



COMMERCIAL REAL ESTATE

LAND FOR SALE



Wakulla Riverfront Tiger Hammock Rd. Crawfordville, FL 32327

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

WAKULLA RIVERFRONT

TIGER HAMMOCK RD, CRAWFORDVILLE, FL 32327



OFFERING SUMMARY

Sale Price: \$360,000.00

Lot Size: 13.813 +/- Acres

APN: 00-00-002-000-06087-003

PROPERTY OVERVIEW

Exceptional Investment and Recreational Opportunity! An expansive 13.813 +/- acres of prime land backing up to the Wakulla River with additional frontage on Tiger Hammock Rd. The parcel is surrounded by residential development as well as established neighborhoods. In proximity to many retail shops, grocery stores, gas stations, and restaurants.

LOCATION OVERVIEW

Located in Crawfordville and only 20 minutes South of Tallahassee.

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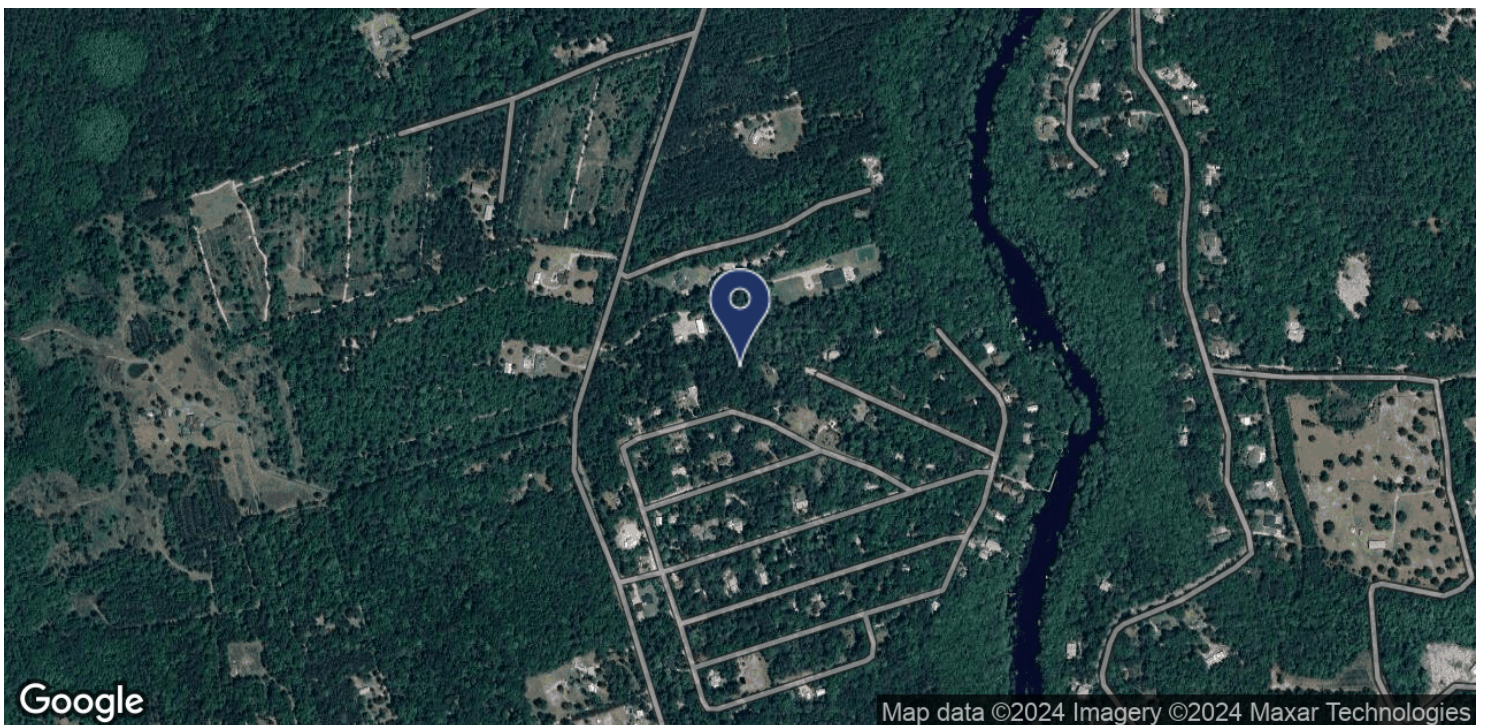
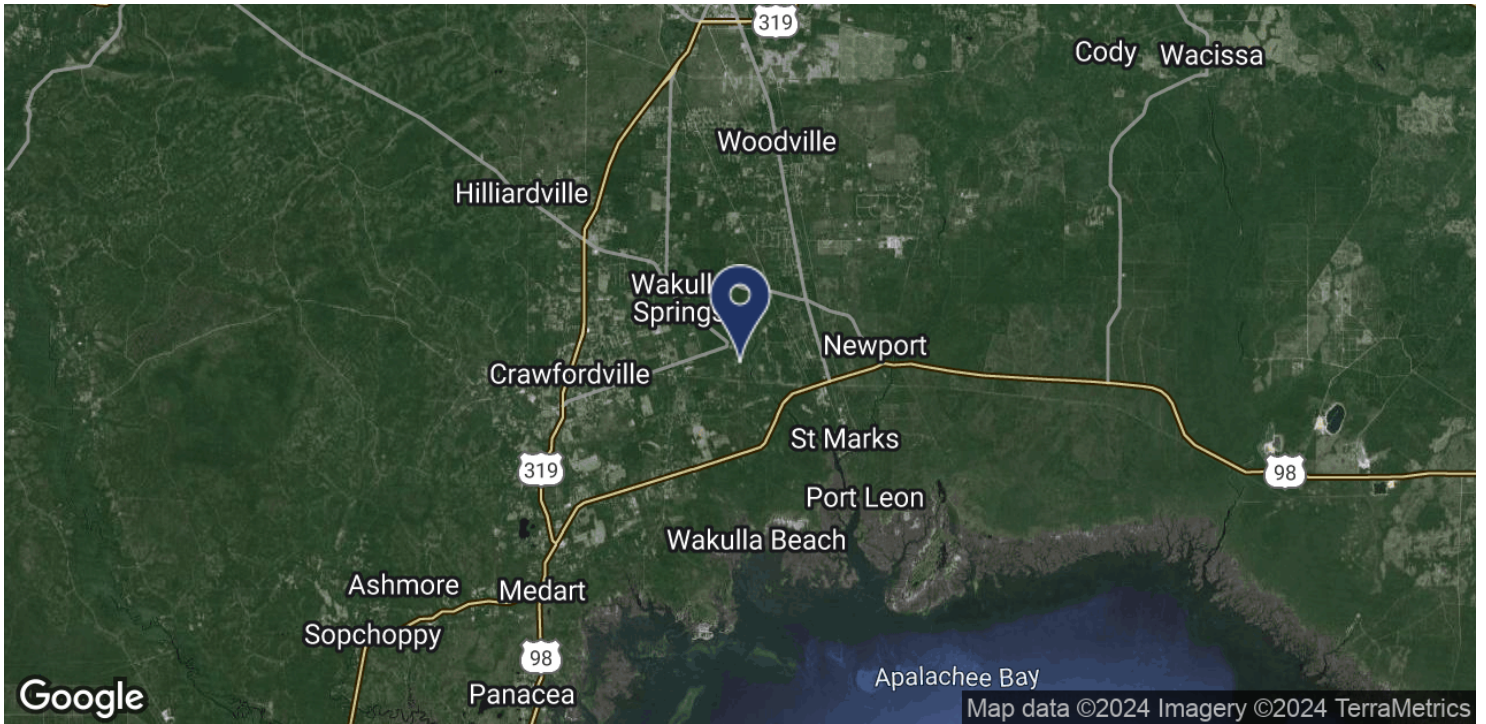




LOCATION MAP

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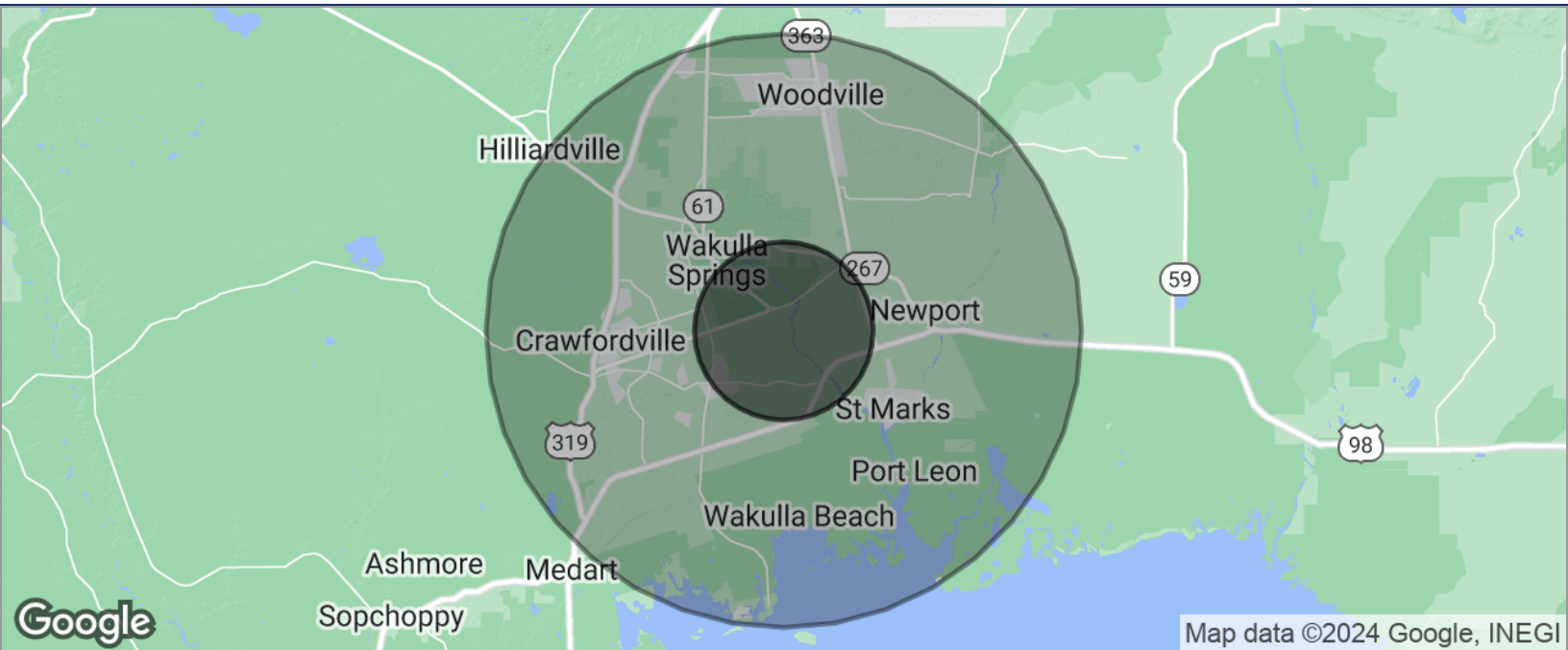




DEMOGRAPHICS MAP

WAKULLA RIVERFRONT

TIGER HAMMOCK RD, CRAWFORDVILLE, FL 32327



POPULATION	3 MILES	3 MILES	10 MILES
TOTAL POPULATION	4,299	4,299	38,184
MEDIAN AGE	39	39	42
MEDIAN AGE (MALE)	39	39	41
MEDIAN AGE (FEMALE)	40	40	42
HOUSEHOLDS & INCOME	3 MILES	3 MILES	10 MILES
TOTAL HOUSEHOLDS	1,646	1,646	13,702
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$91,058	\$91,058	\$99,472
AVERAGE HOUSE VALUE	\$246,989	\$246,989	\$258,878

* Demographic data derived from 2020 ACS - US Census

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