



INDUSTRIAL LAND

HAMMOCK CREEK COMMERCE PARK



FOR SALE

**+/- 62.57 ACRES DEVELOPMENT LAND
IN MIDWAY FLORIDA**



FOR MORE INFORMATION CONTACT:

Slaton Murray
Commercial Real Estate Advisor
slaton@talcor.com

Office +1 850 224 2300
Cell +1 850 294 8521

PROPERTY
SUMMARY

PROPERTY DESCRIPTION	
Name	Hammock Creek Commerce Park
Address	River Birch Road
City, State, Zip	Midway, FL 32343
County	Gadsden
Use	Industrial Development
Gross Price	\$4,969,750
Acres	+/- 62.57
Price per Acre	\$40k - \$60k Per Acre
Entitled SF	+/- 10K SF Per Acre
On Site Improvements	Water, Sewer, Electric
Current Zoning	Light Industrial / Commercial



3 Miles

Minutes away from I-10 exit 192



13 Miles

To the Tallahassee International Airport



15 Miles

From Downtown Tallahassee

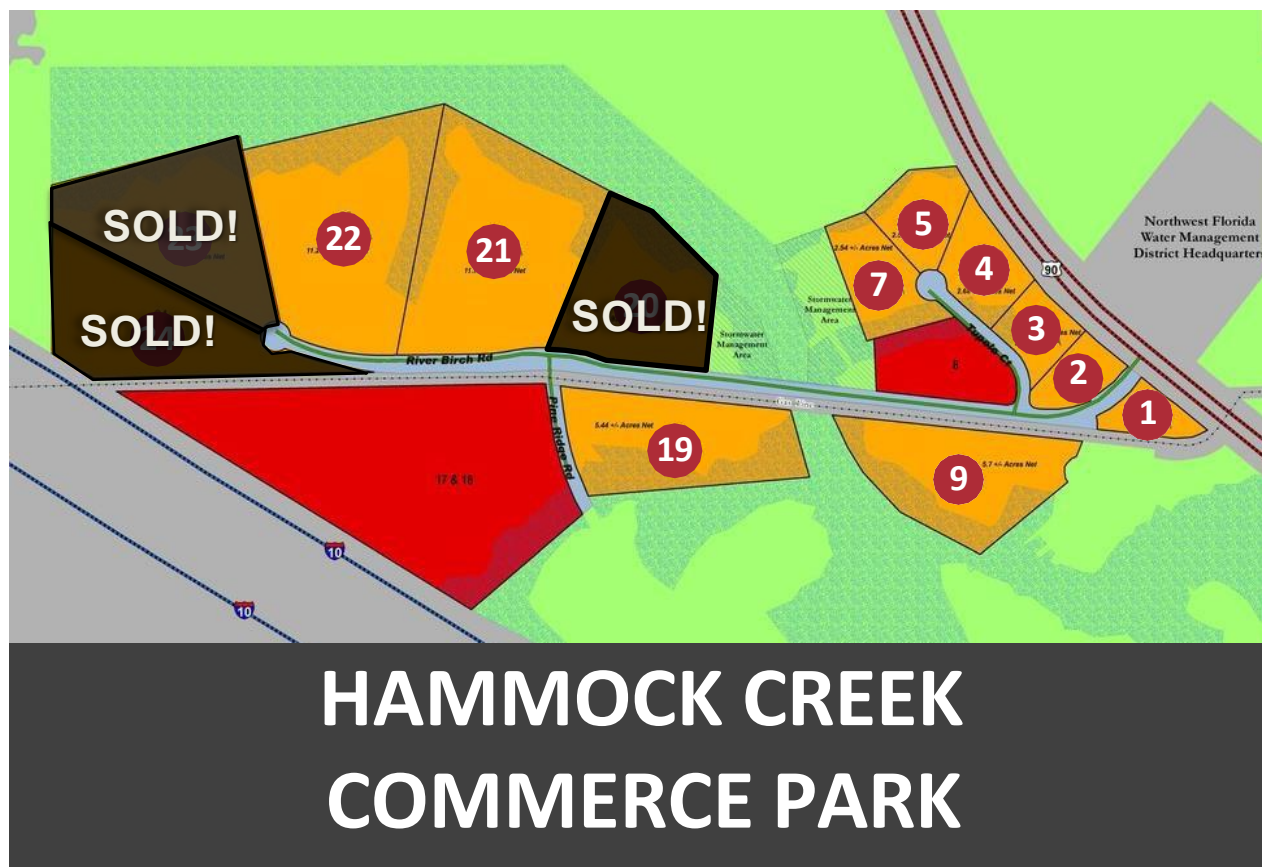
HAMMOCK CREEK COMMERCE PARK
+/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

Slaton Murray | slaton@talcor.com
Office +1 850 224 2300 | Cell +1 850 294 8521

PROPERTY OVERVIEW

62.57 acres of industrial zoned land FOR SALE in the desirable Hammock Creek Commerce Park. Lot sizes range from 1.55 AC up to 30.29 AC of contiguous land. Improvements include electric, water, and sewer to each lot along a well maintained road system. Maximum building density per acre of 10,000 SF with off site storm water already allocated. Property is located 20 minutes from Downtown Tallahassee and just 3 miles northwest of Interstate 10 exit 192.

Lot#	Acreage	P/AC	Price
1	1.55	\$60,000	\$93,000
2	1.83	\$60,000	\$109,800
3	2.08	\$60,000	\$124,800
4	2.98	\$60,000	\$178,800
5	2.95	\$60,000	\$177,000
7	3.52	\$60,000	\$211,200
9	8.53	\$40,000	\$341,200
19	8.84	\$55,000	\$486,200
20	8.49	\$55,000	SOLD!!
21	15.17	\$55,000	\$834,350
22	15.12	\$55,000	\$831,600
23	10.7	\$55,000	SOLD!!
24	9.57	\$55,000	SOLD!!



HAMMOCK CREEK COMMERCE PARK

HAMMOCK CREEK COMMERCE PARK
 +/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

Slaton Murray | slaton@talc.com
 Office +1 850 224 2300 | Cell +1 850 294 8521

PROPERTY

PHOTOS



HAMMOCK CREEK COMMERCE PARK
+/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

Slaton Murray | slaton@talc.com
Office +1 850 224 2300 | Cell +1 850 294 8521

PROPERTY

PHOTOS



HAMMOCK CREEK COMMERCE PARK

+/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

Slaton Murray | slaton@talc.com

Office +1 850 224 2300 | Cell +1 850 294 8521

PROPERTY

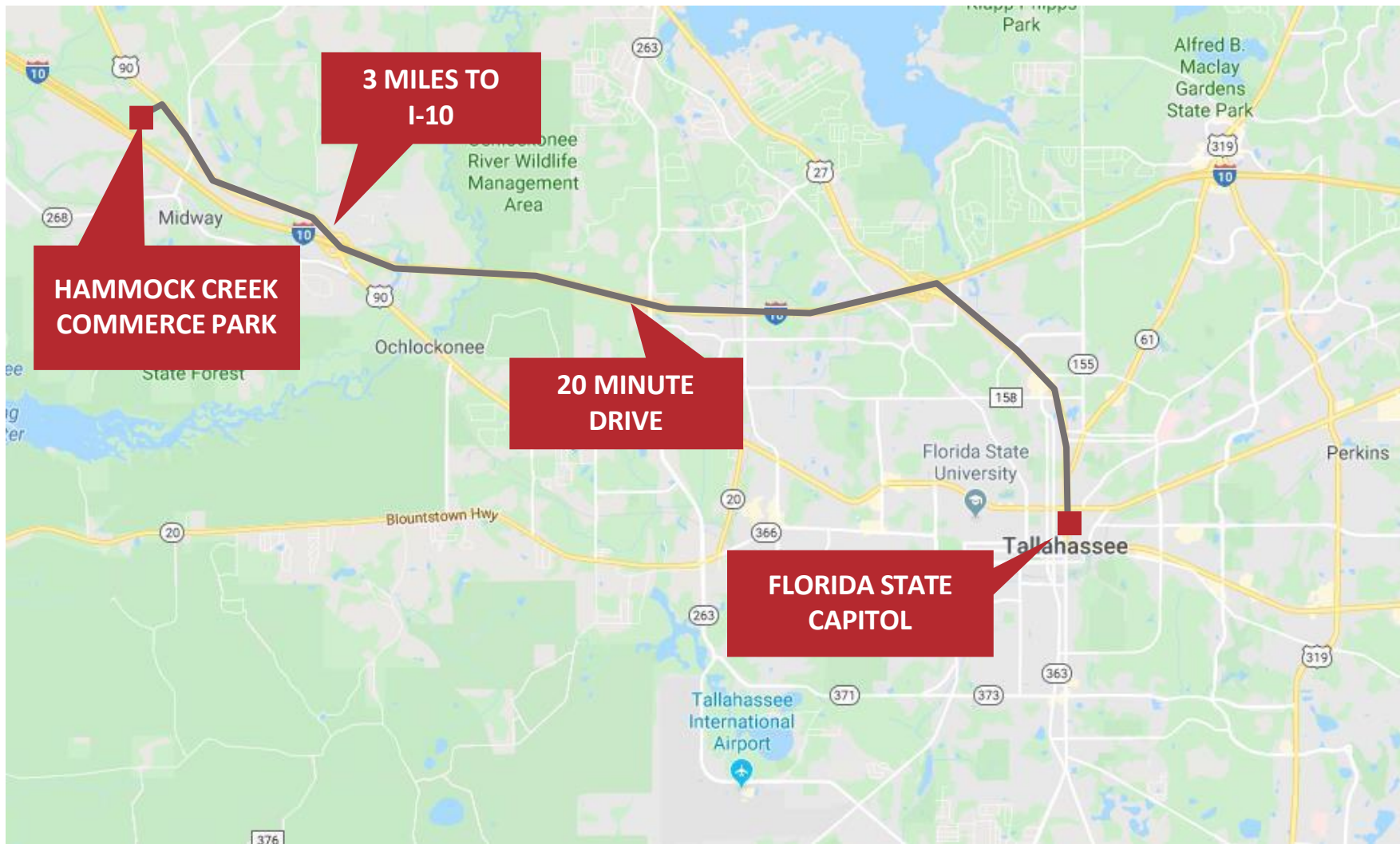
PHOTOS



HAMMOCK CREEK COMMERCE PARK
+/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

Slaton Murray | slaton@talc.com
Office +1 850 224 2300 | Cell +1 850 294 8521

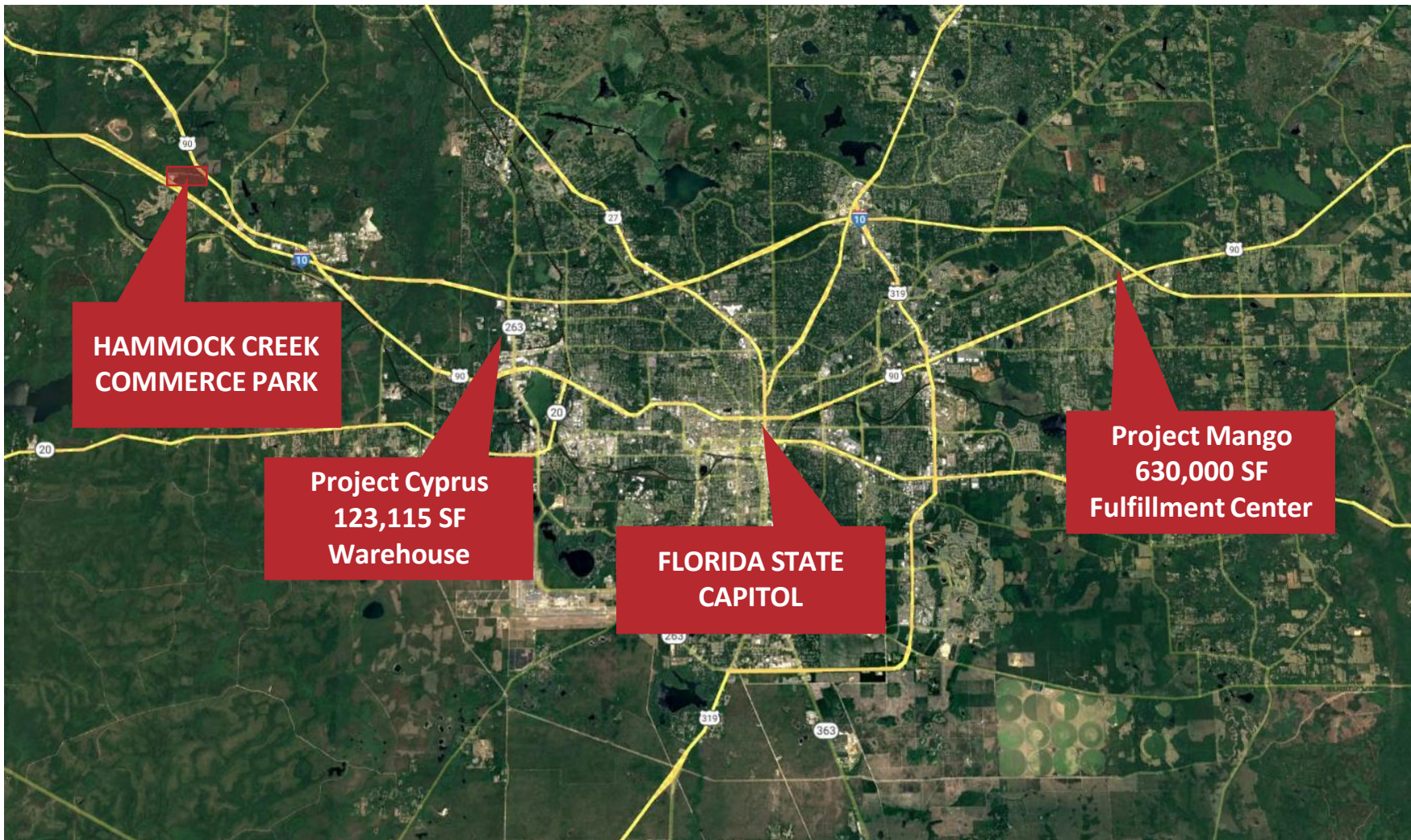
LOCATION
MAP



HAMMOCK CREEK COMMERCE PARK
+/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

Slaton Murray | slaton@talcor.com
Office +1 850 224 2300 | Cell +1 850 294 8521

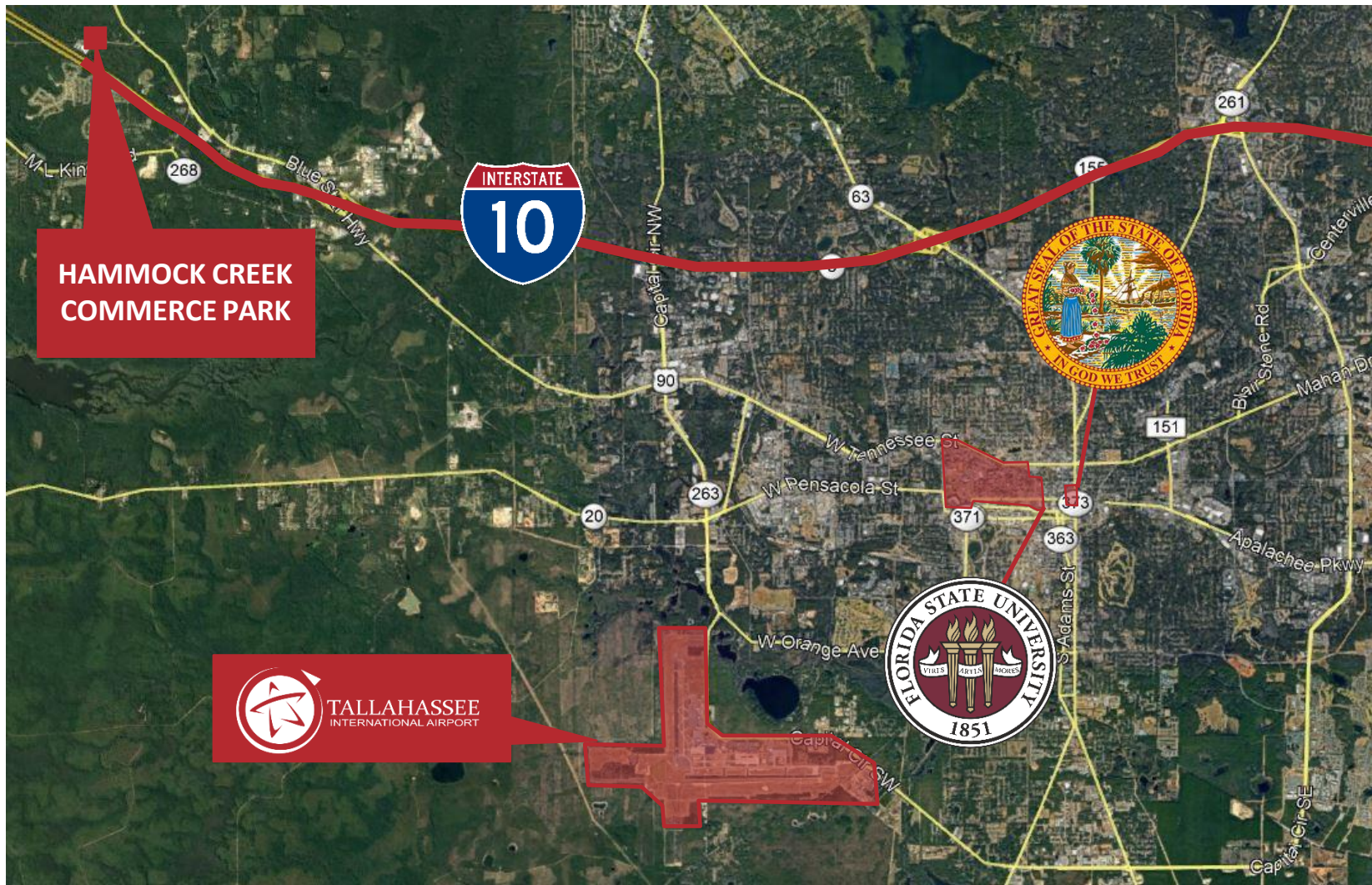
DEVELOPMENT
MAP



HAMMOCK CREEK COMMERCE PARK
+/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

Slaton Murray | slaton@talcor.com
Office +1 850 224 2300 | Cell +1 850 294 8521

LOCATION
MAP



HAMMOCK CREEK COMMERCE PARK
+/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

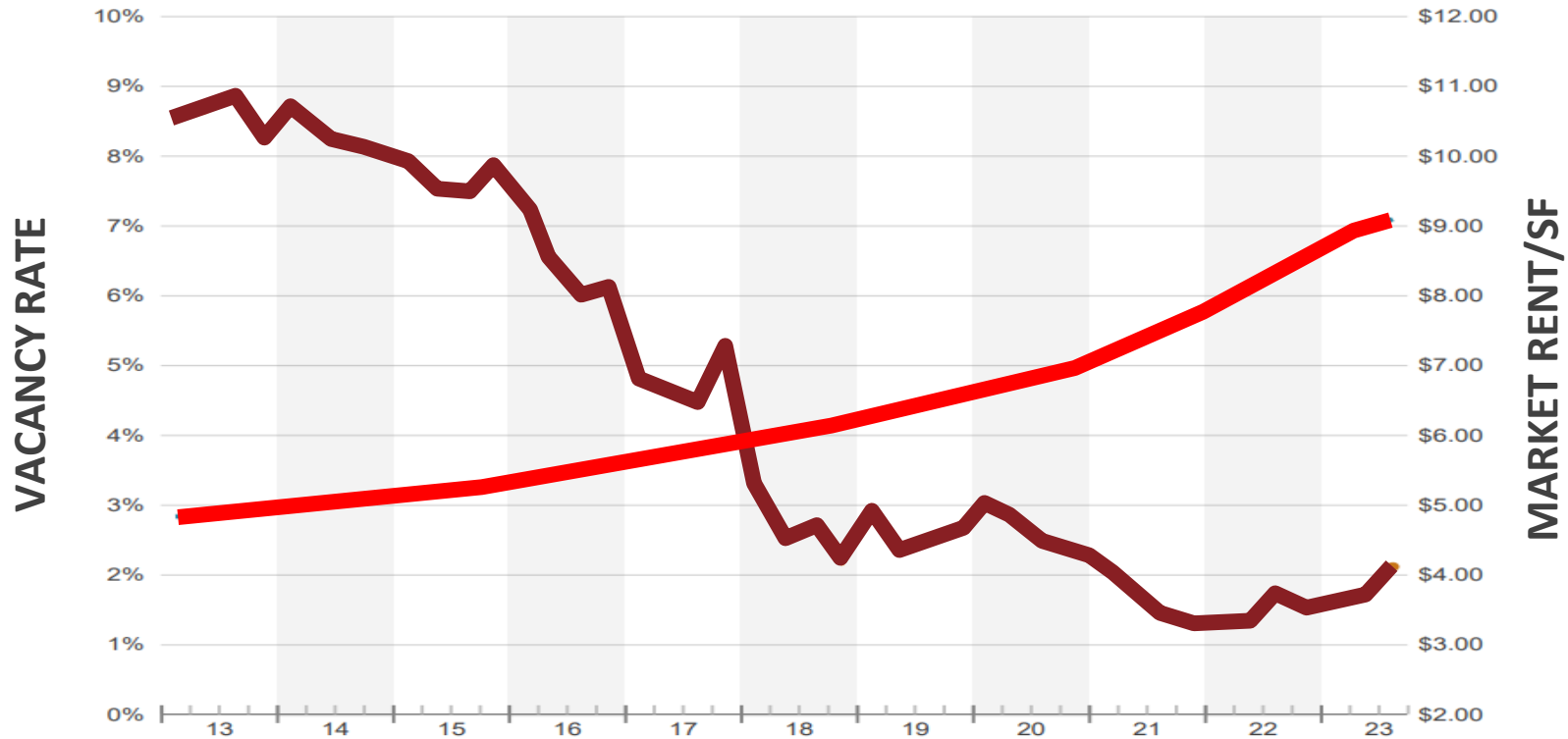
Slaton Murray | slaton@talcor.com
Office +1 850 224 2300 | Cell +1 850 294 8521

Market Rents and Trends

TALLAHASSEE

2013 Q1 -2023 Q3

= VACANCY RATE = MARKET RENT



2.10%
VACANCY RATE

\$9.09
AVERAGE RENT

HAMMOCK CREEK COMMERCE PARK
+/- 62.57 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE

Slaton Murray | slaton@talcor.com
Office +1 850 224 2300 | Cell +1 850 294 8521



NAI TALCOR CONTACTS

Slaton Murray

Commercial Real Estate Advisor

slaton@talcor.com

Office +1 850 224 2300

Cell +1 850 294 8521

NAI TALCOR
1018 Thomasville Road, Suite 200A
Tallahassee, Florida 32303
+1 850 224 2300
TALCOR.COM

©2020 NAI TALCOR

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of NAI TALCOR, is strictly prohibited.

HAMMOCK CREEK COMMERCE PARK