

The logo consists of the letters 'TLG' in a white, serif font, centered within a dark blue square. This square is itself centered within a larger green square.

COMMERCIAL REAL ESTATE

COMMERCIAL LAND FOR SALE



3160 Crawfordville Hwy
Crawfordville, FL 32327

BEN WILKINSON

Partner/Broker
850.509.5258
benw@tlgproperty.com

TREY ROBERTS

Sales Associate
850.443.1688
troberts@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

3160 CRAWFORDVILLE HWY

CRAWFORDVILLE, FL 32327



OFFERING SUMMARY

Sale Price: \$425,000.00 / Acre**Lot Size:** Shown as +/- 1 Acre parcel; size and configuration to be agreed upon between Buyer and Seller given the parcel contemplated for sale is part of an overall tract owned by Seller.**Zoning:** C2**APN:** 00-00-077-000-10372-001

PROPERTY OVERVIEW

Commercial lot with frontage on Crawfordville Hwy, located in a high-visibility corridor. Ideal for retail, office, service, or other commercial uses subject to applicable zoning requirements. Site currently improved with older structure/feed store, but priced for land value.

PROPERTY HIGHLIGHTS

- +/- 1 AC vacant carvable pad site
- Approximately 200 ft of frontage facing Crawfordville Hwy
- 13,800 Traffic Count

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ADDITIONAL PHOTOS

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RETAILER MAP

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PARCEL MAP

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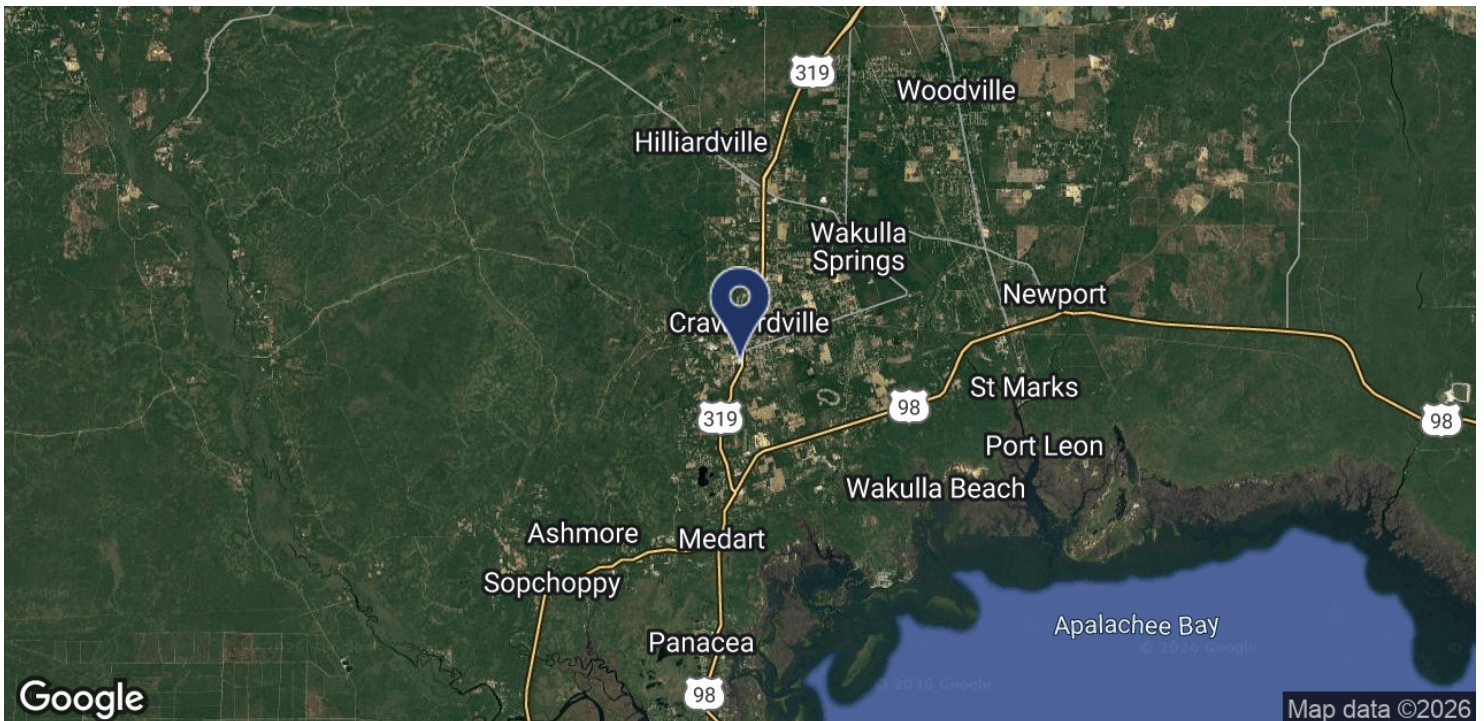
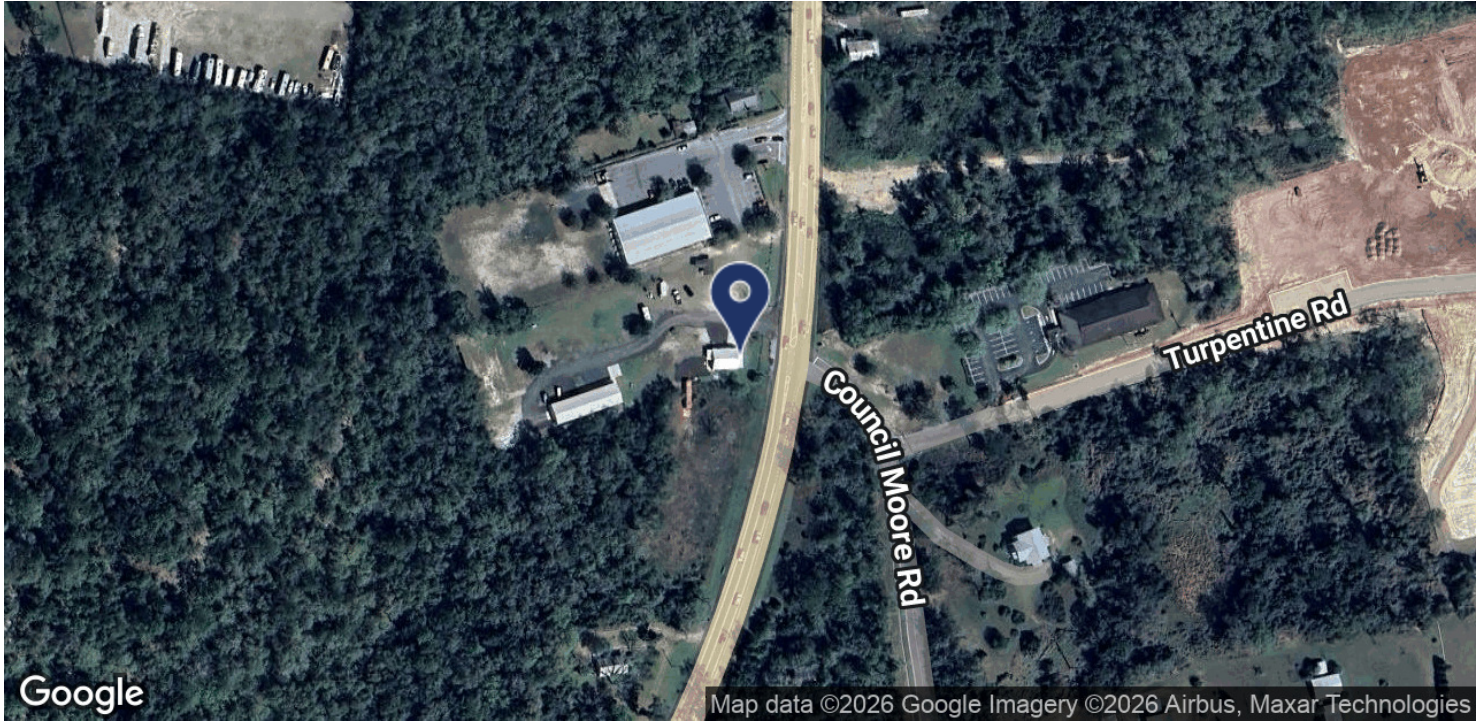




LOCATION MAP

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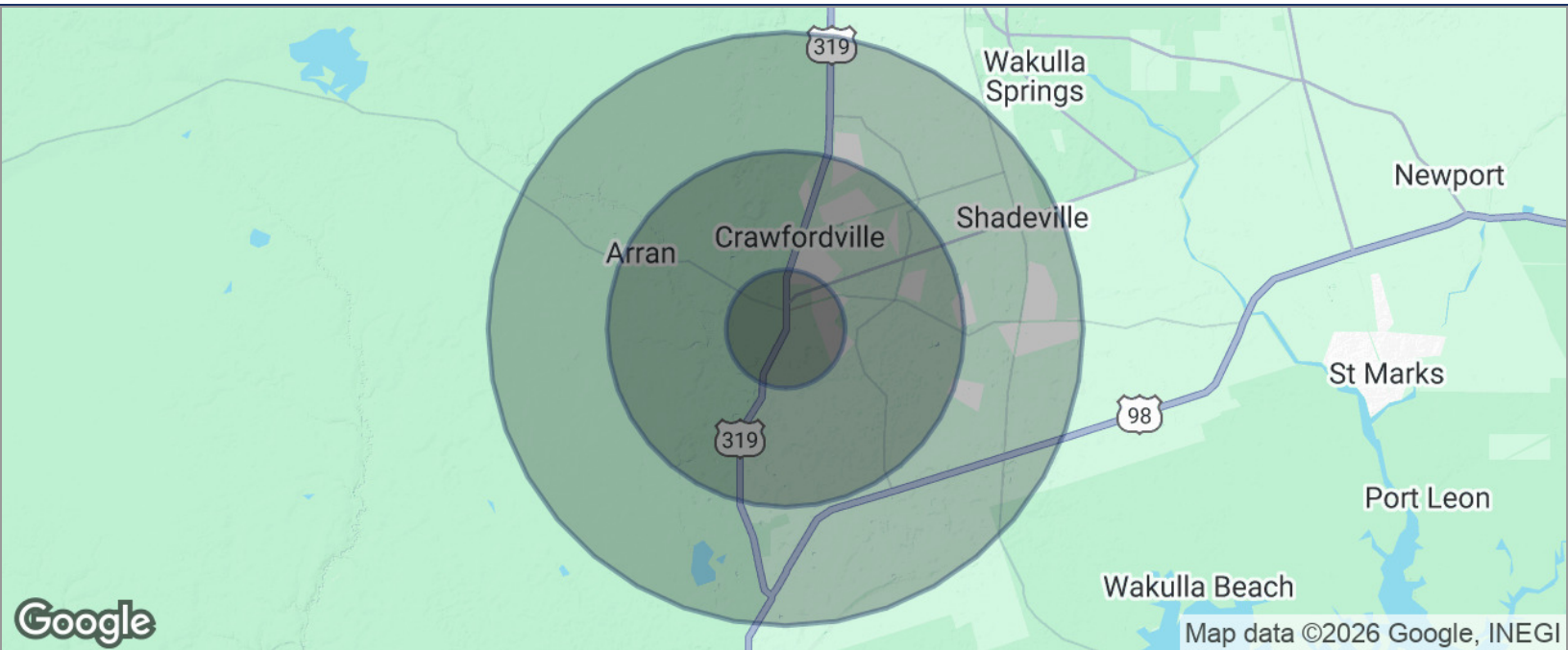




DEMOGRAPHICS MAP

3160 CRAWFORDVILLE HWY

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,185	11,187	19,744
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	42	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,215	4,214	7,401
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$110,384	\$112,152	\$106,443
AVERAGE HOUSE VALUE	\$249,774	\$257,520	\$254,589

* Demographic data derived from 2020 ACS - US Census

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