TLG

EXECUTIVE SUMMARY ENGLISH FAMILY PUD BLAIR STONE RD. & TRAM RD., TALLAHASSEE, FL 32301



OFFERING SUMMARY

Site 1:	21 +/- Acres
	(Neighborhood Village
	Center & Mixed Use Commercial)
Site 2:	40 +/- Acres (Multi-Family)
Site 3:	40 +/- Acres (Multi-Family)
Site 4:	17 +/- Acres (Neighborhood Village Center)

Price:

\$125,000.00/Per Acre

PROPERTY OVERVIEW

The English family PUD consist of 744 acres and is located between Orange Avenue/Blair Stone Rd. and Tram Rd. The existing uses are the VA Outpatient Clinic, 130,000 +/- s.f. of State office space and two multi-family projects. TLG is bringing four additional sites to market consisting of two multi-family sites and two commercial sites.

LOCATION OVERVIEW

The English family land is due West of the Southwood development, in Tallahassee.

For additional zoning information follow link to Approved PUD

Brad Parker 850.566.2629 brad@tlgproperty.com

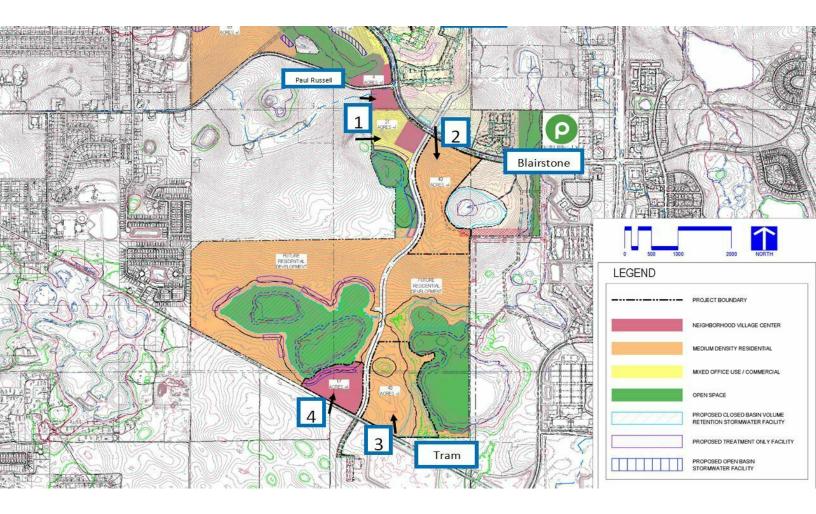


850.385.6363 REALTOR

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LAND USE MAP **ENGLISH FAMILY PUD** BLAIR STONE RD. & TRAM RD., TALLAHASSEE, FL 32301

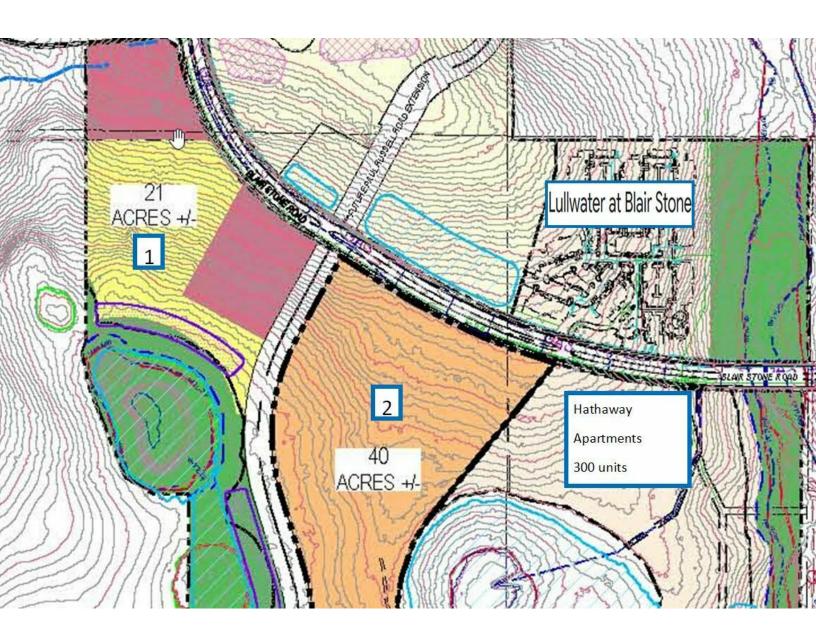


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LAND USE MAP - SITES 1 & 2 **ENGLISH FAMILY PUD** BLAIR STONE RD. & TRAM RD., TALLAHASSEE, FL 32301

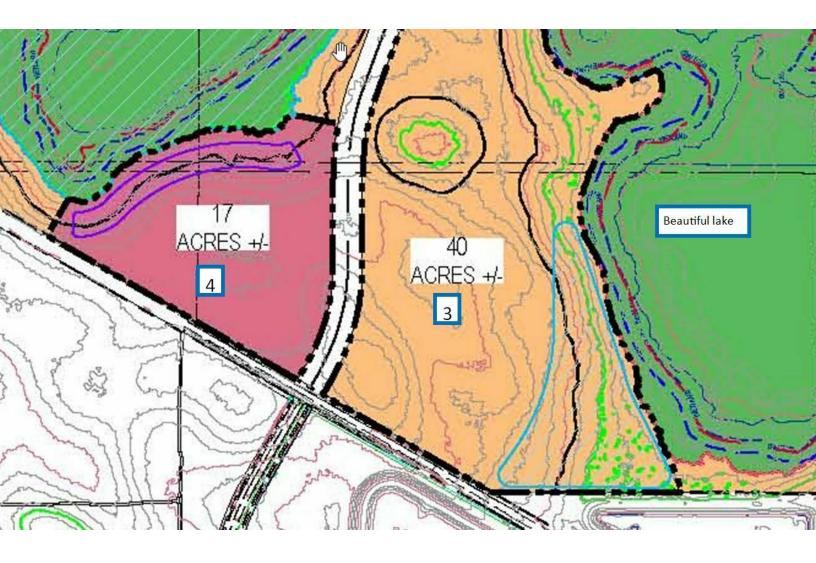


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LAND USE MAP - SITES 3 & 4 **ENGLISH FAMILY PUD** BLAIR STONE RD. & TRAM RD., TALLAHASSEE, FL 32301



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RETAILER MAP **ENGLISH FAMILY PUD** BLAIR STONE RD. & TRAM RD., TALLAHASSEE, FL 32301



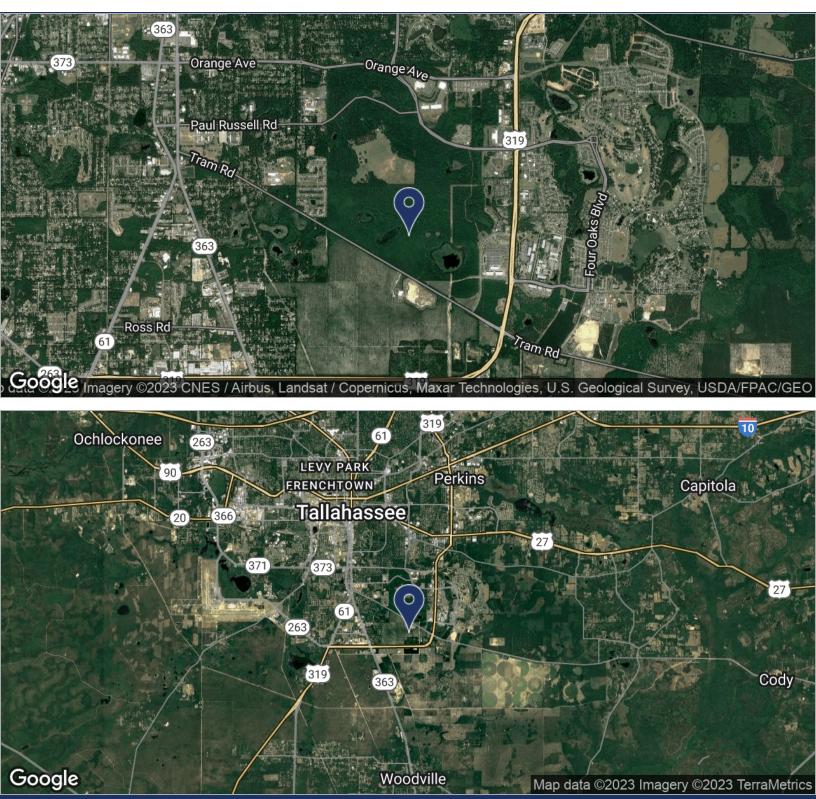
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LOCATION MAPS **ENGLISH FAMILY PUD** BLAIR STONE RD. & TRAM RD., TALLAHASSEE, FL 32301



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DEMOGRAPHICS MAP **ENGLISH FAMILY PUD** BLAIR STONE RD. & TRAM RD., TALLAHASSEE, FL 32301



3 MILES	5 MILES	10 MILES
37,117	95,991	240,770
30.7	30.7	34.4
29.3	29.9	33.1
31.3	31.4	35.7
3 MILES	5 MILES	10 MILES
17,130	44,522	110,570
2.2	2.2	2.2
\$52,370	\$51,312	\$61,557
\$154,564	\$155,736	\$169,975
	37,117 30.7 29.3 31.3 3 MILES 17,130 2.2	37,117 95,991 30.7 30.7 29.3 29.9 31.3 31.4 3 MILES 5 MILES 17,130 44,522 2.2 2.2 \$52,370 \$51,312

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