



COMMERCIAL REAL ESTATE

LAND FOR SALE



**20 Acres Mt. Pleasant
Downs Rd.
Mt. Pleasant, FL 32352**

MARK BEAUDOIN

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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O: 850.385.6363



EXECUTIVE SUMMARY
20 ACRES MT. PLEASANT
 DOWNS ROAD, MT. PLEASANT, FL 32352



OFFERING SUMMARY

Sale Price:	\$112,000.00
Lot Size:	20 +/- Acres
Zoning:	Recreational
APN:	1-31-4N-4W-0000-00333-0000

PROPERTY OVERVIEW

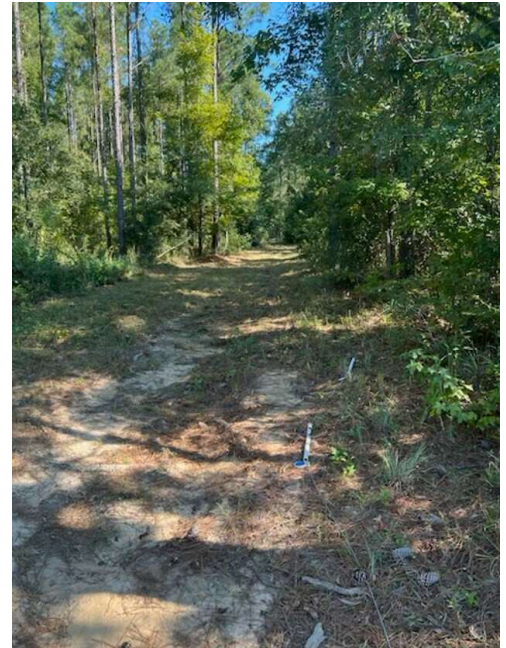
20 +/- acres in the middle of Forest company land. Great deer and turkey hunting. It is a beautiful high hill in Mt. Pleasant and is bordered by Mosquito Creek. Nice potential for a small recreational tract or homesite.

LOCATION OVERVIEW

Hwy 90 west to a right on SR 379 (Mt. Pleasant Rd.) then left on Downs Rd. Access is via a recorded easement.



ADDITIONAL PHOTOS
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PARCEL MAP
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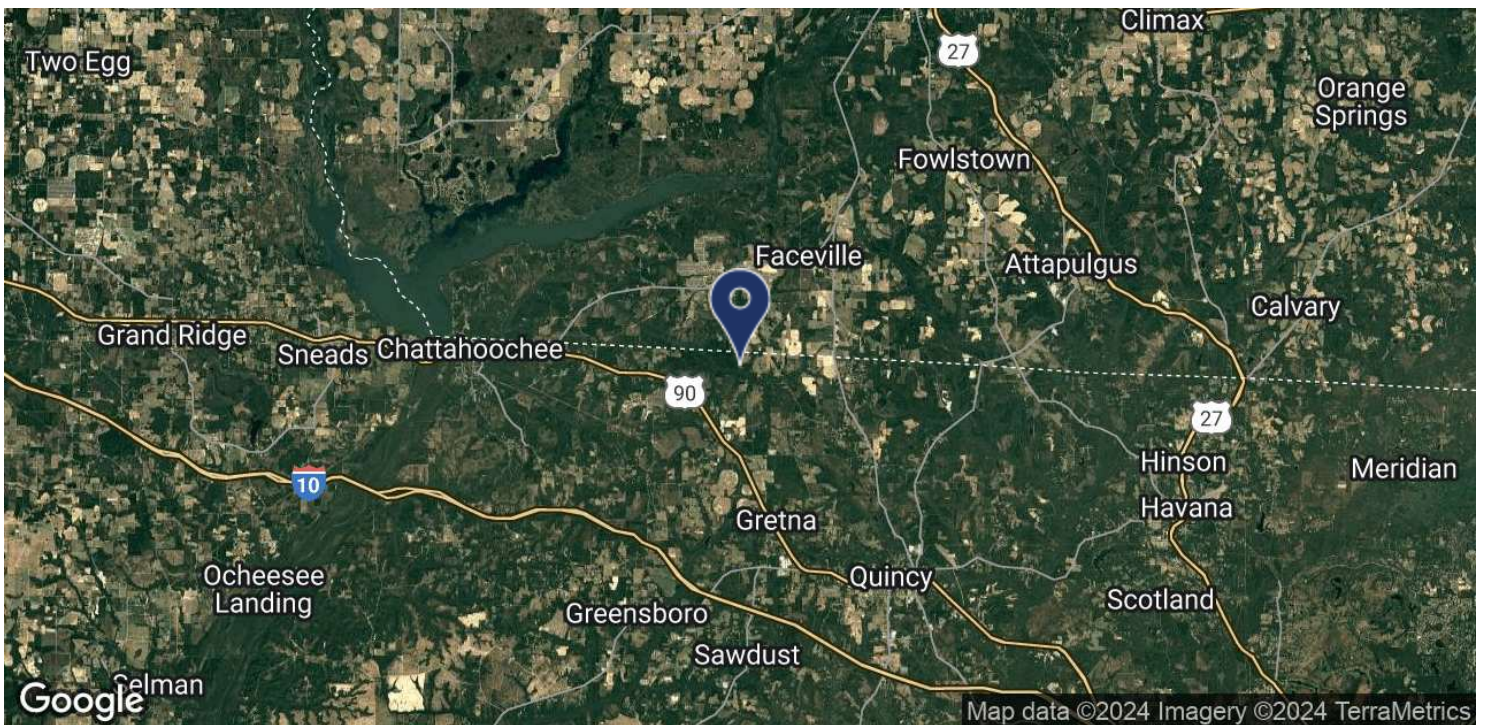
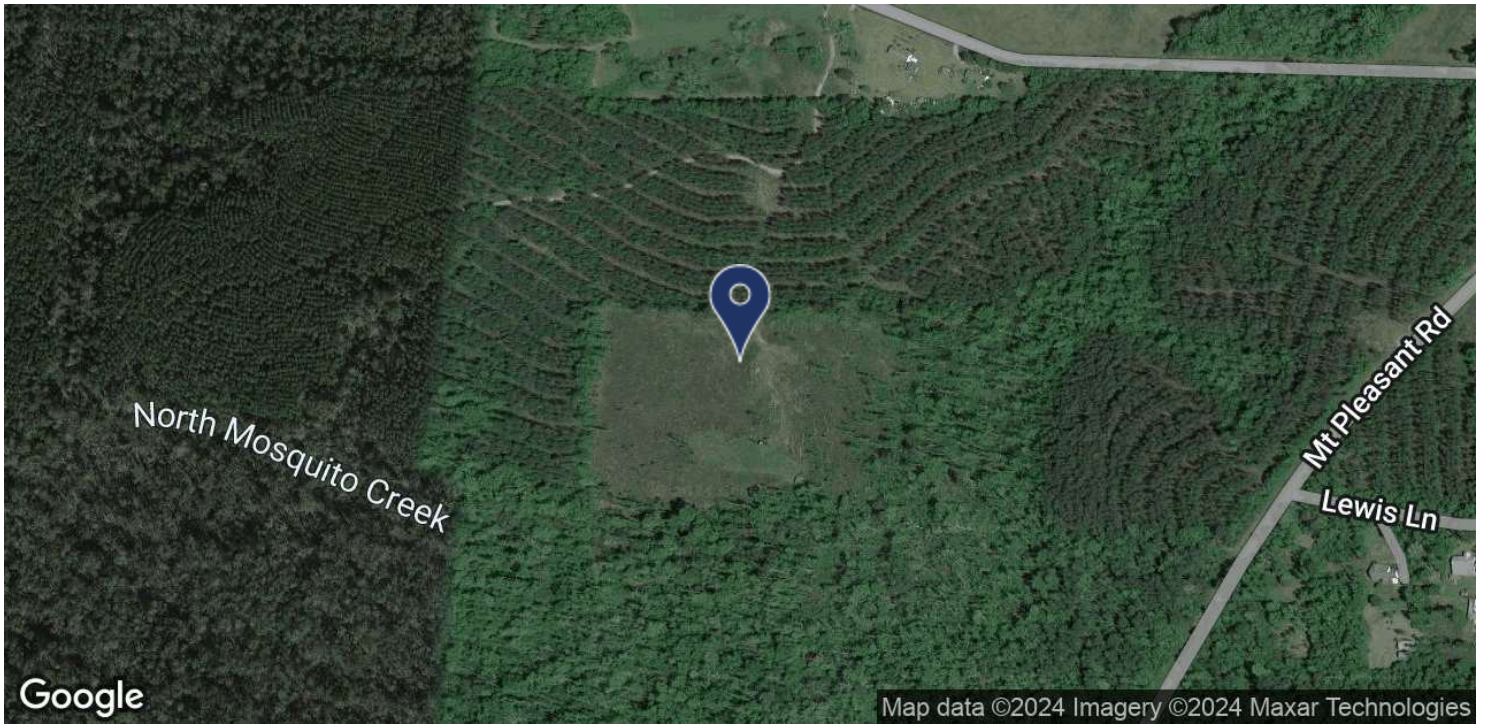




LOCATION MAP

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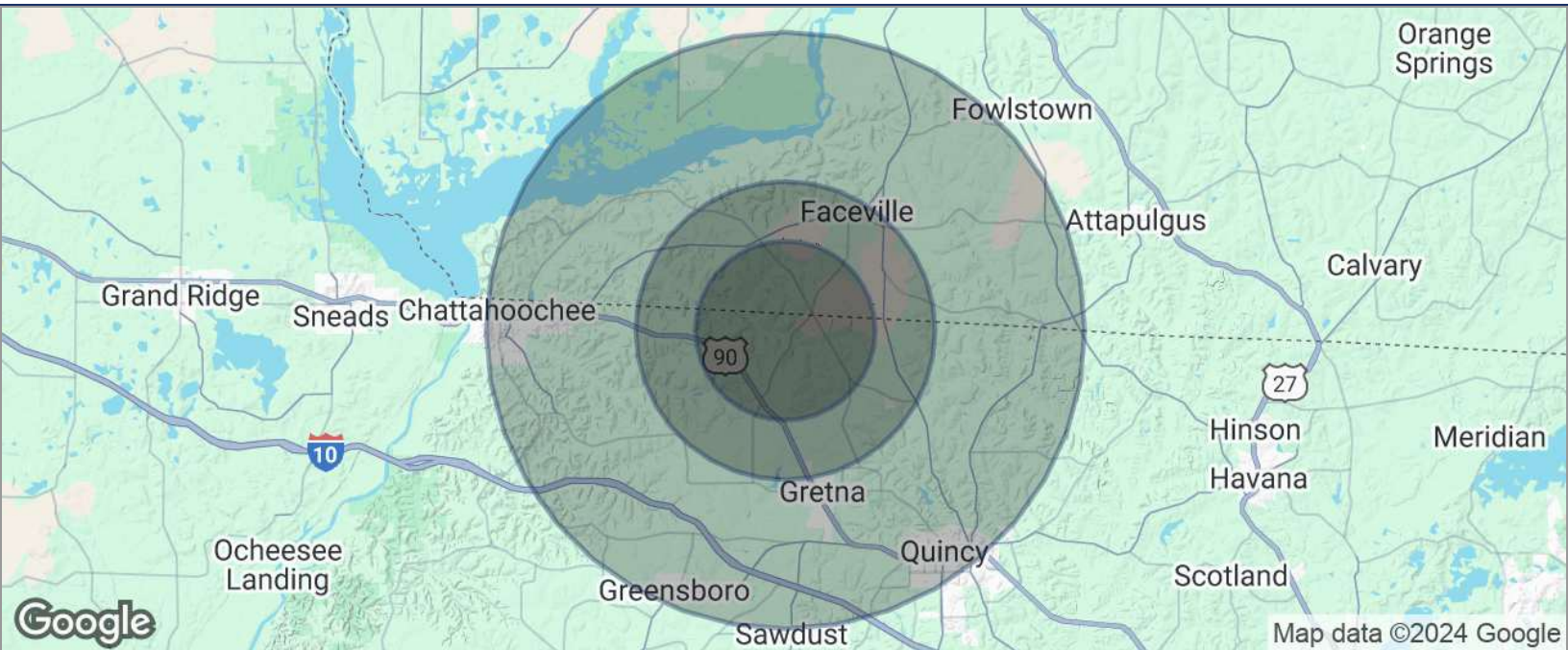
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DEMOGRAPHICS MAP
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	767	2,675	16,819
MEDIAN AGE	44	44	42
MEDIAN AGE (MALE)	43	42	40
MEDIAN AGE (FEMALE)	45	45	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	320	1,077	6,561
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$53,333	\$54,524	\$56,650
AVERAGE HOUSE VALUE	\$156,199	\$157,364	\$148,344

* Demographic data derived from 2020 ACS - US Census

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