



COMMERCIAL REAL ESTATE

LAND FOR SALE



One Full City Block (2 +/- Acres) Downtown Tallahassee

112 W Tennessee St. & 324 N Adams St.
Tallahassee, FL 32301

BRYAN CURETON
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TLG REAL ESTATE SERVICES
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EXECUTIVE SUMMARY

CITY BLOCK IN DOWNTOWN

112 W TENNESSEE ST. & 324 N ADAMS ST., TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price: \$6,000,000.00

Lot Size: 2 +/- Acres

APN: 21-36-40-197-3972
21-36-40-193-3970

Traffic Counts: Tennessee St. 38,500 AADT
Duval St. 7,500 AADT
Adams St. 1,550 AADT
Virginia St. at Monroe St.
31,000 AADT

Zoning: CC-Central Core

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW:

Downtown Tallahassee - One full city block with frontage on W Virginia St., N Duval St., N Adams St., and W Tennessee St. is for sale and totaling 2 +/- acres. The site is centrally located and only four blocks from the Capitol Complex and two blocks from the Federal Courthouse. This property is ideal for a hotel complex, retail site, office development or condominiums/apartments.

Based on recent studies, Downtown Tallahassee needs housing units and/or hotels that have a good Walk Score. Zoning allows for up to 300 units on this block. In addition, this property is on the City Bus line as well as accessible to other forms of Public Transportation.

Convenient to restaurants, shops, professional offices, hotels, FL Capitol building, Midtown, Cascades Park, SoMo District, Florida State University, Doak Campbell Stadium, FL A&M University, Bragg Memorial Stadium, and more. Centrally located in Downtown Tallahassee with frontage on W Tennessee Street, W Virginia Street, Duval Street, and N Adams Street.

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DOWNTOWN TALLAHASSEE

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LOCATION INFORMATION

Building Name	One Full City Block in Downtown
Street Address	112 W Tennessee St. & 324 N Adams St.
City, State, Zip	Tallahassee, FL 32301
County	Leon
Cross-Streets	N Adams Street, Duval Street & W Virginia Street

DOWNTOWN TALLAHASSEE TALLAHASSEE, FLORIDA'S CAPITAL CITY!

DOWNTOWN OFFERS EVERYTHING FROM CASUAL EATERIES AND DELICATESSENS TO FINE HOTEL STEAKHOUSES. WALK TO SHOPS, PROFESSIONAL OFFICES, LOCAL GOVERNMENT, RESTAURANTS, MUSEUMS, GALLERIES, AND HOTELS FROM THIS 2 +/- ACRE BLOCK ON WEST TENNESSEE STREET.

ON THE WEEKENDS, DOWNTOWN OFFERS A MARKETPLACE WHERE LOCALS SELL EVERYTHING FROM FRESH PRODUCE TO HANDMADE GIFTS. LOCAL FOOD TRUCKS WILL BE AT YOUR DISPOSAL SHOWING OFF THEIR CUISINES WHILE MUSIC & ENTERTAINMENT FLOAT THRU THE CITY'S STREETS.

DURING THE HOLIDAYS, THE CITY'S CENTRAL PARK TURNS INTO A MAGICAL WONDERLAND AND THE RENOWNED WINTER FESTIVAL PARADE MARCHES DOWN MONROE STREET CROSSING OVER TENNESSEE STREET, PRACTICALLY AT THE FRONT DOOR OF YOUR NEW INVESTMENT. IMAGINE THE POSSIBILITIES! CALL US TODAY TO LEARN MORE.

**THERE IS MUCH TO DO AND SEE IN...
DOWNTOWN TALLAHASSEE!**



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**LIVE, WORK, PLAY!**

Possibilities for this 2 +/- acre site include:

Student Housing • Conventional Housing • Multi-Family Units

Retail Site • Hotel Site • Office Development

Contact Listing Agent or Broker for Market Rates & Residential Information

Bryan Cureton (850) 545-3687 or Bryan@tlgproperty.com

OF LOTS 2 | TOTAL SIZE 2 +/- ACRES | TOTAL LAND PRICE \$6 MILLION | BEST USE MULTI-FAMILY, RETAIL, OFFICE, HOTEL AND MORE!

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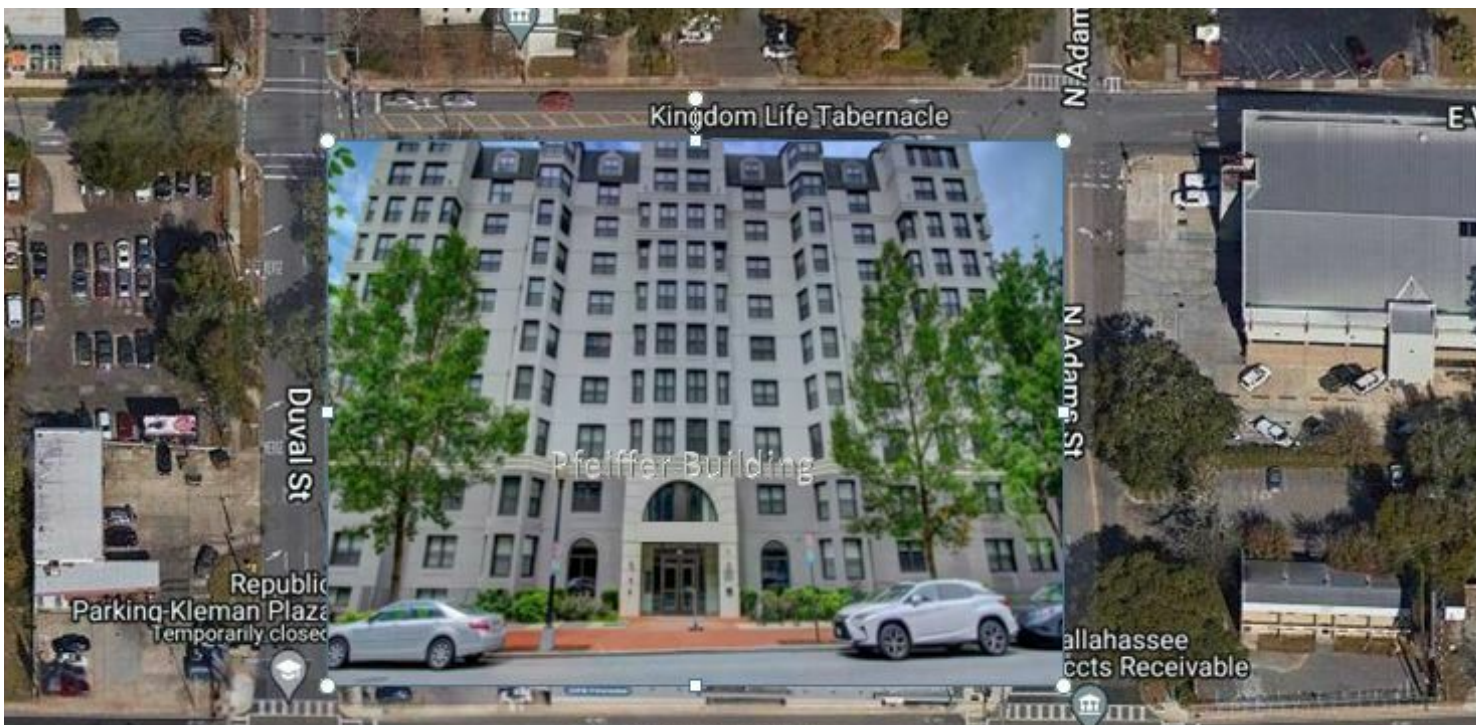
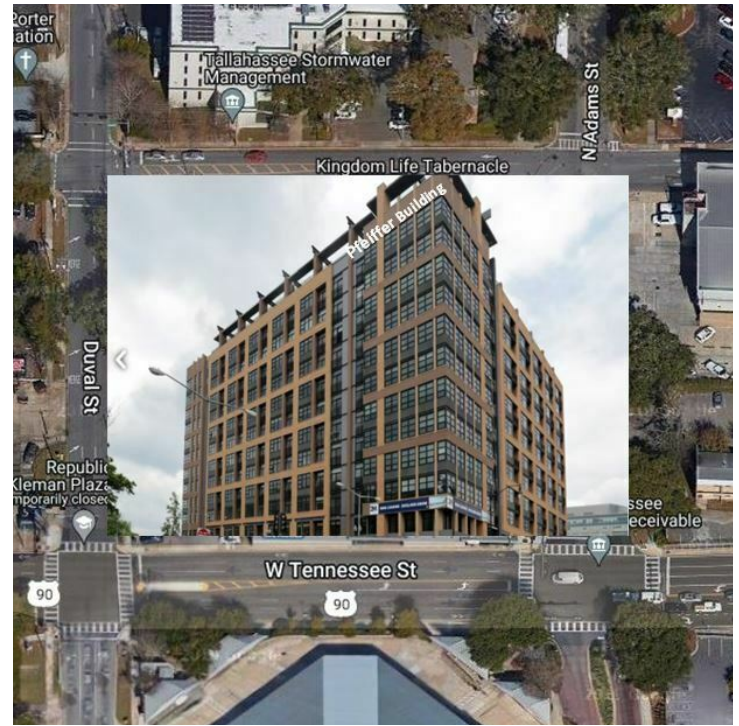
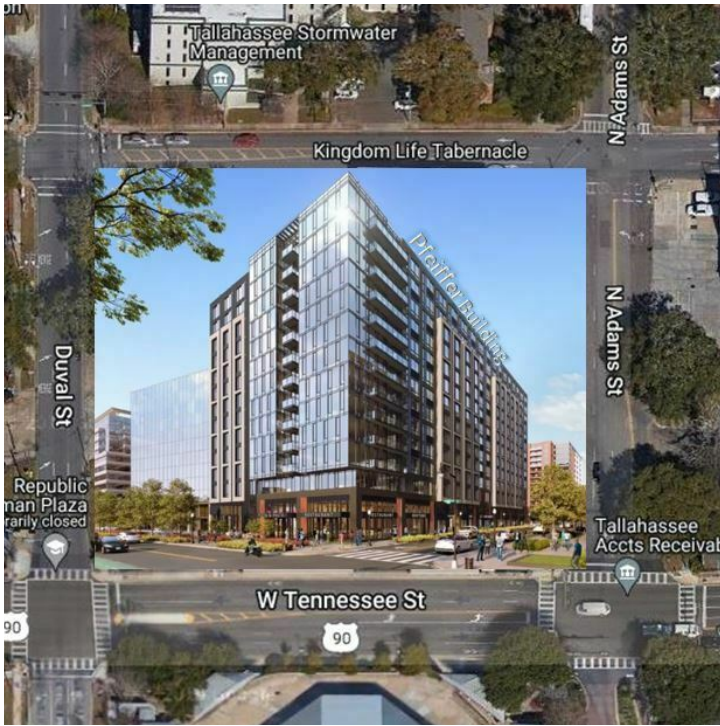




VISUAL OPTIONS

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Sec. 10-197. Central Core district

See the following chart for district intent, permitted uses, and notes for the Central Core Zoning District:

<i>1. District Intent</i>	<i>PERMITTED USES</i>		
	<i>2. Principal Uses</i>	<i>3. Prohibited Uses</i>	<i>4. Special Exception and Accessory Uses</i>
<p>The Central Core district is intended to:</p> <ol style="list-style-type: none"> 1) Create a critical mass of activity in the central core of the City; 2) Allow residential density of up to 150 dwelling units per acre; 3) Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capitol, employment centers, and universities; 4) Provide access to convenient shopping and service businesses; 5) Promote compatibility between adjacent residential and non-residential uses through high quality design; and 6) Promote pedestrian and bicycle mobility. <p>The Central Core zoning district may only be utilized in the Central Core Future Land Use Category. The Central Core district is not subject to the Tallahassee Land Use Development Matrix.</p> <p>Development Standards for this zoning district are established within the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</p>	<ol style="list-style-type: none"> 1. Active and passive recreational facilities. 2. Automotive rental. 3. Automotive repair. 4. Banks and other financial institutions. 5. Community facilities, 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. 6. Cocktail lounges and bars. 7. Commercial sports. 8. Day care centers. 9. Equipment rental, outdoor storage prohibited. 10. Funeral parlor, mortuary. 11. Hotel, motel, and Bed and breakfast inns (see Sec. 10-412). 12. Indoor amusements. 13. Laundromats, laundry and dry cleaning pick-up stations. 14. Mailing services. 15. Medical and dental offices and services, laboratories, and clinics. 16. Motor vehicles fuel sales. 17. Museums and art galleries. 18. Non-medical offices and services, including business and government offices and services. 19. Nursing homes and other residential care facilities. 20. Personal services (barber shops, fitness clubs, tailoring, etc.). 21. Photocopying and duplicating services. 22. Post-secondary educational facilities. 23. Repair services, non-automotive; outdoor storage prohibited. 24. Residential – any dwelling unit type, except 	<ol style="list-style-type: none"> i. Motor vehicles, RV, and boat dealers. ii. Fuel oil dealers. iii. Camps and recreational vehicle parks. iv. Hospital. v. Factories and industrial uses. 	<p>(1) Special Exception Use: a. Off-Street Parking Facilities</p> <p>(2) Accessory Uses: (a.) A 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. (b.) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

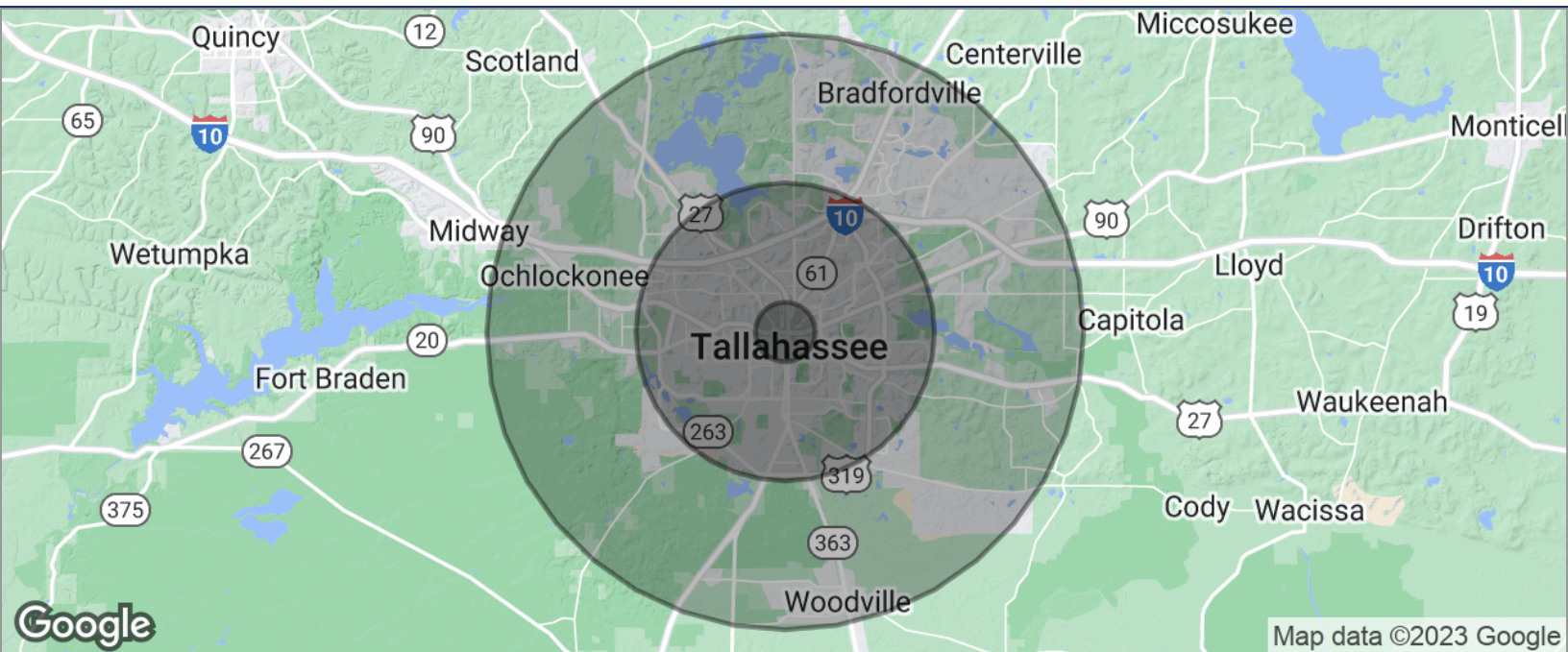
	<p>mobile homes.</p> <ol style="list-style-type: none">25. Restaurants, without drive-in facilities.26. Retail, miscellaneous – bakeries, electronics, florists, liquor stores, used merchandise, newsstand, books, greeting cards, toys, luggage, clothing, shoes, department store, furniture, grocers, etc.27. Rooming and boarding houses, including dormitories.28. Social, fraternal, and recreational clubs and lodges; assembly halls.29. Structured parking.30. Studios for photography, film, music, art, dance, drama, and voice.31. 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.		
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DEMOGRAPHICS MAP

CITY BLOCK IN DOWNTOWN

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
MEDIAN AGE	58.9	41.4	46.1
MEDIAN AGE (MALE)	63.4	40.3	45.4
MEDIAN AGE (FEMALE)	58.7	43.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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