

Land Property
FOR SALE



CANOPY TOWN CENTER

0 Welaunee Blvd, Tallahassee, FL 32308

AL RUSSELL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

This is a 15 acre net usable (high and dry) town center parcel in the heart of Tallahassee's newest master community, Canopy. The price is for the entire town center, however single pad options, or small portions may be subdivided. The owners are experienced developers who are behind the entire 500 acre development. For end users they are willing to build to suit, sell a pad, ground lease, or sell the land as it is.

170,000 SF Town Center already entitled. Site delivered with a rough grade, off site storm water (60% impervious), off site green space, utilities, and storm drain stubbed to parcel, entitlements and school/traffic concurrency (mitigation) in place. Located in the center of Canopy community.

Town Center can become a mixed use project by adding Residential units on top of Commercial. Price varies by number of units - each unit added is additional \$15,000 per door

PROPERTY HIGHLIGHTS

- Future I10 Interchange planned just North of the property
- Project currently consists of 1700 residential units (Apartments: 300 built, 370 in negotiation to go under contract. Houses: 150 built, 100 lots developed ready to build, 400 lots under development, 200 lots in permitting, remainder in design), 100K SF Entertainment facility similar to Dave and Busters under construction, (2) 2 acre corner retail pads with 20k sf of entitlements each (available for sale), A 60,000sf church site sold, an 180 bed assisted living facility built and operating, Tallahassee Orthopedic Clinic Facility Built and operating, 60,000sf Senior Center site donated to city and funded for construction, and 100,000sf Medical Campus provided by Tallahassee Memorial Hospital has been sold and closed.
- In addition to this 500 acre development, there are a few thousand acres North of I10 annexed into the city of Tallahassee. This site is just the beginning for the long term future of Tallahassee, with thousands of residential units and hundreds of thousands of commercial square footage to come for the next few decades

OFFERING SUMMARY

Sale Price:	\$9,000,000
Lot Size:	15 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,783	9,538	18,695
Total Population	3,311	19,401	39,899
Average HH Income	\$69,966	\$82,545	\$90,776

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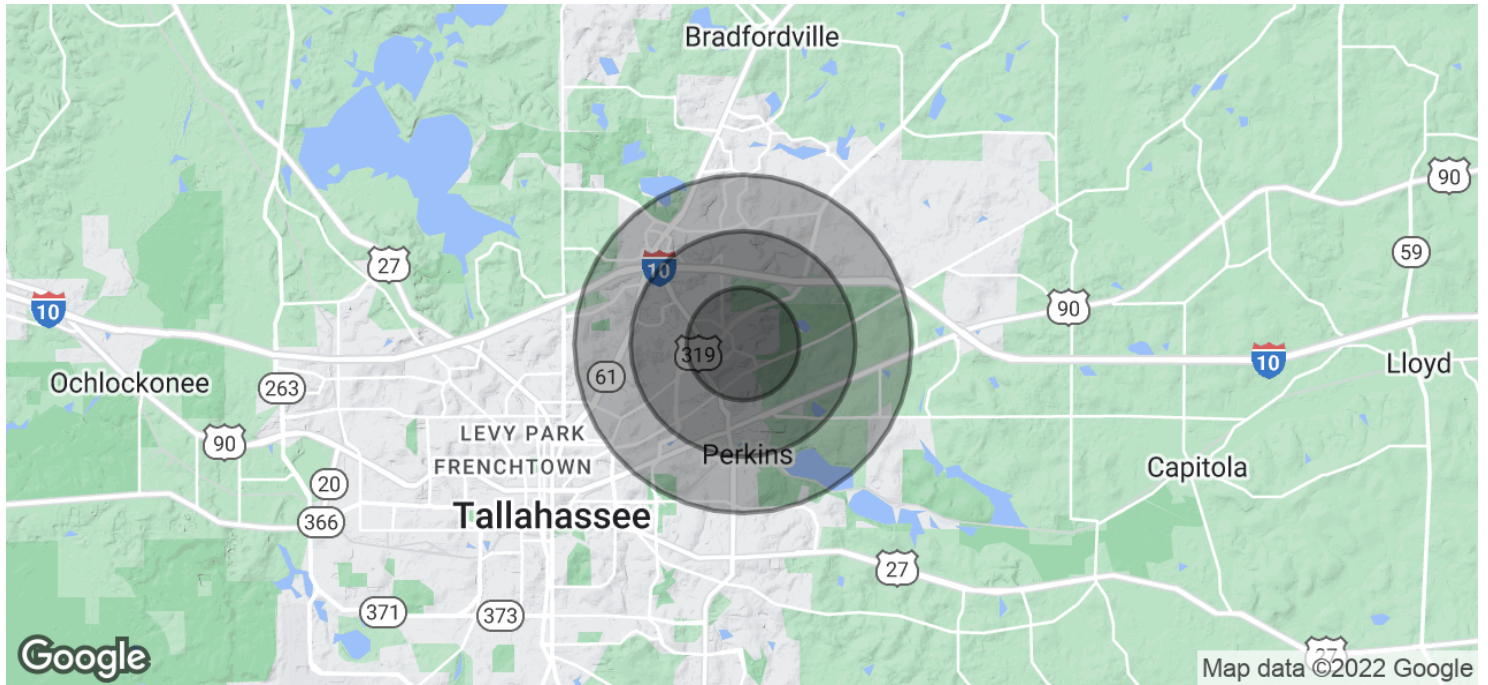
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,311	19,401	39,899
Average Age	47.3	43.9	42.4
Average Age (Male)	41.0	39.1	38.9
Average Age (Female)	51.1	46.2	44.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,783	9,538	18,695
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$69,966	\$82,545	\$90,776
Average House Value	\$286,550	\$334,557	\$297,361

* Demographic data derived from 2020 ACS - US Census

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