

8 Acre Commercial Development Lot in Canopy

2695 Welaunee Boulevard
Tallahassee, Florida 32308



New \$25M
Tallahassee Senior
Center (Opening in 2025)

HOLY COMFORTER
EPISCOPAL SCHOOL



8 Acres +/-

Welaunee Boulevard
To Capital Circle NE

Welaunee Boulevard
Future Connection to North
Tallahassee Via
Interstate 10 Overpass

ARBOR BLVD
AT CANOPY

ARBOR BLVD
AT CANOPY



Exclusively Offered By
Jeff Billingsley
Broker-Associate
850 668-3333 or 850 556-2147
jbillingsley@johnnyblurealty.com

While this information is deemed to be correct, no guarantee is given as to its accuracy. Buyer should independently verify all information.

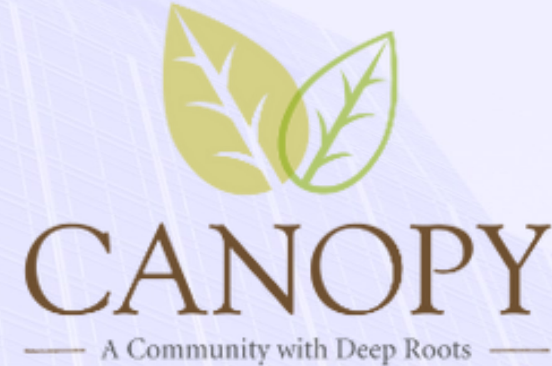
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Executive Summary

2695 Welaunee Boulevard Tallahassee, Florida



2695 Welaunee Boulevard is an 8 +/- acre commercial development site in the rapidly growing Canopy Development, a 500 acre master planned community in NE Tallahassee. Canopy is the first major development of the larger Welaunee Plantation Property that spans both sides of Interstate 10. This property will be the driving force of residential and commercial development in NE Tallahassee over the next decade. The currently underway "NE Gateway" road project will extend Welaunee Boulevard via an overpass across Interstate 10 connecting Capital Circle NE to Bradfordville and Roberts Road. This will create much shorter commutes from popular NE Tallahassee neighborhoods into the City. This 8 acre commercial site is "shovel ready" with off site stormwater retention and a variety of allowed uses.



- **8 Acres +/-**
- **Off Site Stormwater with 209,088 sq. ft. of Impervious Area Allocated to this Site**
- **Zoning: Canopy PUD**
- **NE Gateway will link Canopy to North Tallahassee via I-10 Overpass.**
- **Dempsey Mayo Connector will link Miccosukee and Centerville Road through Canopy**

- **Close to TMH and HCA Florida Capital Hospitals**
- **TOC (Tallahassee Orthopedic Clinic) has opened their main headquarters in Canopy with a new Spine and Joint Center under construction.**
- **Major Projects include: District 850, Arbor Boulevard Apartments and the Grove Assisted Living Facility (ALF).**

Allowed Uses (including but not limited to):

- **Medical Office**
- **Hospitals and Rehab Facilities**
- **Schools (Public and Private)**
- **Apartments/Multi Family up to 10 units per acre.**
- **Assisted Living Facilities (ALF)/ Memory Care**
- **Places of Worship**
- **Single Family Attached/Townhomes/ Condominiums**

Sale Price: \$3,040,000.00 (priced at 2024 appraisal).

Craig Commercial Realty 3360 Capital Circle Northeast, Suite A, Tallahassee, Florida 32308
Phone: (850) 668-3333 Fax: (850) 668-4756

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Aerial View Looking East



Aerial View From Canopy Entrance



Aerial View Looking North



Centerville Road

Welaunee Boulevard
Future Connection to North
Tallahassee Via
Interstate 10 Overpass

Miccosukee Road

Dempsey Mayo Road

8 Acres +/-

Welaunee Boulevard
To Capital Circle NE

Aerial Parcel View



**Tallahassee Orthopedic Clinic-Spine and Joint Center
(Under Construction)**



District 850 Family Entertainment Complex



Future Tallahassee Senior Center: \$25M Project

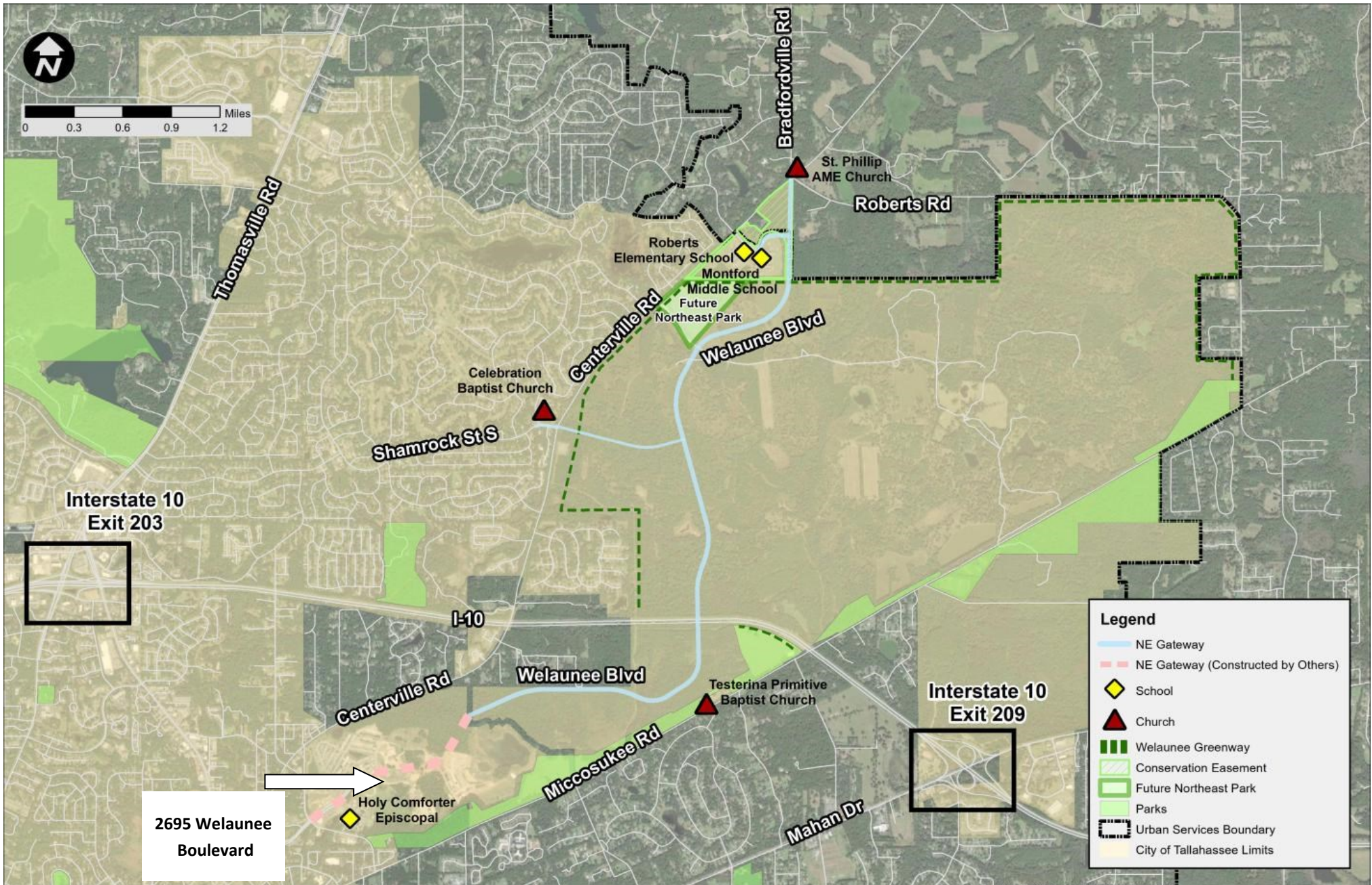
**Under Construction and to be completed in late 2025*



Roundabout on Welaunee Boulevard at Property Entrance



NE Gateway Road Project Showing Extension of Welaunee Boulevard over I-10 to Roberts and Bradfordville Road



Survey: Showing Lot 1 and Lot 2 Block "A"

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
FREEDOM CHURCH FIRST ASSEMBLY OF GOD, INC. OF THE CITY OF TALLAHASSEE, FLORIDA
PRIME MERIDIAN BANK,
MANAUSA LAW FIRM, P.A.,
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGEND

- C.O.L. = CITY OF TALLAHASSEE
- H.O.A. = HOME OWNERS ASSOCIATION
- D.E. = DRAINAGE EASEMENT
- C.O.S. = CONSERVATION EASEMENT
- CST = CONSENT
- O.S. = OPEN SPACE
- S.W. = RIGHT OF WAY
- F.C.M. = FOUND CONCRETE MONUMENT (4" x 4")
- F.M. = FOUND FROM BUD & CAP (1987) 47160
- F.M.C. = FOUND FROM BUD & CAP (1987) 47160
- S.C.M. = SET ON CEMENT MONUMENT WITH CAP 87160
- M.C. = SET ON CEMENT MONUMENT WITH CAP 87160
- D.S. = POINT NOT SET OR FOUND
- R = Radius
- CD = CHORD BEARING AND DISTANCE
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- F.C.C. = POINT OF CURVATURE CURVATURE
- P.O.C. = POINT OF CURVATURE
- C.O.L. = OFFICIAL RECORDS BOOK OF LEON COUNTY, FLORIDA
- MS = Page
- P.M. = PERMANENT DIMENSION MEASUREMENT
- S.P. = REPAIR WITH 3" ROAD DECK
- W. = Found from Plat & Cap 87160-50"
- G.M. = Ground measurement
- A.P. = All Interior Lot Corners Are Marked WITH PERMITS & CAP 87160-50"
- (Unless noted otherwise)
- W. = Found from 55°-16' Bar with 3" Dia. 87160

- BI - EXEMPTIONS
- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquired for value of record the estate or interest or mortgage thereon covered by this form. **NOT PLOTTABLE**
- 2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. **NOT PLOTTABLE**
- 3. Standard Exemptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be rectified by an accurate and complete land survey of the Land. **NOT PLOTTABLE**
 - B. Rights or claims of parties in possession not shown by the public records. **NOT PLOTTABLE**
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT PLOTTABLE**
- 4. Terms or assessments which are not shown as existing liens in the public records. **NOT PLOTTABLE**
- 5. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, float or artificially exposed lands accreted to such land. **NOT PLOTTABLE**
- 6. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **NOT PLOTTABLE**
- 7. INTENTIONALLY DELETED
- 8. INTENTIONALLY DELETED
- 9. INTENTIONALLY DELETED
- 10. Drove Pond Joint Project Agreement recorded in Official Records Book 4048, Page 1811, as amended in Official Records Book 4193, Page 1288. **NOT PLOTTABLE**
- 11. Canopy School Site Donation Agreement recorded in Official Records Book 4180, Page 1298. **NOT PLOTTABLE**
- 12. Terms, provisions, conditions and restrictions set forth in the Canopy School Site Donation Agreement between CML, Tallahassee I, LLC, Powerhouse, Inc., and the School Board of Leon County, recorded in Official Records Book 4180, Page 1298. **NOT PLOTTABLE**

- 13. Drainage Easement Agreement recorded in Official Records Book 4255, Page 474, as affected by Notice of Correction in Recorded Documents recorded in Official Records Book 4299, Page 1321. **DOES NOT AFFECT PROPERTY**
- 14. Canopy Development Agreement recorded in Official Records Book 4224, Page 194, as amended and restated in Official Records Book 4329, Page 265. **NOT PLOTTABLE**
- 15. INTENTIONALLY DELETED
- 16. INTENTIONALLY DELETED
- 17. Terms, provisions, conditions and restrictions set forth in that unrecorded Urban Services - Development Agreement between the City of Tallahassee and Powerhouse, Inc., dated April 15, 1990, as amended by the Amended and Restated Urban Services - Development Agreement dated February 2, 2006, as further amended by the First Amendment to the Amended and Restated Urban Services - Development Agreement, as referenced in that certain instrument recorded in Official Records Book 4934, Page 1203. **NOT PLOTTABLE**
- 18. Terms, provisions, conditions and restrictions set forth in that certain unrecorded Welkone Critical Area Plan which was adopted by the Tallahassee City Commission and the Leon County Board of County Commissioners on September 24, 2002, as an amendment to the Tallahassee - Leon County Comprehensive Plan, as referenced in that certain instrument recorded in Official Records Book 4534, Page 1203. **NOT PLOTTABLE**
- 19. Terms, provisions, conditions and restrictions set forth in that certain unrecorded Planning Agreement between the City of Tallahassee, Leon County, Holy Comforter Episcopal Church and Day School and Powerhouse, Inc., dated September 26, 1995, as amended by the First Amendment to Planning Agreement dated March 24, 1997, as referenced in that certain instrument recorded in Official Records Book 4934, Page 1203. **NOT PLOTTABLE**
- 20. Terms, provisions, conditions and restrictions set forth in the unrecorded Amended and Restated Assignment and Transfer of Development Rights between Powerhouse, Inc. and CML, Tallahassee I, LLC, dated February 21, 2011, as referenced in that certain instrument recorded in Official Records Book 4534, Page 1203. **NOT PLOTTABLE**
- 21. Notice of Establishment of the Canopy Community/Development District recorded in Official Records Book 5078, Page 1788. **NOT PLOTTABLE**

NOTES:

- 1. SURVEY SOURCE: Record deeds, special instructions per client and a field survey performed by the undersigned surveyor.
- 2. BEARING REFERENCE: Southwary boundary of subject parcel being North 84 degrees 37 minutes 46 seconds East as per record deed.
- 3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
- 4. There are **NO VISIBLE ENCRoACHMENTS** other than those shown hereon.
- 5. This survey is dependent upon EXISTING MONUMENTATION.
- 6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

The limits of said flood zones are shown hereon. They are shown in approximate locations only as transcribed from sand F.I.E.M. and were not field located by field survey methods.

FLOOD ZONE INFORMATION:
Subject property is located in Zone "C" and Zone "X" as per Flood Insurance Rate Map Community Panel No: 120144 0301P and 0302P
Index date: August 18, 2009, Leon County, Florida

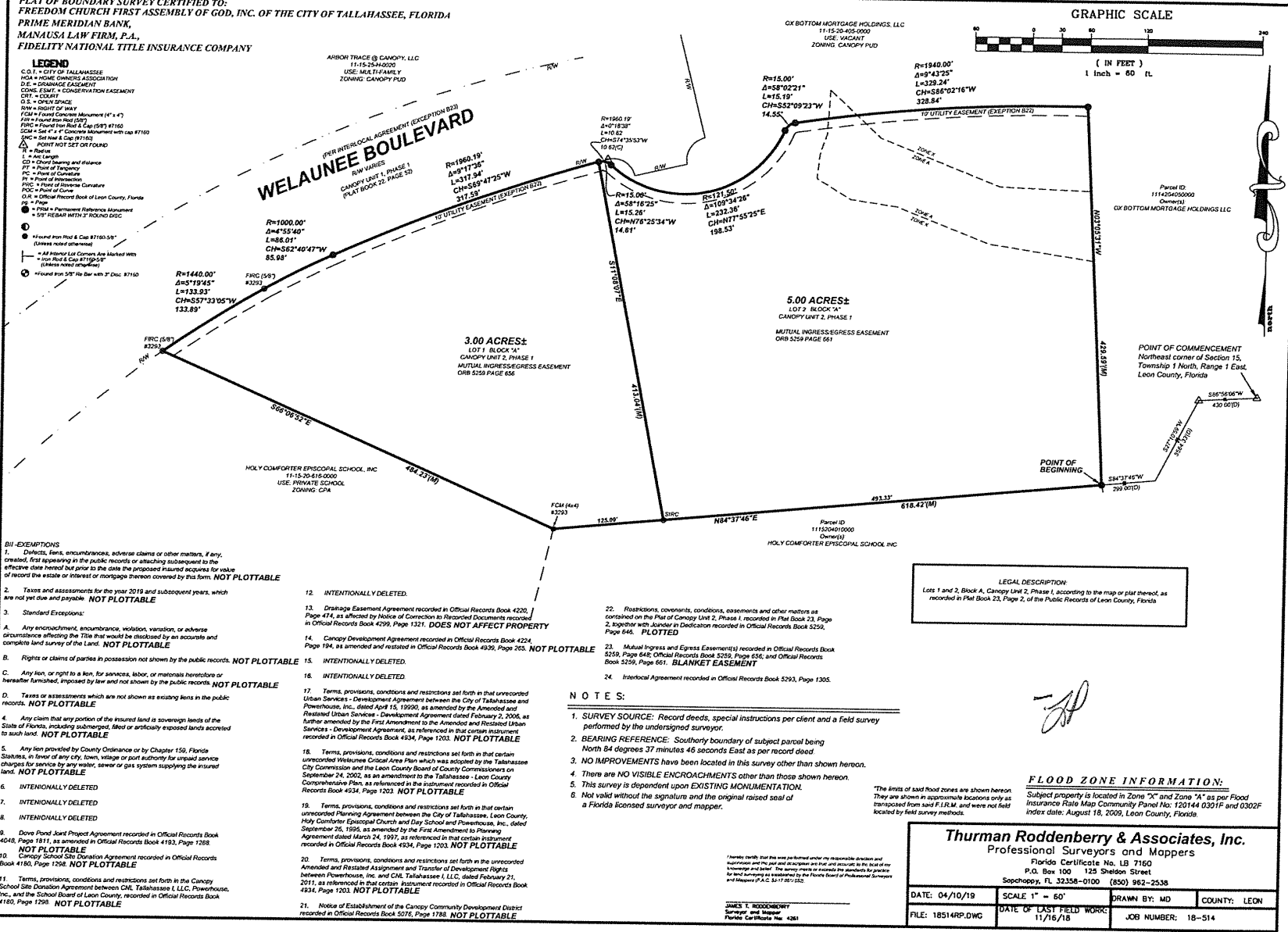
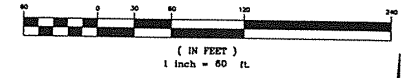
Thurman Roddenberry & Associates, Inc.

Professional Surveyors and Mappers
Florida Certificate No. LB 7160
P.O. Box 100 128 Sheldon Street
Sophocles, FL 32358-0100 (850) 952-2538

DATE: 04/10/18	SCALE 1" = 60'	DRAWN BY: MD	COUNTY: LEON
FILE: 18514RP.DWG	DATE OF LAST FIELD WORK: 11/16/18	JOB NUMBER: 18-514	

THURMAN T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4261

GRAPHIC SCALE



Concept Site Plan for a Church/Religious Facility

