



# INDUSTRIAL LAND

## HAMMOCK CREEK COMMERCE PARK



**FOR SALE**

**+/- 56.24 ACRES DEVELOPMENT LAND  
IN MIDWAY FLORIDA**



**FOR MORE INFORMATION CONTACT:**

**Slaton Murray**  
Commercial Real Estate Advisor  
[slaton@talcort.com](mailto:slaton@talcort.com)  
Office +1 850 224 2300  
Cell +1 850 294 8521

# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

|                      |                               |
|----------------------|-------------------------------|
| Name                 | Hammock Creek Commerce Park   |
| Address              | River Birch Road              |
| City, State, Zip     | Midway, FL 32343              |
| County               | Gadsden                       |
| Use                  | Industrial Development        |
| Gross Price          | \$4,969,750                   |
| Acres                | +/- 56.24                     |
| Price per Acre       | \$40k - \$60k Per Acre        |
| Entitled SF          | +/- 10K SF Per Acre           |
| On Site Improvements | Water, Sewer, Electric        |
| Current Zoning       | Light Industrial / Commercial |



**3 Miles**

Minutes away  
from I-10 exit 192



**13 Miles**

To the Tallahassee  
International Airport



**15 Miles**

From Downtown Tallahassee

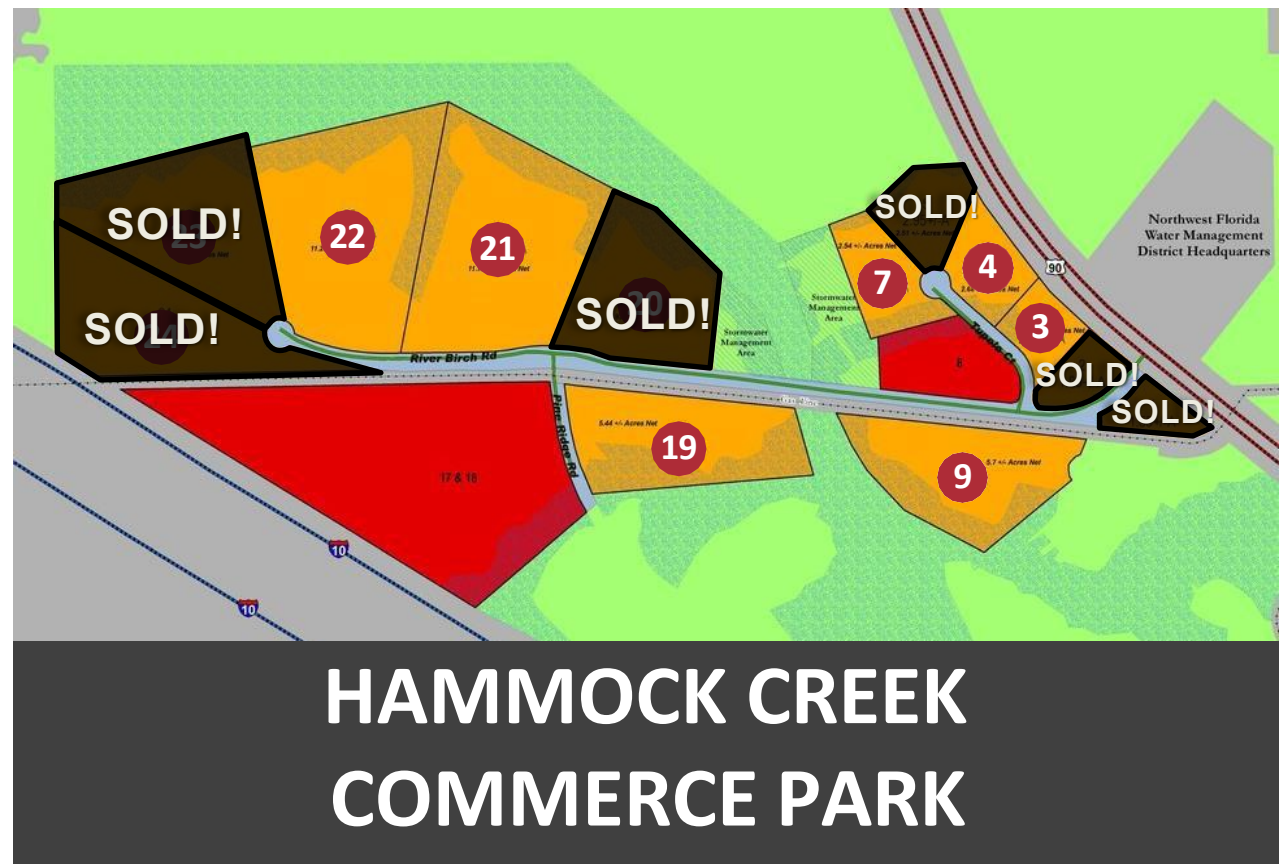
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# PROPERTY OVERVIEW

56.24 acres of industrial zoned land FOR SALE in the desirable Hammock Creek Commerce Park. Lot sizes range from 2.08 AC up to 56.24 AC of contiguous land. Improvements include electric, water, and sewer to each lot along a well-maintained road system. Maximum building density per acre of 10,000 SF with off site storm water already allocated. Property is located 20 minutes from Downtown Tallahassee and just 3 miles northwest of Interstate 10 exit 192.

| Lot# | Acreage | P/AC     | Price         |
|------|---------|----------|---------------|
| 1    | 1.55    | \$60,000 | <b>SOLD!!</b> |
| 2    | 1.83    | \$60,000 | <b>SOLD!!</b> |
| 3    | 2.08    | \$60,000 | \$124,800     |
| 4    | 2.98    | \$60,000 | \$178,800     |
| 5    | 2.95    | \$60,000 | <b>SOLD!!</b> |
| 7    | 3.52    | \$60,000 | \$211,200     |
| 9    | 8.53    | \$40,000 | \$341,200     |
| 19   | 8.84    | \$55,000 | \$486,200     |
| 20   | 8.49    | \$55,000 | <b>SOLD!!</b> |
| 21   | 15.17   | \$55,000 | \$834,350     |
| 22   | 15.12   | \$55,000 | \$831,600     |
| 23   | 10.7    | \$55,000 | <b>SOLD!!</b> |
| 24   | 9.57    | \$55,000 | <b>SOLD!!</b> |



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PROPERTY

# PHOTOS



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PROPERTY

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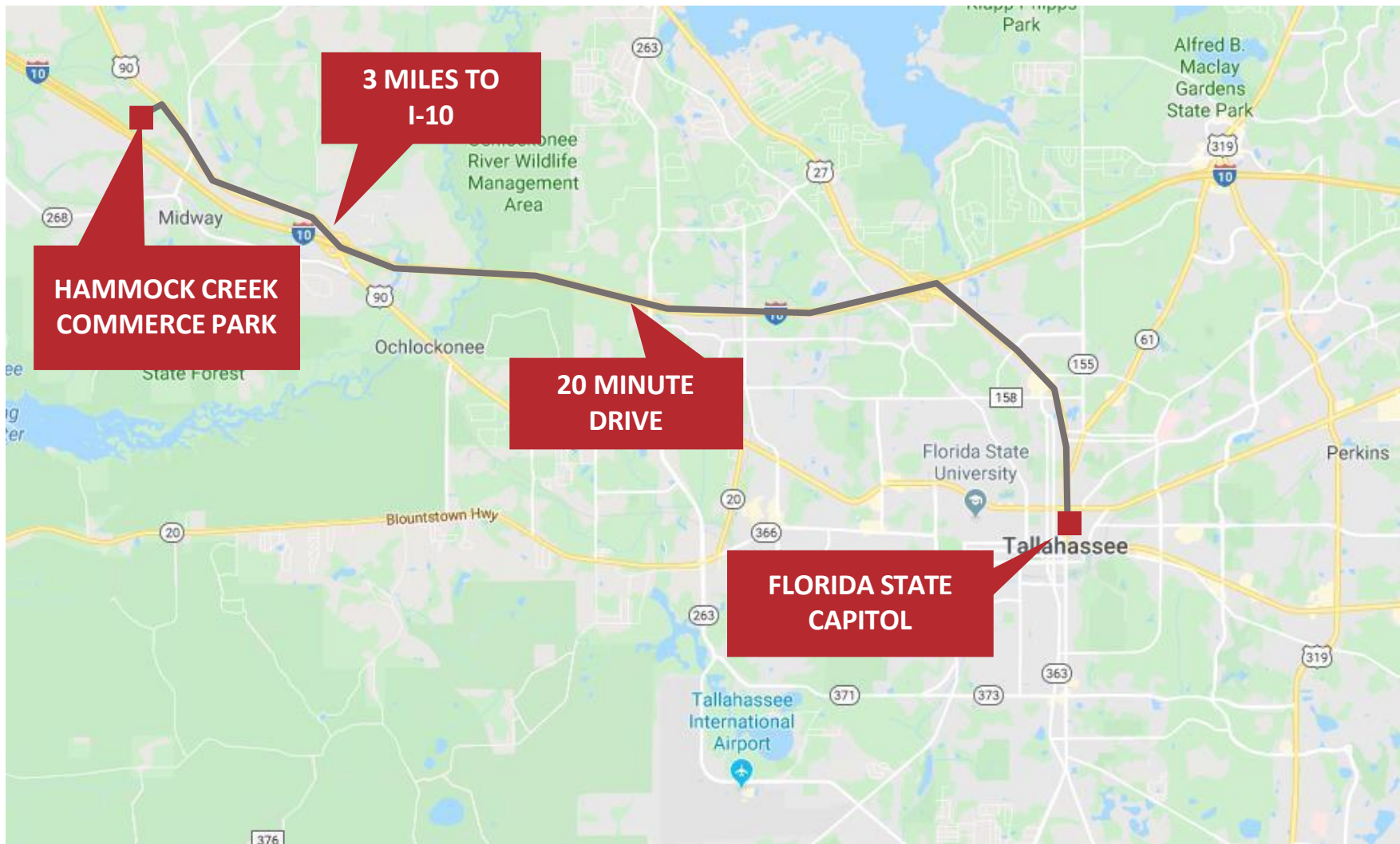
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# LOCATION MAP



## HAMMOCK CREEK COMMERCE PARK

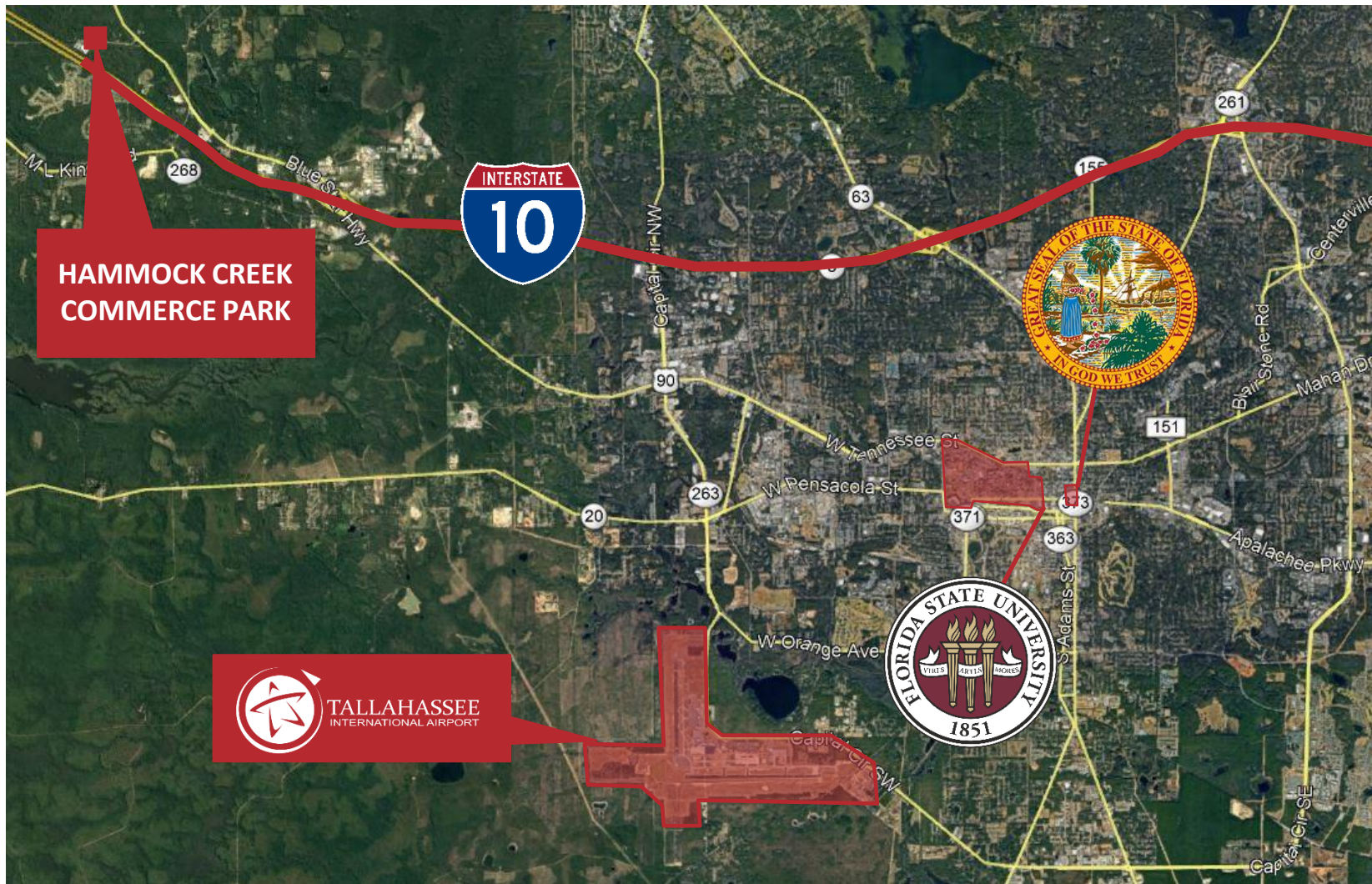
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LOCATION

**MAP**



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## SITE SURVEY

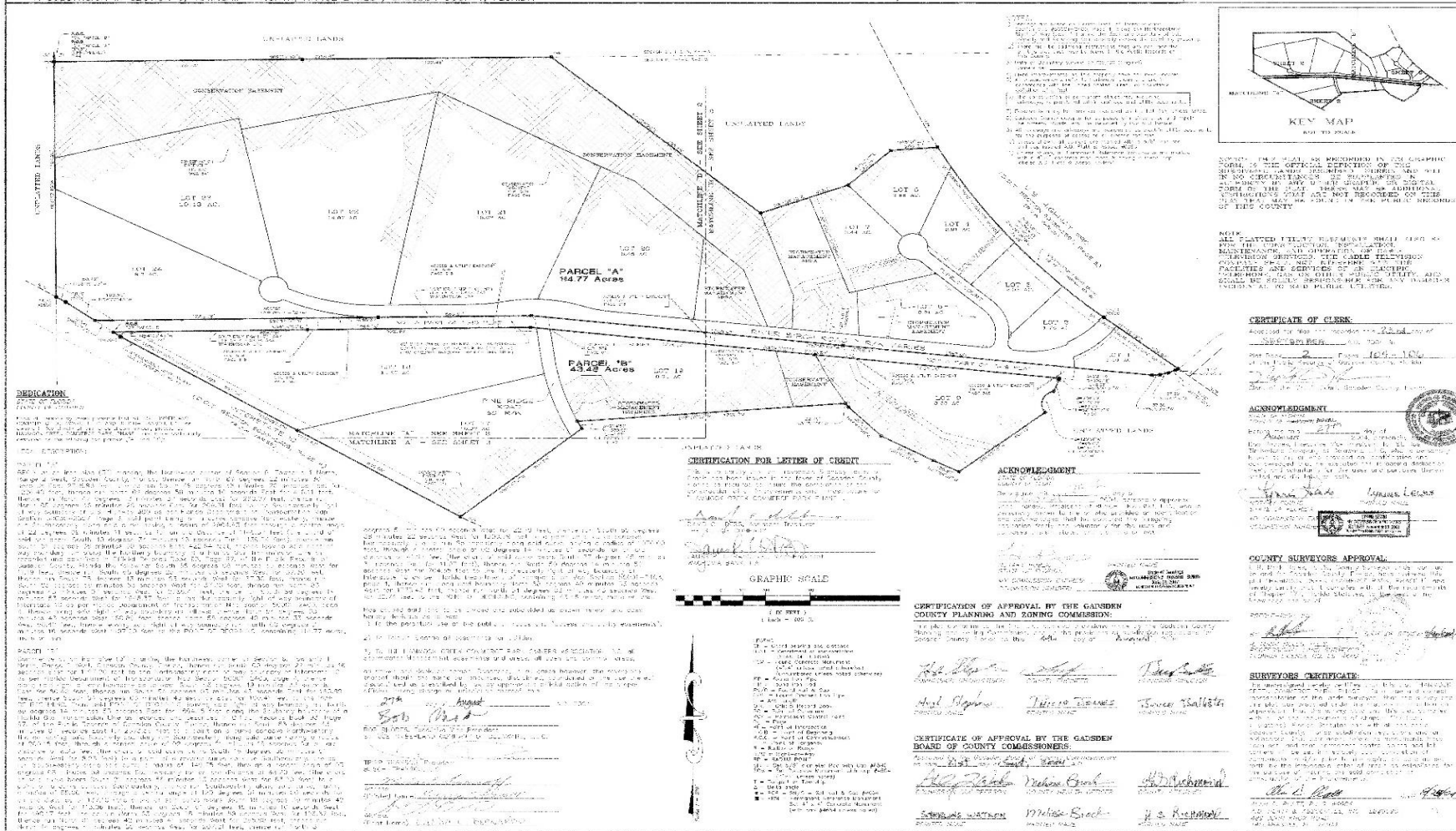
### HAMMOCK CREEK COMMERCE PARK, PHASE I

A SUBDIVISION IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 WEST, GADSDEN COUNTY, FLORIDA

A.D. Platt

AND ASSOCIATES, INC.  
1000 N. W. 10th Ave., Suite 1000  
Fort Lauderdale, FL 33304  
(954) 575-1000

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SHEET 1 OF 3



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