

FOR SALE

3392 Louvinia Drive Tallahassee, FL 32311

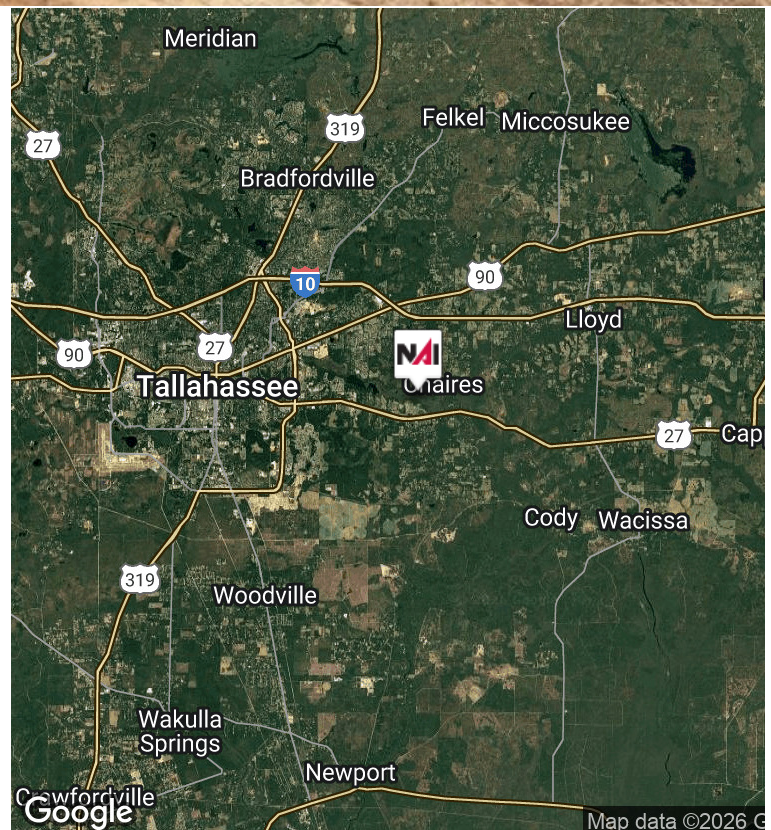
NAI TALCOR



Land with House | 7.23 Acres

- Great Development opportunity zoned OR-2
- 2BR/2BA home built in 2017
- Frontage on Louvinia Drive and Talley Ann Drive
- Gently sloping topography with no wetlands or floodplain
- Public utilities (water, sewer and electric) are available to site
- Up to 16 dwelling units per acre
- Tax ID# 3209202070000

Sale Price: \$599,000



Jep Dove

+1 850 509 1167

jep@talcort.com

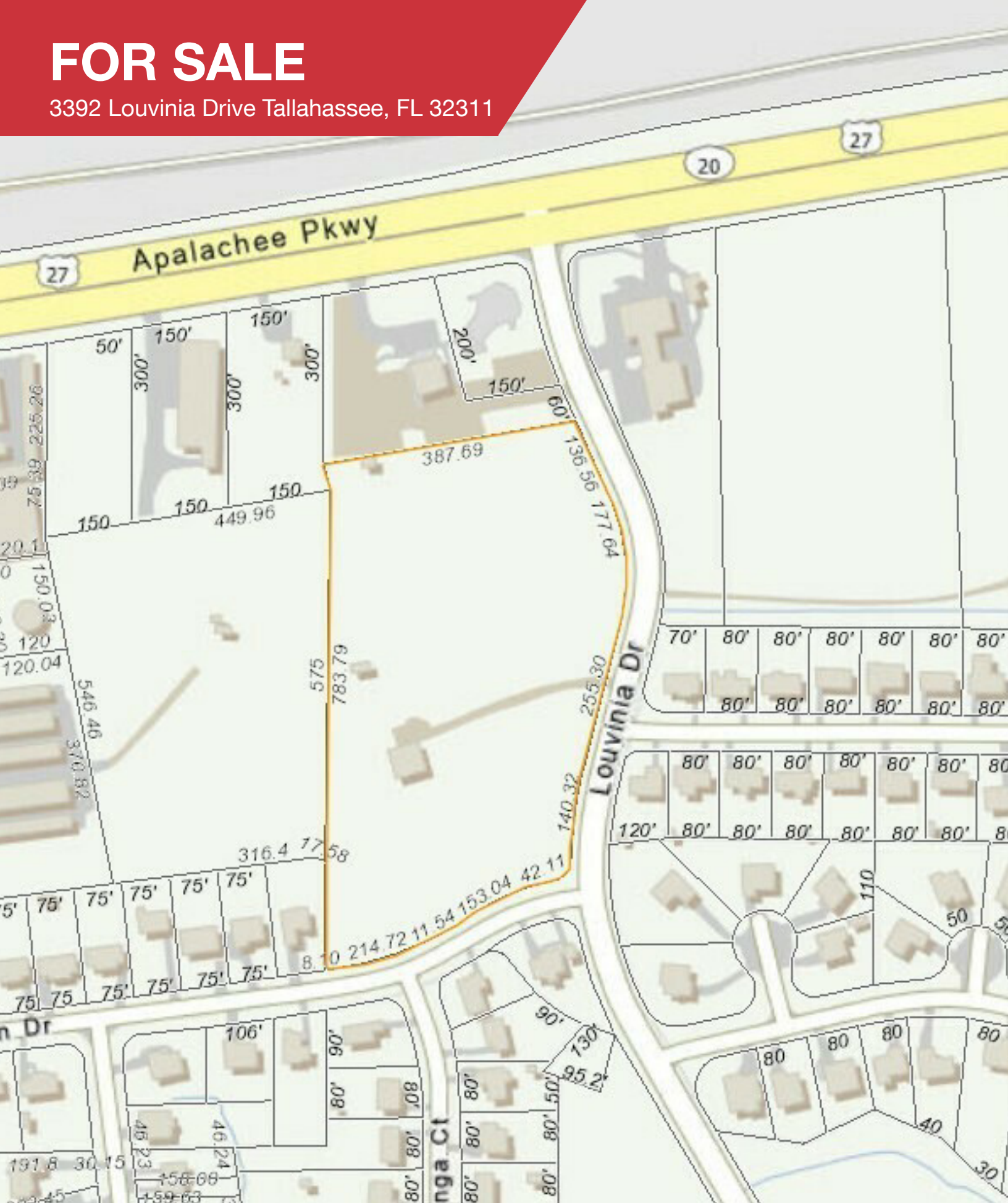
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR

1018 Thomasville Road, Suite 200A
naitalcort.com

3392 Louvinia Drive Tallahassee, FL 32311



jep@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep-resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



FOR SALE

3392 Louvinia Drive Tallahassee, FL 32311



Jep Dove

+1 850 509 1167

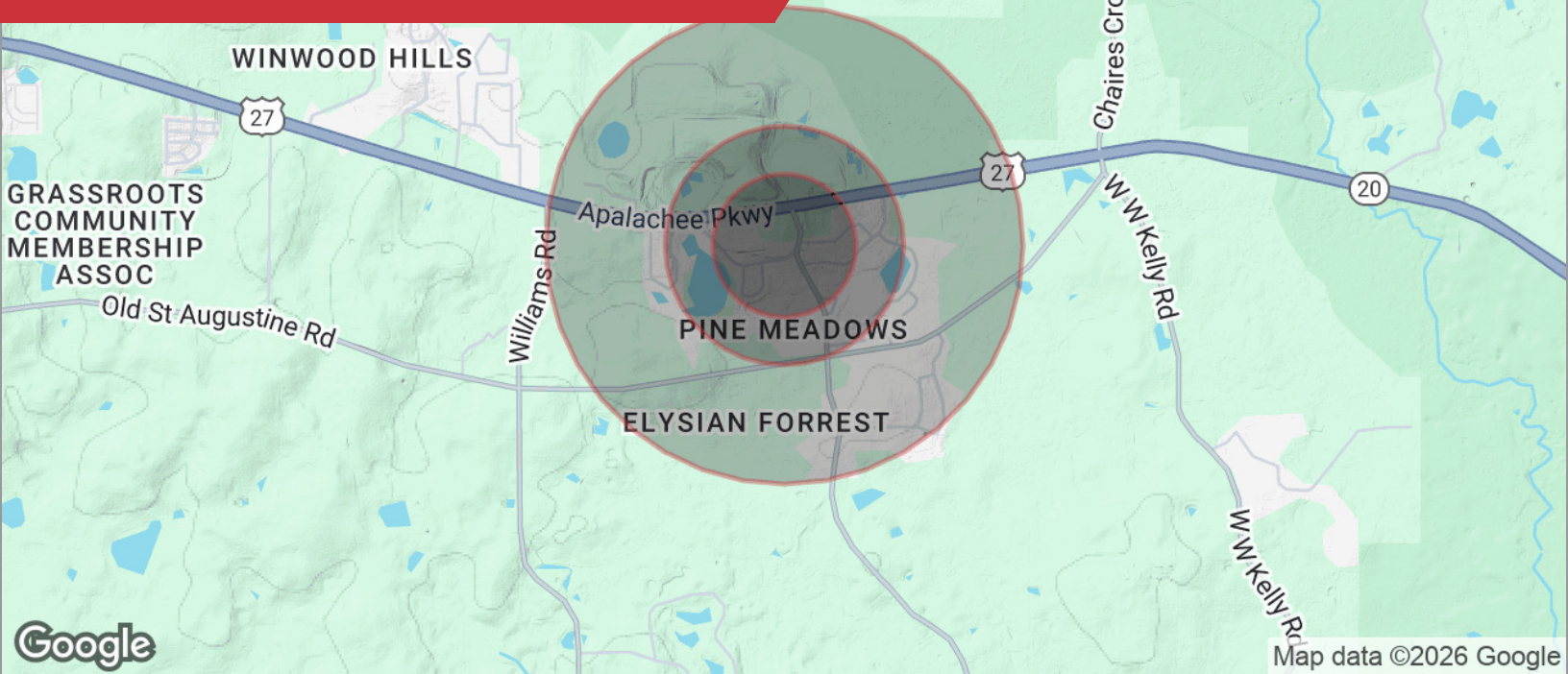
jep@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NATLALCOR

FOR SALE

3392 Louvinia Drive Tallahassee, FL 32311



DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	514	1,000	2,270
Median age	41	41	42
Median age (male)	40	40	41
Median age (Female)	41	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	210	410	941
# of persons per HH	2.4	2.4	2.4
Average HH income	\$102,981	\$102,864	\$102,871
Average house value	\$239,552	\$240,537	\$252,592

* Demographic data derived from 2020 ACS - US Census