



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 Beaudoin
850.545.0395
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





LOT 1: 2.82 +/- ACRES

6.01 +/- AC MAHAN DR.

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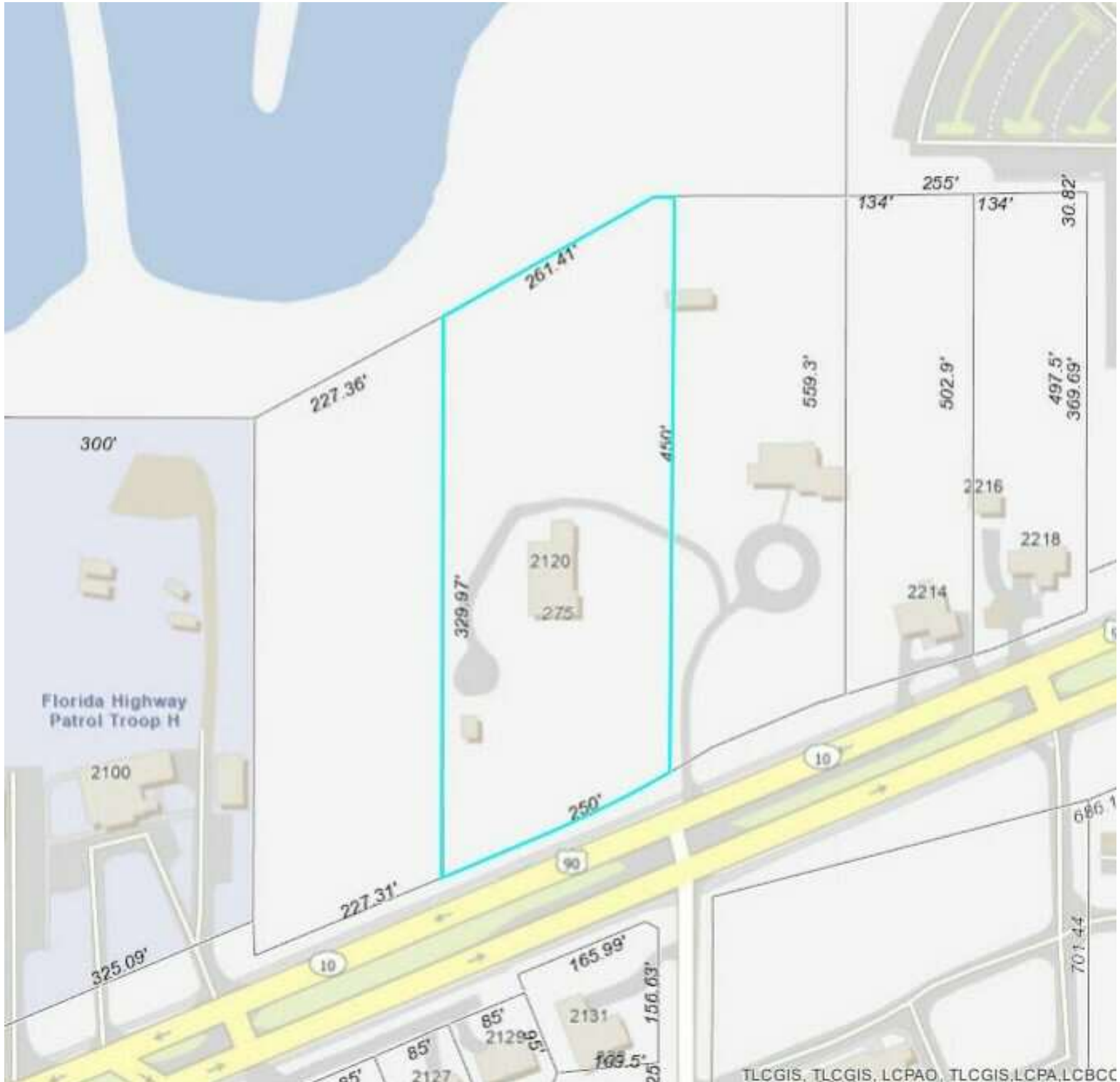




LOT 2: 3.19 +/- ACRES

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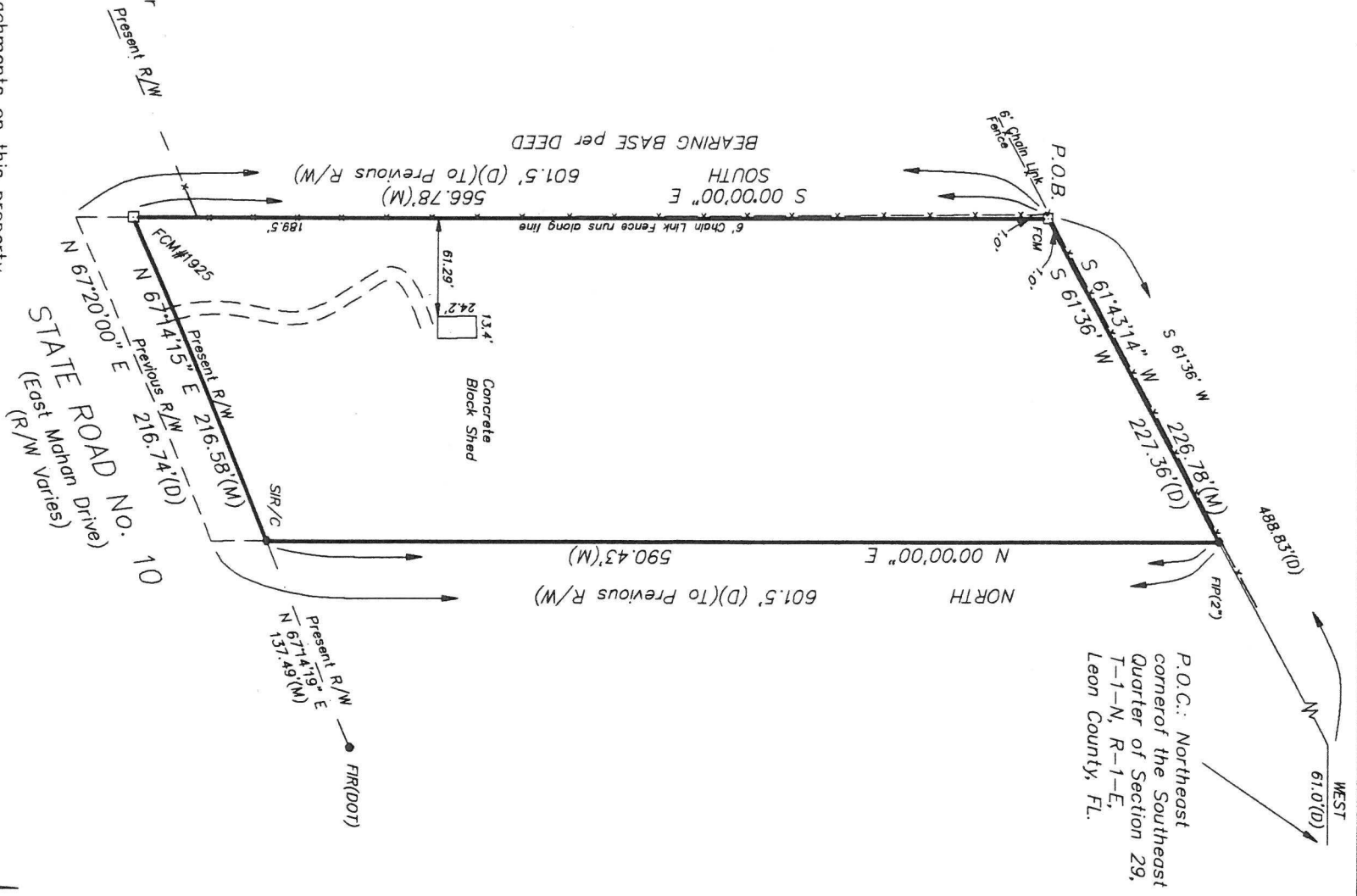
North Hwy. 319
Crawfordville, Florida

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

- NOTES:
- 1) There are no visible encroachments on this property.
 - 2) This property lies in Flood Zone "C", as per F.I.R.M. Panel 120144 0020 C, Dated 08/05/86.
 - 3) This surveyor has not been provided a current title opinion or abstract to the subject property. It is possible there are other deeds, easements, etc., recorded or unrecorded, that may affect the boundaries.

CERTIFIED TO:
1) Majid S. Movoghar
2) Gordon & Lynnora Wheeler
3)
4)



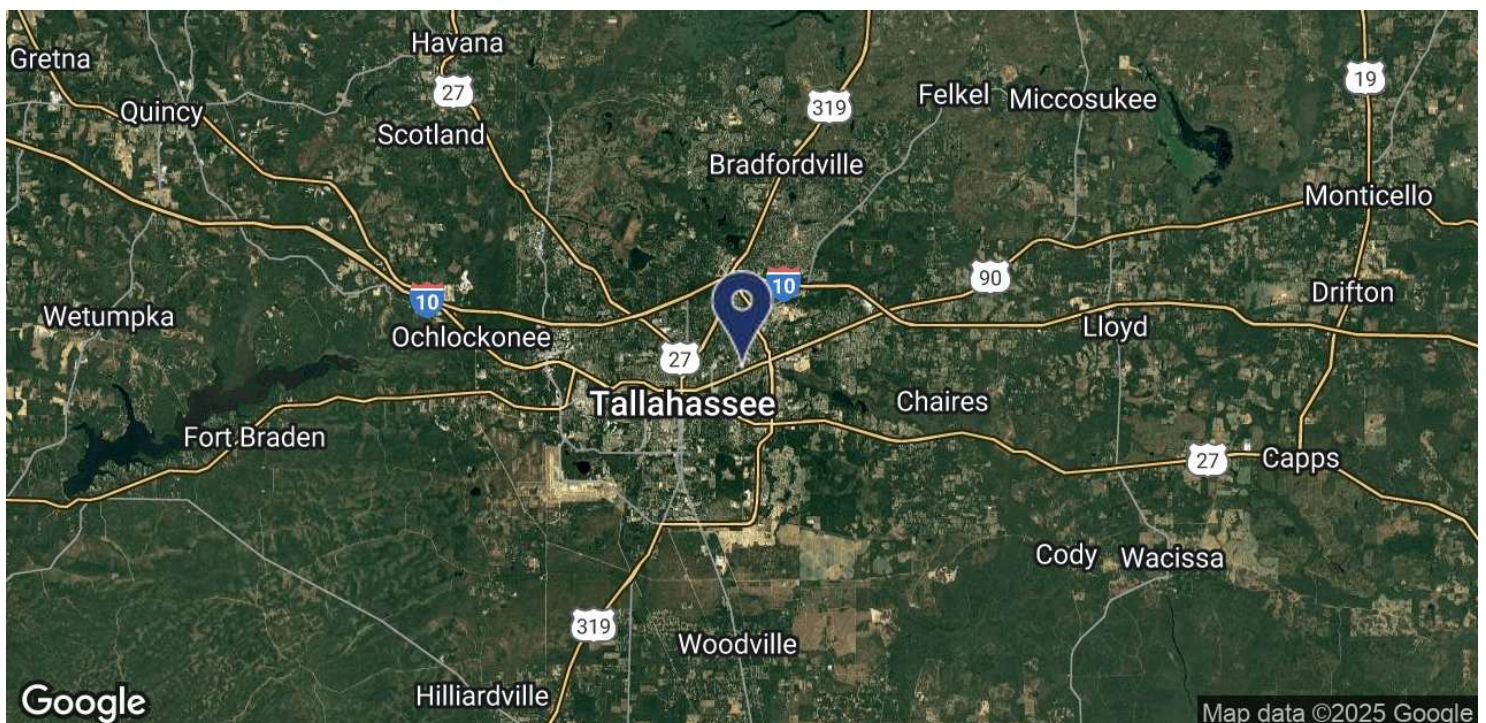
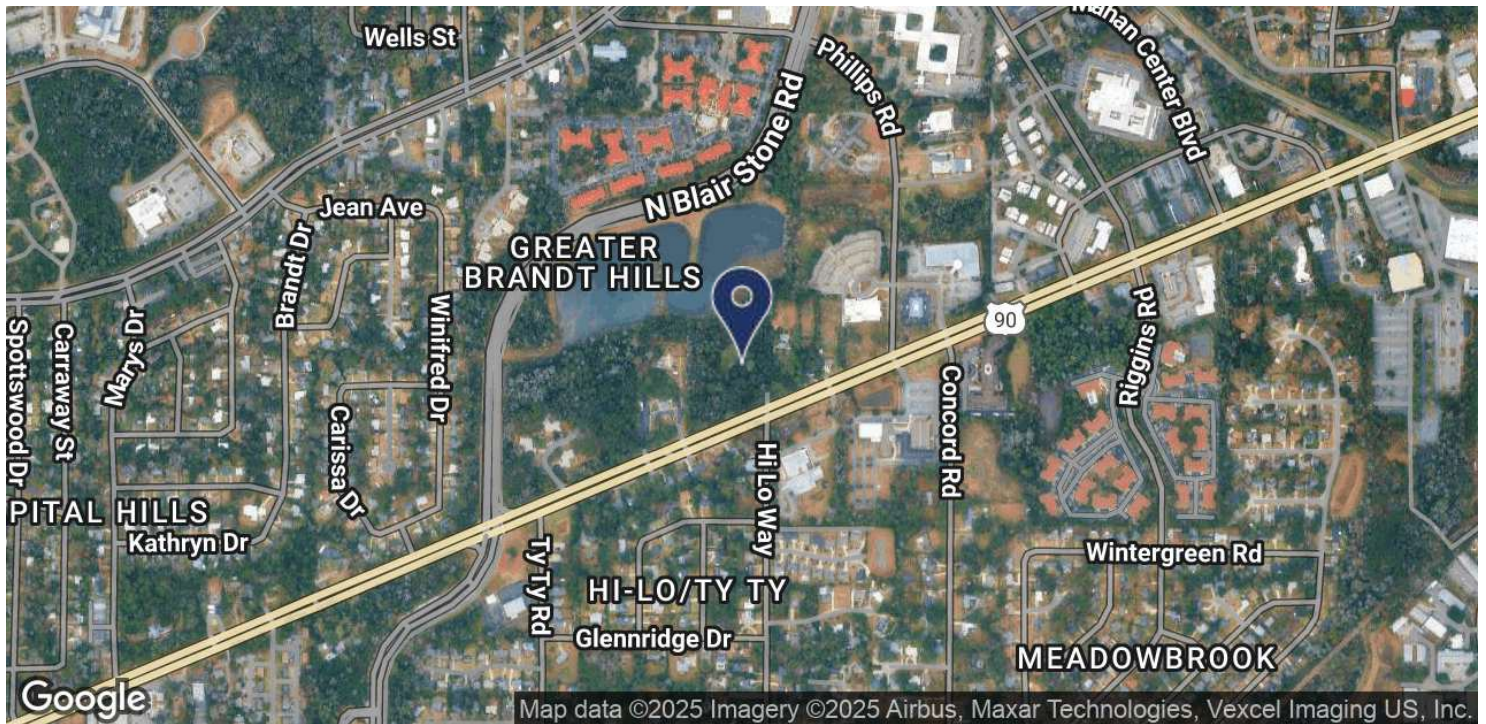
LEGEND: SN/C - SET NAIL/CAP # 4664 FN/C - FOUND NAIL/CAP R/W - RIGHT OF WAY
DATE OF SURVEY: 3/31/94
SCALE: 1" = 100'
DRAWING: 1670BS.DWG
DRAWN ON: SYDN



LOCATION MAP

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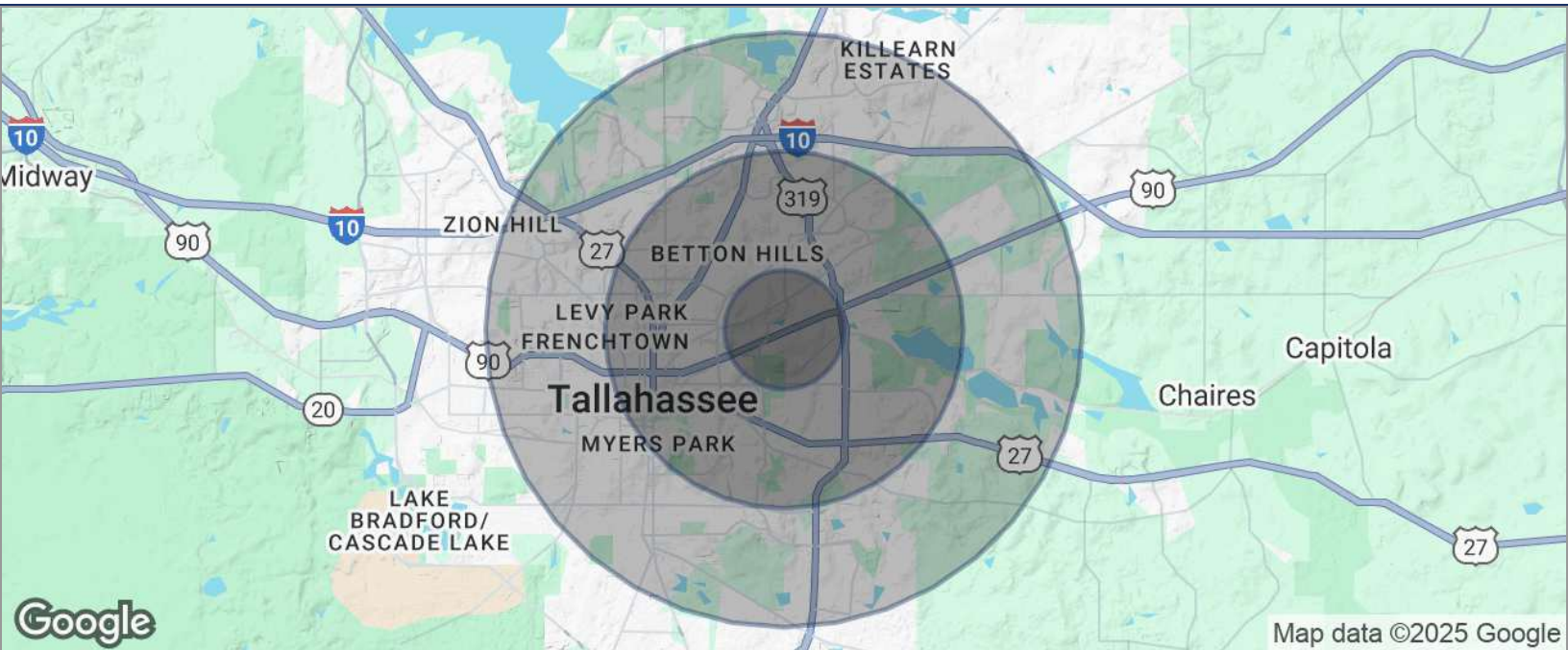




DEMOGRAPHICS MAP

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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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