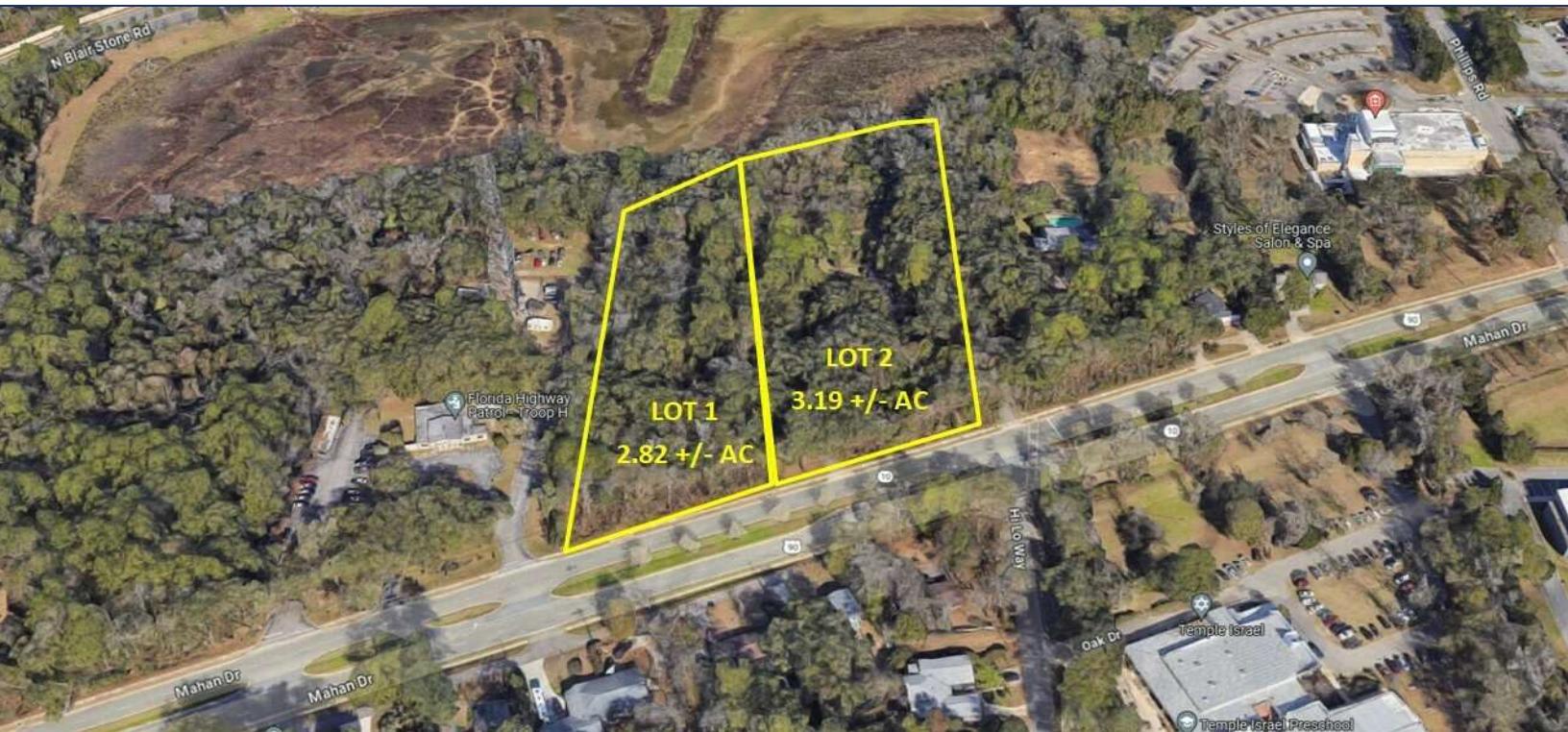




EXECUTIVE SUMMARY

6.01 +/- AC MAHAN DR. (2 LOTS)

MAHAN DRIVE, TALLAHASSEE, FL 32308



OFFERING SUMMARY

Sale Price: Lot 1: 2.82 +/- AC - \$850,000
 Lot 2: 3.19 +/- AC - \$960,000
Total: \$1,810,000

Lot Size: Lot 1: 2.82 +/- AC
 Lot 2: 3.19 +/- AC

Price Per Sq. Ft. \$6.93 PSF

APN: Lot 1: 11-29-20-405-000
 Lot 2: 11-29-20-401-000

Zoning: OR-3

PROPERTY OVERVIEW

Two lots available totaling 6.01 +/- acres and zoned Office Residential (OR-3) for sale. The OR-3 zoning allows for 20 units per acre, high density medical office, daycare, assisted living or religious facility. Excellent medical campus site. Lots are well located on Mahan Drive and just minutes from I-10 and Capital Circle NE. There is offsite stormwater available.

Lots can be purchased individually as well.

LOCATION OVERVIEW

Located on Mahan Drive and only 2.5 miles (less than 6 minutes) from Capital Circle NE. Near Blair Stone Rd., Miccosukee Rd., TMH, Radiology & Associates, Eastwood Office Plaza and many medical facilities.

Traffic Count: 27,000 AADT

[Click Here for Zoning Information](#)

PRICE REDUCED

Mark Beudooin
 850.545.0395
 mbeudooin@tlgproperty.com

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363



TLG

LOT 1: 2.82 +/- ACRES
6.01 +/- AC MAHAN DR.
 MAHAN DRIVE, TALLAHASSEE, FL 32308



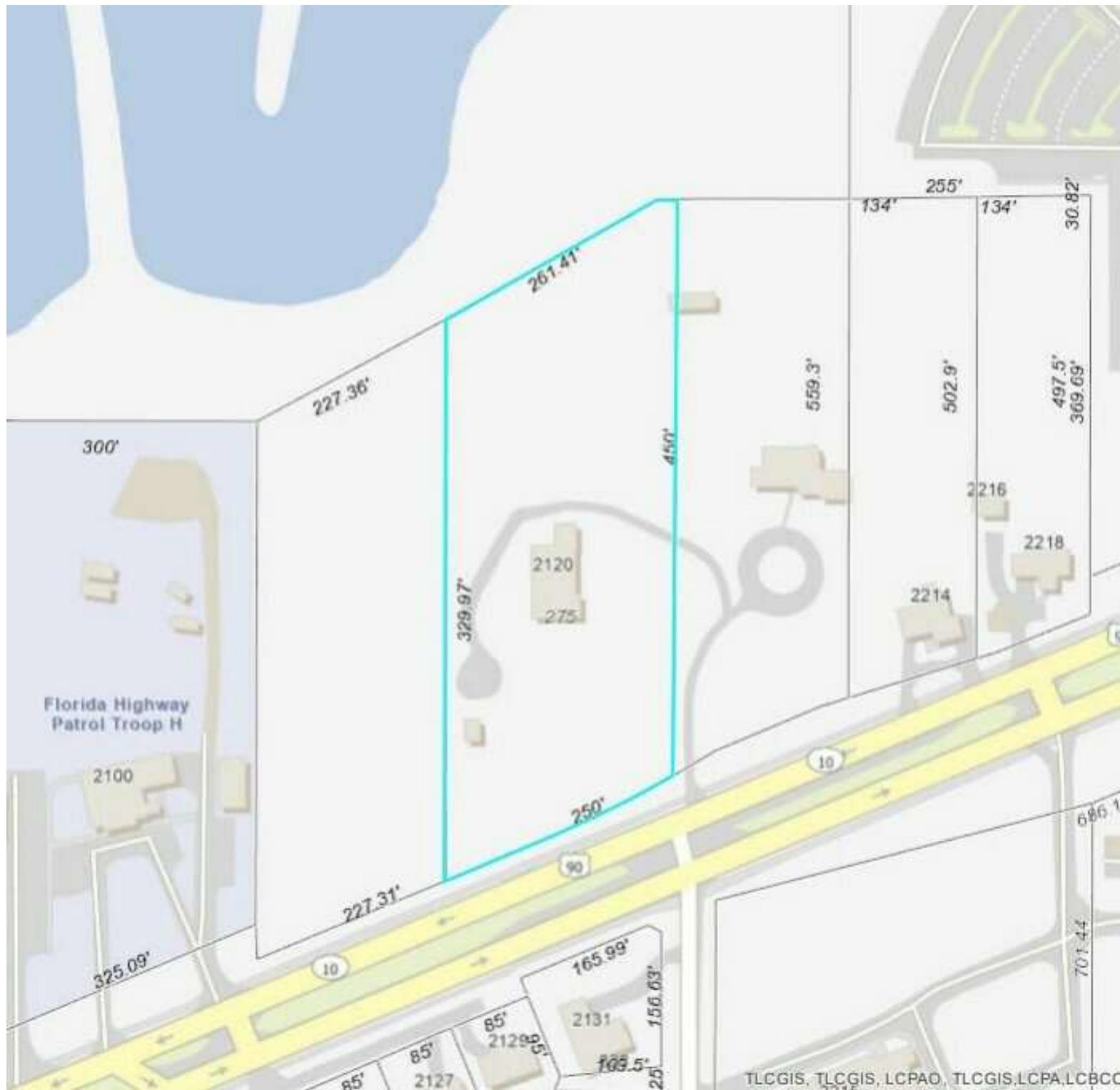
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TLG

LOT 2: 3.19 +/- ACRES
6.01 +/- AC MAHAN DR.
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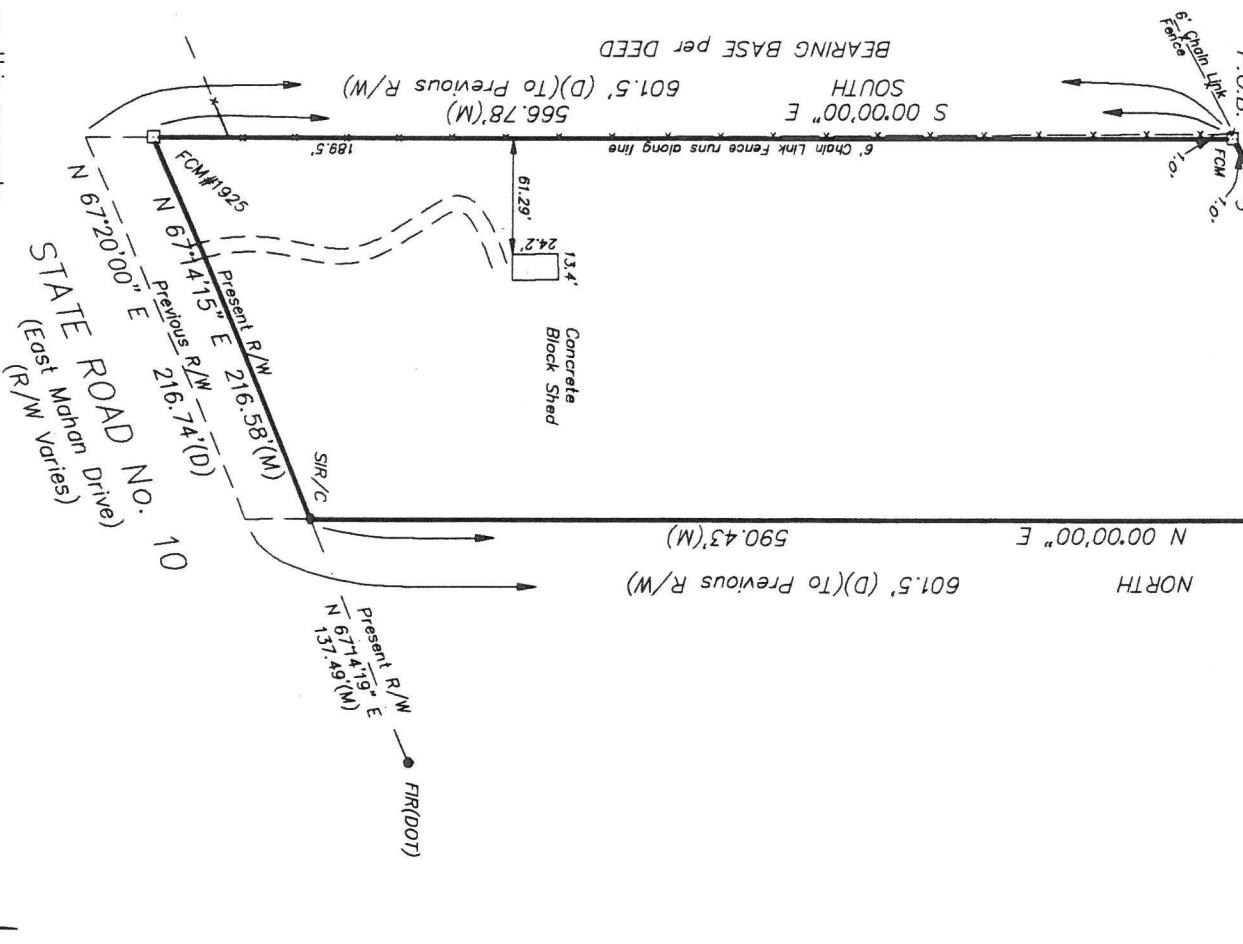


North Hwy. 319
Crawfordville, Florida

A.D. PLATT & ASSOC., INC.
LAND SURVEYORS
P.O. BOX 155
CRAWFORDVILLE, FLORIDA 32326

Alan D. Platt, P.L.S.
President
PHONE: (904) 926-6078

P.O.C.: Northeast corner of the Southeast Quarter of Section 29, T-1-N, R-1-E, Leon County, FL.



LEGEND:

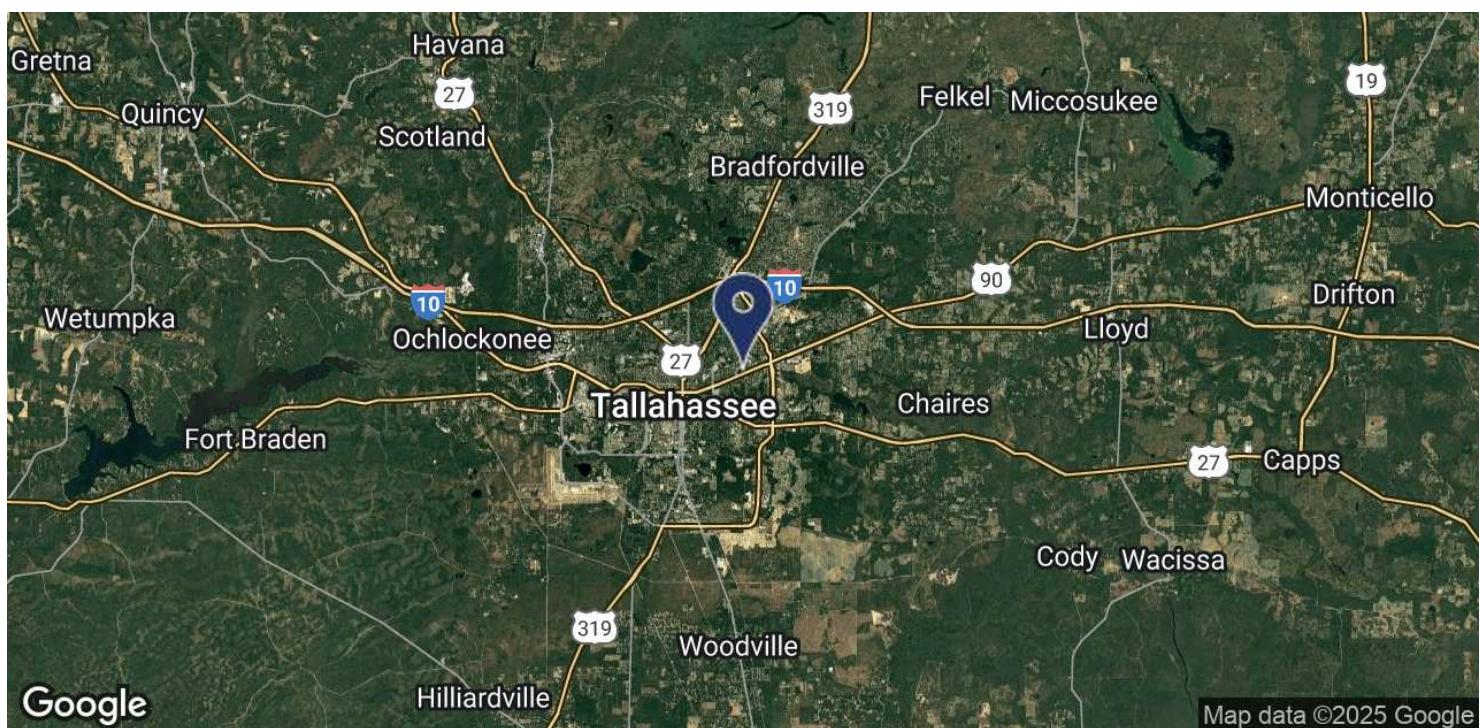
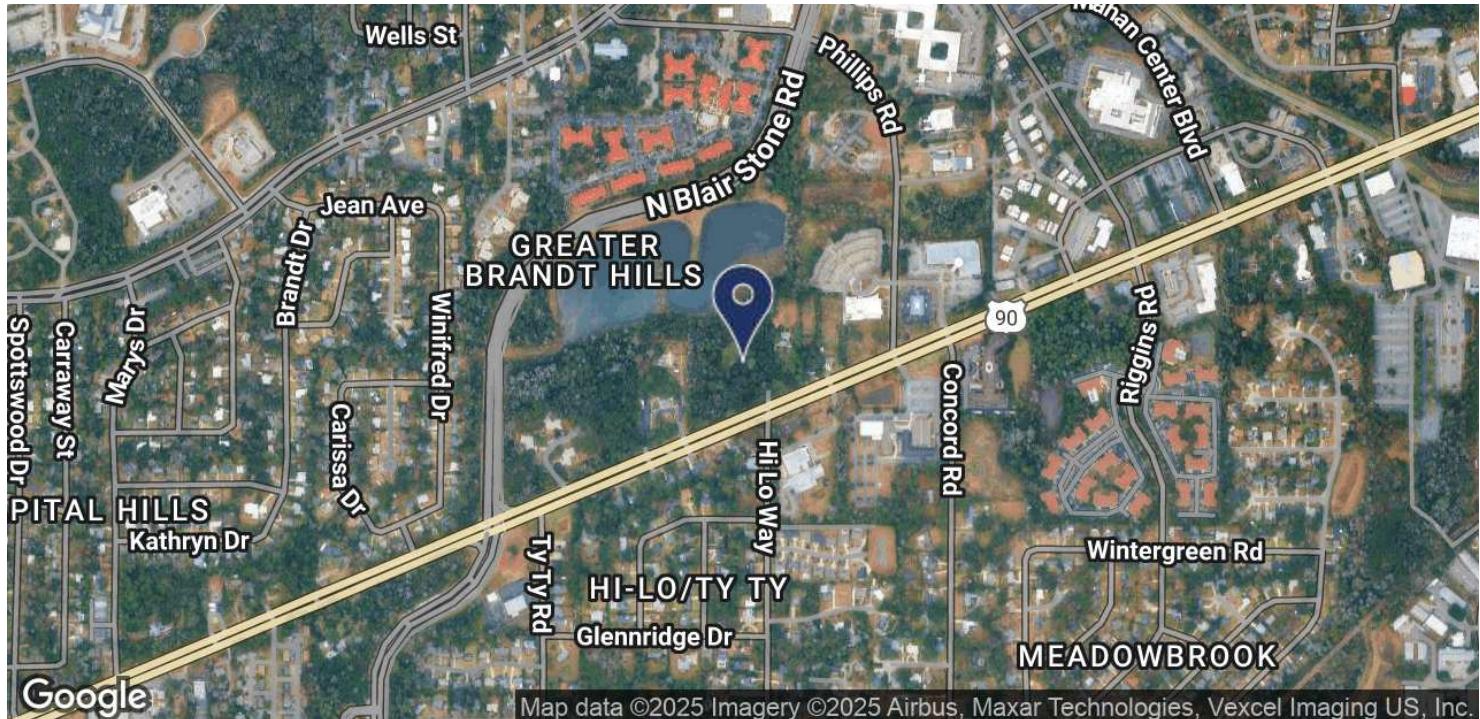
SN/C - SET NAIL/CAP # 4684

FN/C - FOUND NAIL/CAP R/W - RIGHT OF WAY

1670BS.DWG

TLG

LOCATION MAP
6.01 +/- AC MAHAN DR.
MAHAN DRIVE, TALLAHASSEE, FL 32308



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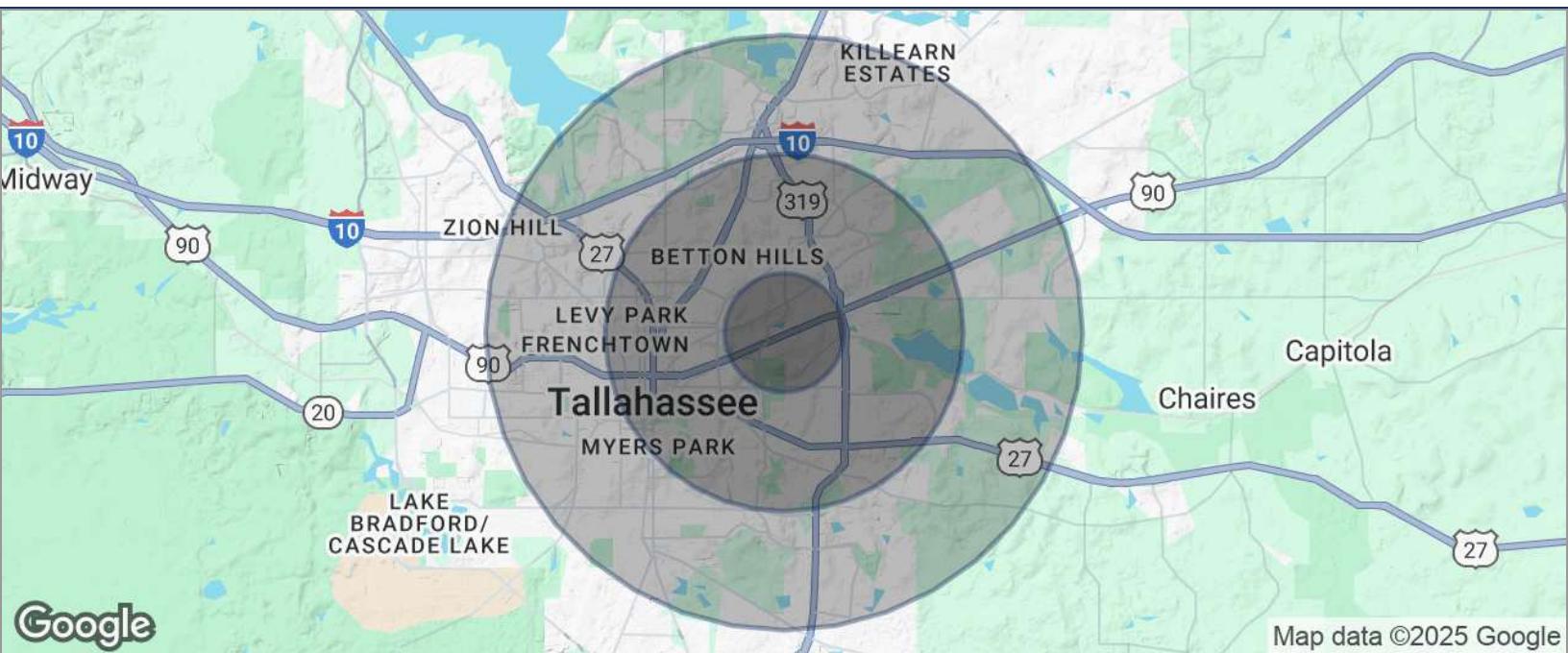




DEMOGRAPHICS MAP

6.01 +/- AC MAHAN DR.

MAHAN DRIVE, TALLAHASSEE, FL 32308



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,239	62,035	156,680
MEDIAN AGE	36.4	36.4	33.3
MEDIAN AGE (MALE)	33.2	35.0	31.8
MEDIAN AGE (FEMALE)	39.4	37.5	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,054	31,498	73,924
# OF PERSONS PER HH	1.8	2.0	2.1
AVERAGE HH INCOME	\$65,548	\$68,784	\$61,064
AVERAGE HOUSE VALUE	\$203,782	\$221,474	\$183,102

* Demographic data derived from 2020 ACS - US Census

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