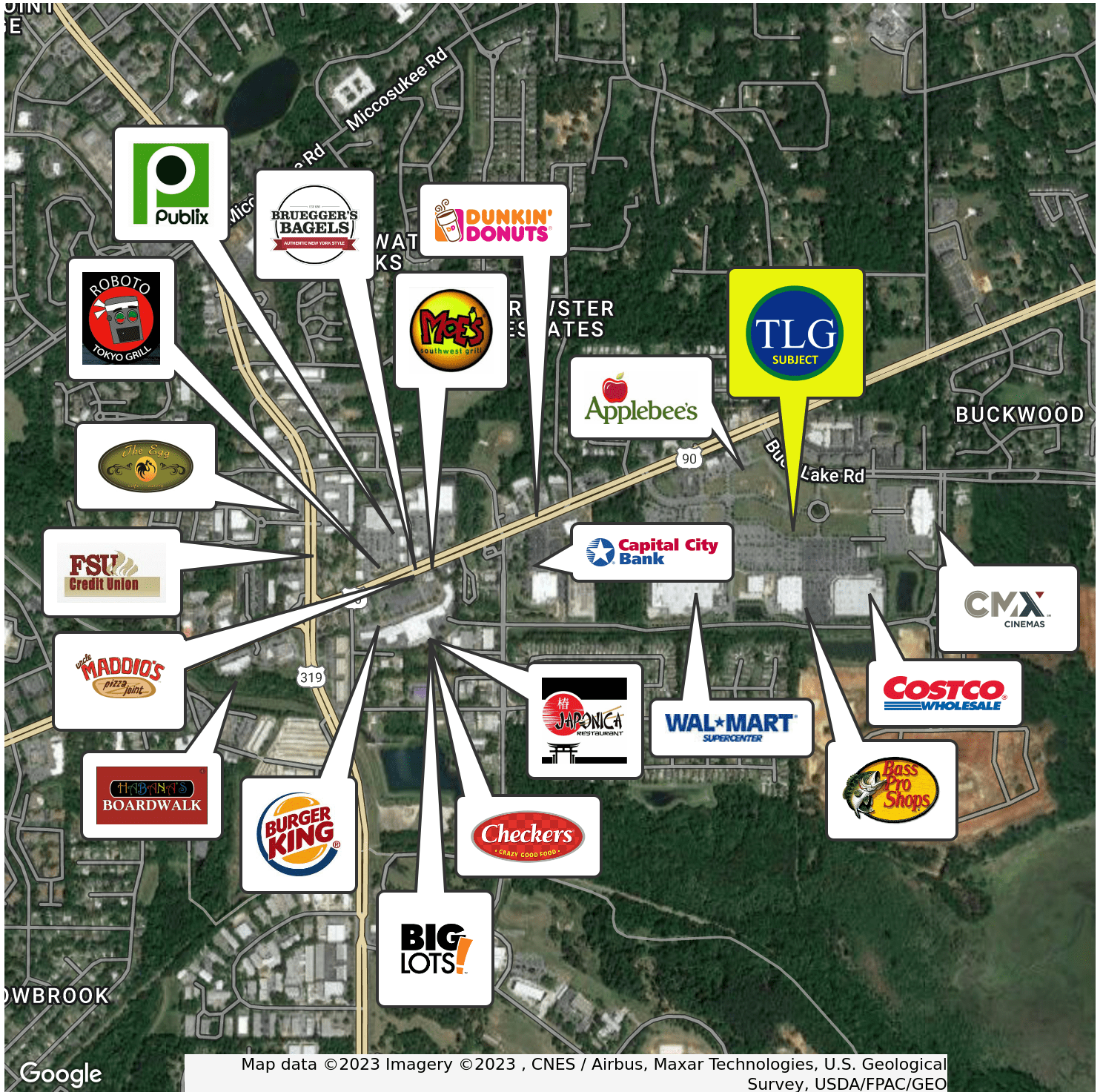




RETAILER MAP

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Google

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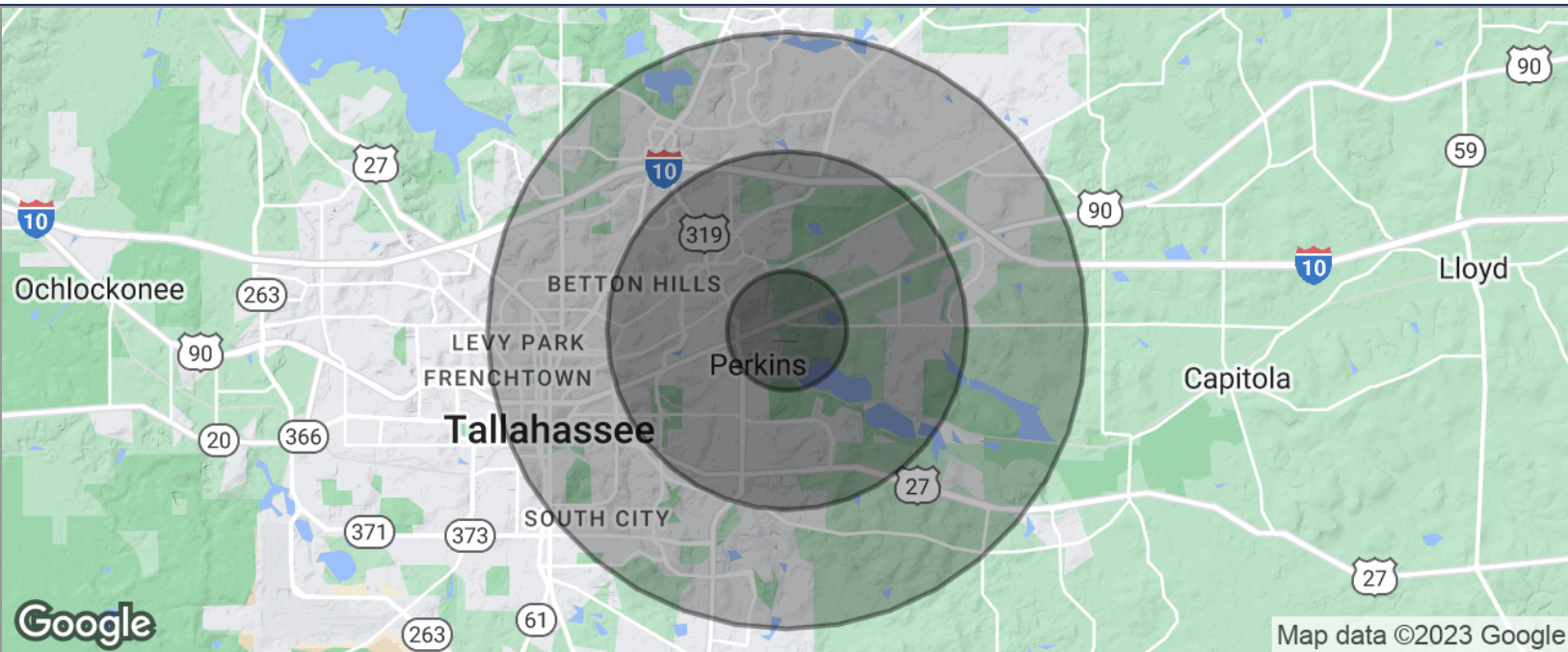




## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,315	41,318	111,773
MEDIAN AGE	42.4	40.0	37.4
MEDIAN AGE (MALE)	39.3	37.5	35.2
MEDIAN AGE (FEMALE)	45.8	41.9	39.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,089	20,070	52,599
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$81,687	\$78,552	\$75,989
AVERAGE HOUSE VALUE	\$238,041	\$205,144	\$227,808

\* Demographic data derived from 2020 ACS - US Census

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