

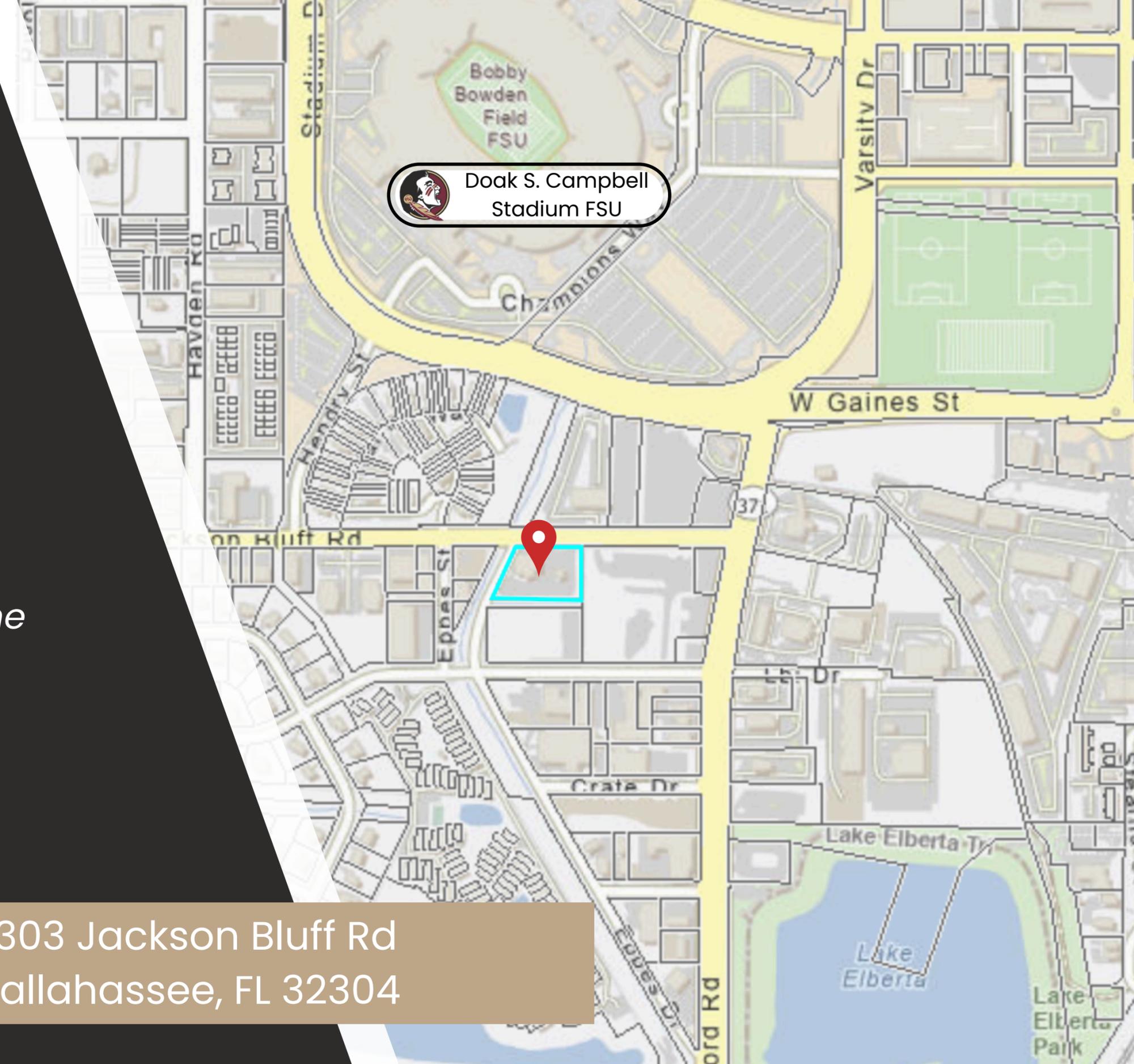
LAND FOR SALE

*Prime Development Opportunity in the
Heart of Tallahassee, Florida*

0.949 +/- Acres

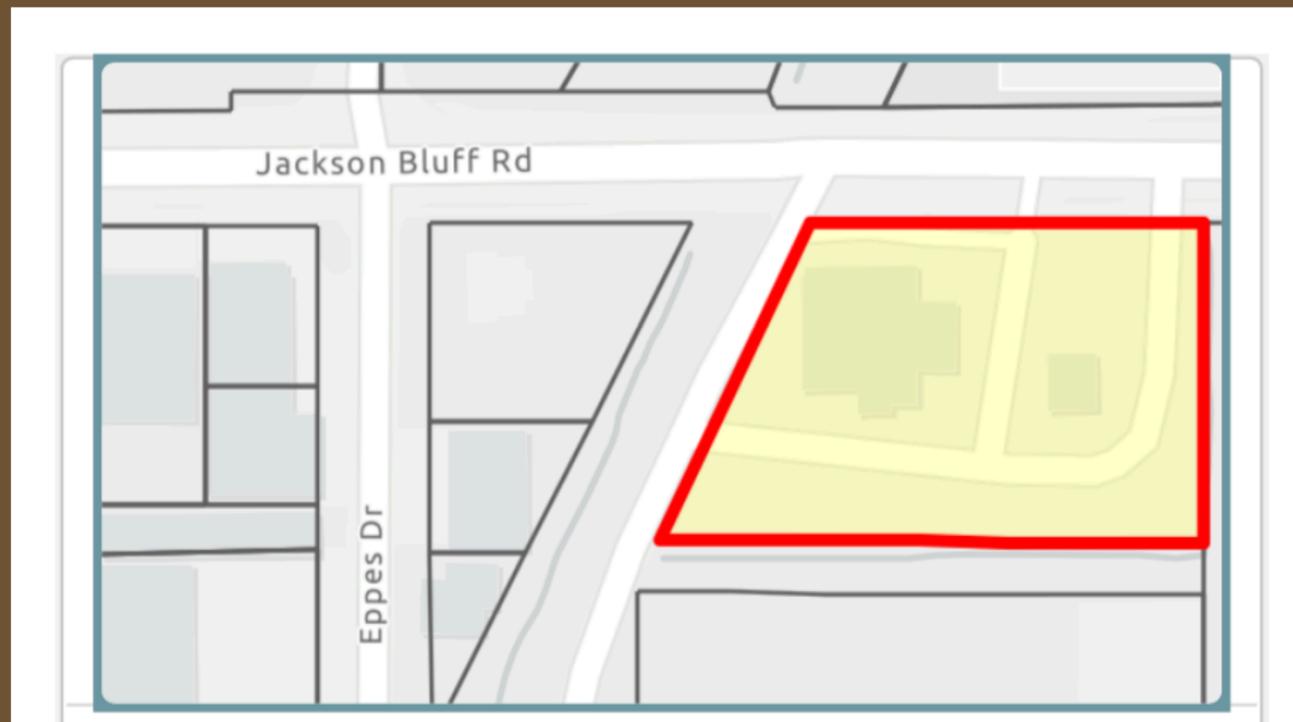
Offered at \$7,000,000

1303 Jackson Bluff Rd
Tallahassee, FL 32304



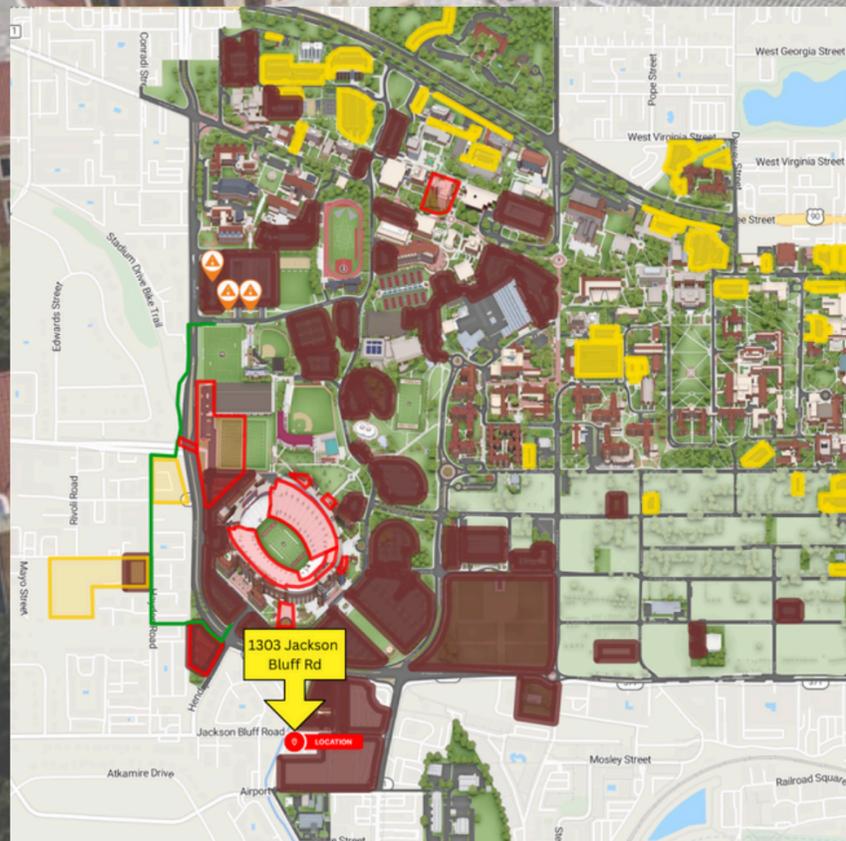
About

This property offers an exceptional opportunity for developers or investors seeking a centrally located parcel in Tallahassee. With .95+/- acres of buildable land situated just minutes from FSU, FAMU, and downtown, this property is ideal for student housing, multifamily units, or a mixed-use project. The area is experiencing steady growth, and demand for well-located housing/hotels continues to climb. With limited infill development sites available and infrastructure already in place, now is the time to secure this high-potential location before values rise even further.



ADDRESSING INFORMATION	
HTTPS://TINYURL.COM/COTADDRESSING 850.891.7001	
Site Address:	1303 JACKSON BLUFF RD
City Limits:	IN
PROPERTY TAX INFORMATION	
HTTPS://TINYURL.COM/LEONCOTAX 850.606.4700	
Property Tax:	\$ 3896
ZONING & LAND USE INFORMATION	
HTTPS://TINYURL.COM/TALGOVPLANNING 850.891.6400	
Zoning District:	CU-45 https://tinyurl.com/TalGovZoning
Zoning Code:	Central Urban - 45 https://tinyurl.com/TalGovZoning
Future Land Use:	Central Urban https://tinyurl.com/LeonCoFutureLandUse
Historic Preservation Overlay:	No
Urban Service Area:	Yes
PLANNING AREAS	
Downtown Overlay:	Yes
Multi-Modal Transportation District:	Yes
Springs Protection https://tinyurl.com/SpringsProtection/ Priority Focus Area https://tinyurl.com/PriorityFocusArea	No / No
Advanced Wastewater Treatment Required: https://tinyurl.com/WasteWaterPlan	No
Southside Action Plan:	No
Canopy Road Protection Zone:	Not Present
ECONOMIC INCENTIVE AREAS	
HTTP://OEVFORBUSINESS.ORG/ 850.219.1080	
Downtown Community Redevelopment Area:	No
Frenchtown/Southside Community Redevelopment Area:	Yes
Historically Underutilized Business Zone:	Yes
Urban Jobs TCA:	No

LOCATION



Located just minutes from Doak Campbell Stadium and Florida State University, 1303 Jackson Bluff Road offers a prime opportunity for mixed-use development, student housing, or a hotel. With high visibility, steady foot traffic, and close proximity to campus amenities and game day crowds, this site is perfectly positioned for a vibrant, high-demand project.

Zoning

Sec. 10-239.4 CU-45 Central Urban District.

	PERMITTED USES*		
1. District Intent	2. Principal Uses	3. Accessory Uses	
<p>The CU-45 district is intended to:</p> <ul style="list-style-type: none"> ▪ Provide for medium and high density residential development with densities ranging from a minimum of 4 dwelling units per acre to a maximum of 45 dwelling units per acre; ▪ Provide for office development (up to 60,000 square feet per acre); ▪ Provide access to major shopping and businesses opportunities (up to 60,000 square feet per acre); ▪ Promote infill and redevelopment of urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and Universities; ▪ Promote compatibility with adjacent land uses through limitations on development intensity and use of development and design standards; ▪ Allow residential development at the densities necessary to support the use of public transit and ▪ Promote pedestrian and bicycle mobility through design requirements. <p>The CU-45 district may only be utilized in the Central Urban Comprehensive Plan Category. The CU-45 zoning district is not subject to the Tallahassee Land Use Development Matrix found in Section I-16 of the Tallahassee/Leon County Comprehensive Plan. Minimum density requirements do not apply to</p>	<ol style="list-style-type: none"> 1) Active and passive recreational activities. 2) Antique shops. 3) Automotive rental (limited to passenger vehicles). 4) Automotive service and repair, excluding automated car wash. 5) Automotive: retail parts, accessories, tires, etc. 6) Bait and tackle shops. 7) Banks and other financial institutions without drive through facilities. 8) Banks and other financial institutions with drive-through facilities (Only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). 9) Bed and breakfast inns; as governed by Section 10-412. 10) Camera and photographic stores. 11) Cocktail lounges and bars. 12) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and elementary, middle, high, and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 13) Day care centers. 14) Gift, novelty, and souvenir shops. 15) Government offices and services. 16) Hotels, motels, inns, SRO hotels, boarding houses. 17) Indoor amusements (bowling, billiards, skating, etc.). 18) Indoor theaters (including amphitheaters). 19) Laundromats, laundry and dry cleaning pick-up stations without drive through facilities. 20) Laundromats, laundry and dry cleaning pick-up stations with drive-through facilities (Only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with 	<ol style="list-style-type: none"> 37) Retail department, apparel, and accessory stores. 38) Retail drug store without drive-through facilities. 39) Retail drug store with drive-through facilities (Only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). 40) Retail florist. 41) Retail food and grocery. 42) Retail furniture, home appliances, accessories. 43) Retail home/garden supply, hardware and nurseries. 44) Retail jewelry store. 45) Retail needlework shops and instruction. 46) Retail newsstand, books, greeting cards. 47) Retail office supplies. 48) Retail optical and medical supplies. 49) Retail package liquors. 50) Retail pet stores. 51) Retail picture framing. 52) Retail sporting goods, toys. 53) Retail trophy store. 54) Social, fraternal and recreational clubs and lodges, including assembly halls. 55) Structured parking, when combined with a principal use. 56) Studios for photography, music, art, dance, and voice. 57) Tailoring. 	<p>(1) Use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p> <p>4. Special Exception Use</p>

Zoning

<p>mixed-use projects. The provisions of this district are intended to facilitate co-location of residential, office, and commercial land uses within the same development or close proximity, with an emphasis on compatible scale and design. This district is not intended to be located adjacent to areas designated Residential Preservation on the Future Land Use Map except at rear lot lines in the Providence Neighborhood Overlay.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Central Core, a 25 percent density bonus is available subject to the provisions of Sec. 10-289 of the Code. A 35 percent bonus is available with an Urban Planned Unit Development as found in Sec. 10-200.</p> <p>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<p>Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive).</p> <p>21) Live-work units. 22) Medical and dental offices, services, laboratories, and clinics. 23) Mortuaries. 24) Motor vehicle fuel sales. 25) Non-medical offices and services, including business Non-store retailers. 26) Nursing homes and other residential care facilities. 27) Personal Services. 28) Pet day care. 29) Photocopying and duplicating services. 30) Rental of tools, small equipment, or party supplies. 31) Repair services, non-automotive. 32) Residential – any unit type 33) Restaurants without drive through facilities. 34) Restaurants with drive-through facilities (Only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting on South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive).</p> <p>35) Retail bakeries 36) Retail computer, video, record, and other electronics.</p>	<p>58) Veterinary services, including veterinary hospitals. 59) Warehouses, mini-warehouses, and self-storage; legally established and in existence on 11-25-2008. 60) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p> <p>* NOTE: Additional requirements for properties in Providence Neighborhood Overlay (See Section 10-168 (c))</p>	<p>Off-street parking facilities (applicable to properties in the Downtown Overlay).</p>
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MAJOR DEVELOPMENTS NEAR SITE:

1. The Hall – Student Housing & Retail Hub

Construction has commenced on The Hall, a 674-bed student housing complex situated across from FSU's upcoming Legacy Hall. This development will feature 191 units across two mid-rise buildings, complemented by 7,689 square feet of ground-floor retail space and 452 parking spots. Amenities include a rooftop pool and a state-of-the-art fitness center. Located within a Qualified Opportunity Zone, the project is slated for completion in spring 2026. [Student Housing Business+1](#)[Yield PRO+1](#)

2. The Metropolitan Tallahassee – New Student Living

Landmark Properties has introduced The Metropolitan Tallahassee, a 702-bed, 217-unit student housing development at 1701 West Pensacola Street. Positioned just half a mile from FSU's west campus, this mid-rise community offers convenient access to academic and athletic facilities. [Landmark Properties](#)

3. Legacy Hall – Future Home of FSU's College of Business

Legacy Hall, a \$160 million project, is set to become the new home for FSU's College of Business. Designed in the Collegiate Gothic architectural style, the building will provide a 55% increase in space for students compared to the current facility. Construction began in October 2022, with completion expected in August 2025 and classes commencing in January 2026. [Yield PRO+2](#)[Wikipedia+2](#)[Student Housing Business+2](#)

4. Doak Campbell Stadium Renovations

FSU is undertaking significant renovations to Doak Campbell Stadium, focusing on rebuilding the west stands and remodeling the south stands. The project aims to enhance the fan experience with diverse premium seating options, upgraded restrooms, and improved concession facilities. Construction began in November 2023, with substantial completion anticipated by July 2025. [facilities.fsu.edu+1](#)[Tomahawk Nation+1](#)

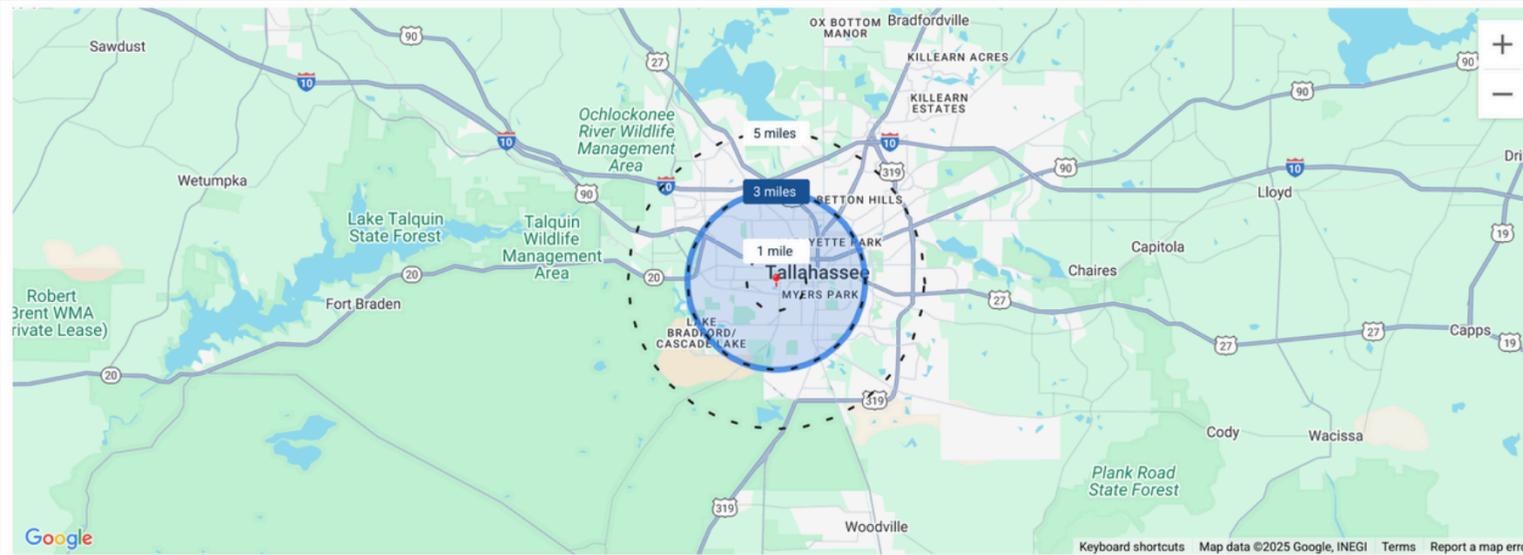
5. Academic Health Center – FSU & Tallahassee Memorial HealthCare

A collaborative effort between FSU and Tallahassee Memorial HealthCare is bringing forth a new academic health center. Backed by a \$125 million investment, the facility is projected to open in late 2026, creating approximately 1,200 construction jobs and sustaining over 350 permanent positions upon completion. The center is expected to have an annual economic impact exceeding \$251 million. [Florida State University News](#)

6. Expansion in College Town

The College Town area is experiencing a surge in development, with over 3,800 new residential units planned or under construction. These projects predominantly consist of apartment buildings, along with new retail spaces and hotels, catering to the growing demand from students and young professionals. [Multifamily Dive+2](#)[WTXL ABC 27 Tallahassee News+2](#)[RentTally+2](#)

Demographics



1 mile

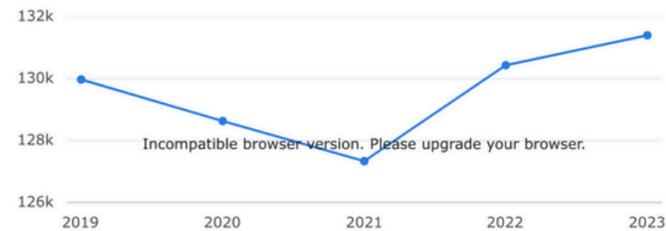
3 miles

5 miles

Population

131.4k

0% Compared to 130.4k in 2022
 ↑ 1% Compared to 130k in 2019



Household Income

\$44.8k

Median Income
 \$40.4k 2028 Estimate
 ↓ 10% Growth Rate

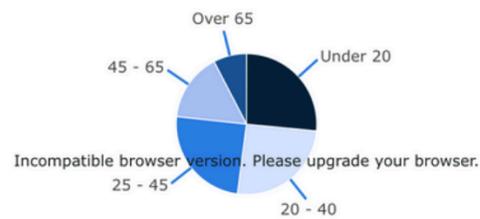


Age Demographics

25

Median Age

24 2028 Estimate
 ↓ 1% Growth Rate



Number of Employees

114.9k

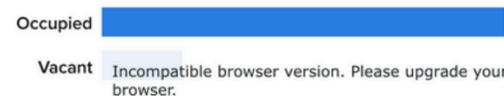
Top Employment Categories



Housing Occupancy Ratio

4:1

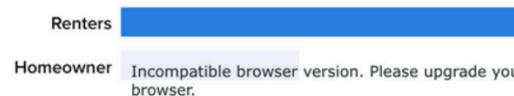
7:1 predicted by 2028



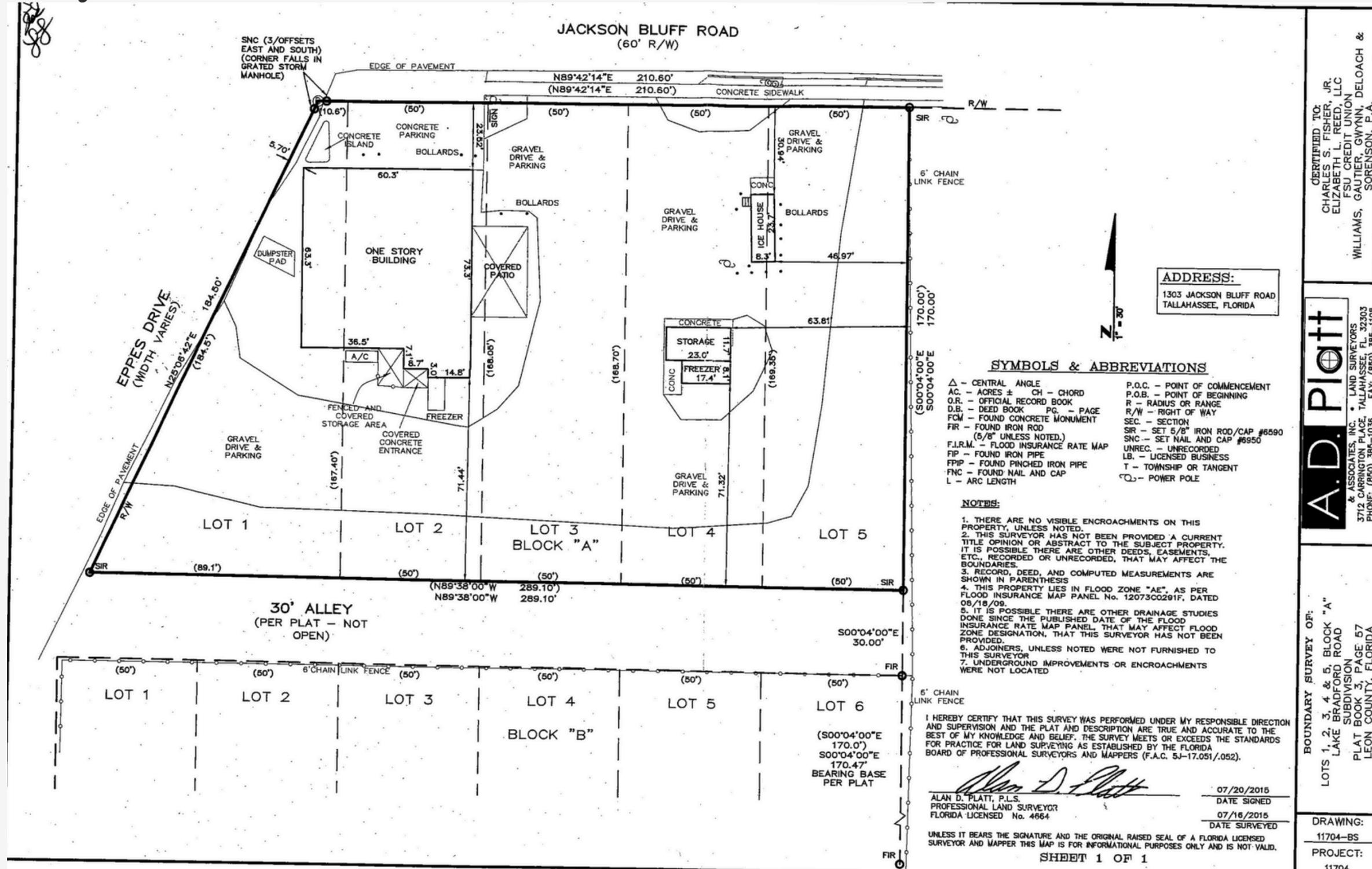
Renter to Homeowner Ratio

2:1

3:1 predicted by 2028



Survey



CERTIFIED TO:
CHARLES S. FISHER, JR.
ELIZABETH L. REED, LLC
FSU CREDIT UNION
WILLIAMS, GAUTIER, GWYNN, DELOACH &
SORENSEN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
3712 CARRINGTON PLACE, TALLAHASSEE, FL 32303
PHONE: (850) 386-1036 FAX: (850) 386-1108
LICENSED IN FLORIDA AND ALA.

BOUNDARY SURVEY OF:
LOTS 1, 2, 3, 4 & 5, BLOCK "A"
LAKE BRADFORD ROAD
SUBDIVISION
PLAT BOOK 3, PAGE 57
LEON COUNTY, FLORIDA

DRAWING:
11704-BS
PROJECT:
11704



FHRM COMMERCIAL

For more information on this opportunity contact our team.

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