

LAND
FOR SALE

Dykes Trust Development Parcel

2698 CRAWFORDVILLE HIGHWAY • TALLAHASSEE, FL • 32327



.50 ACRE DEVELOPMENT OPPORTUNITY (REAL ESTATE ONLY FOR SALE)

PROPERTY OVERVIEW

Property Type	Land
Uses	Commercial Retail
Total Property Size	1 Acre, 3,706 sf Building
Offered Property Size	0.5 Acres
Zoning	General Commercial Zoning

PROPERTY FEATURES

- Corner parcel with Frontage on both Crawfordville Hwy and Azaela Drive
- Ingress/Egress to property from both roads
- Lighted Intersection accessible from Azaela Dr to Wakulla-Arron Rd
- Municipal utilities currently to site
- Excellent visibility with 17,500+ cars per day



LOCATION

- In the rapidly growing area of Crawfordville with National Homebuilders in market
- 30 minute drive to Tallahassee International Airport
- Millions of new retail investments minutes from site
- On the "Going Home" side of Crawfordville Hwy



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REAL ESTATE SERVICES
PROCTOR & LONG GROUP

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2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	3,709	12,162	33,390
Total Households	1,373	4,473	11,912
Median Age	39.6	40.4	42.1
Median HH Income	\$89,374	\$88,656	\$73,700

Source: Esri Market Profile/US Census Bureau

DRIVE TIMES

US Highway 98	6.1 mi	8 mins
Tallahassee International Airport	18.2 mi	24 mins
Downtown Tallahassee	18.7 mi	24 mins
I-10	24.1 mi	36 mins



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