



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

**For additional zoning information follow
link to Approved PUD**

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.

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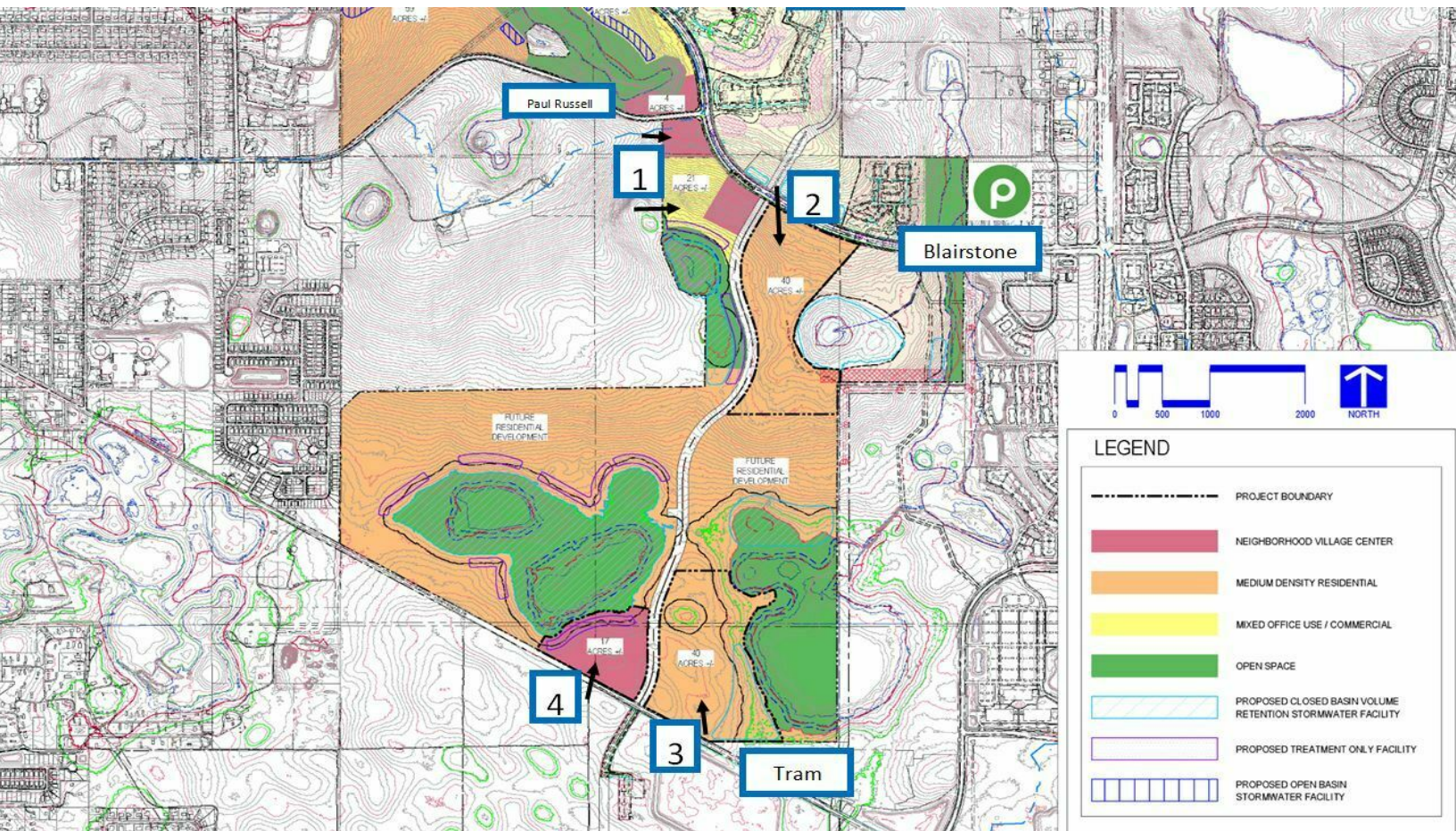
TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





LAND USE MAP ENGLISH FAMILY PUD

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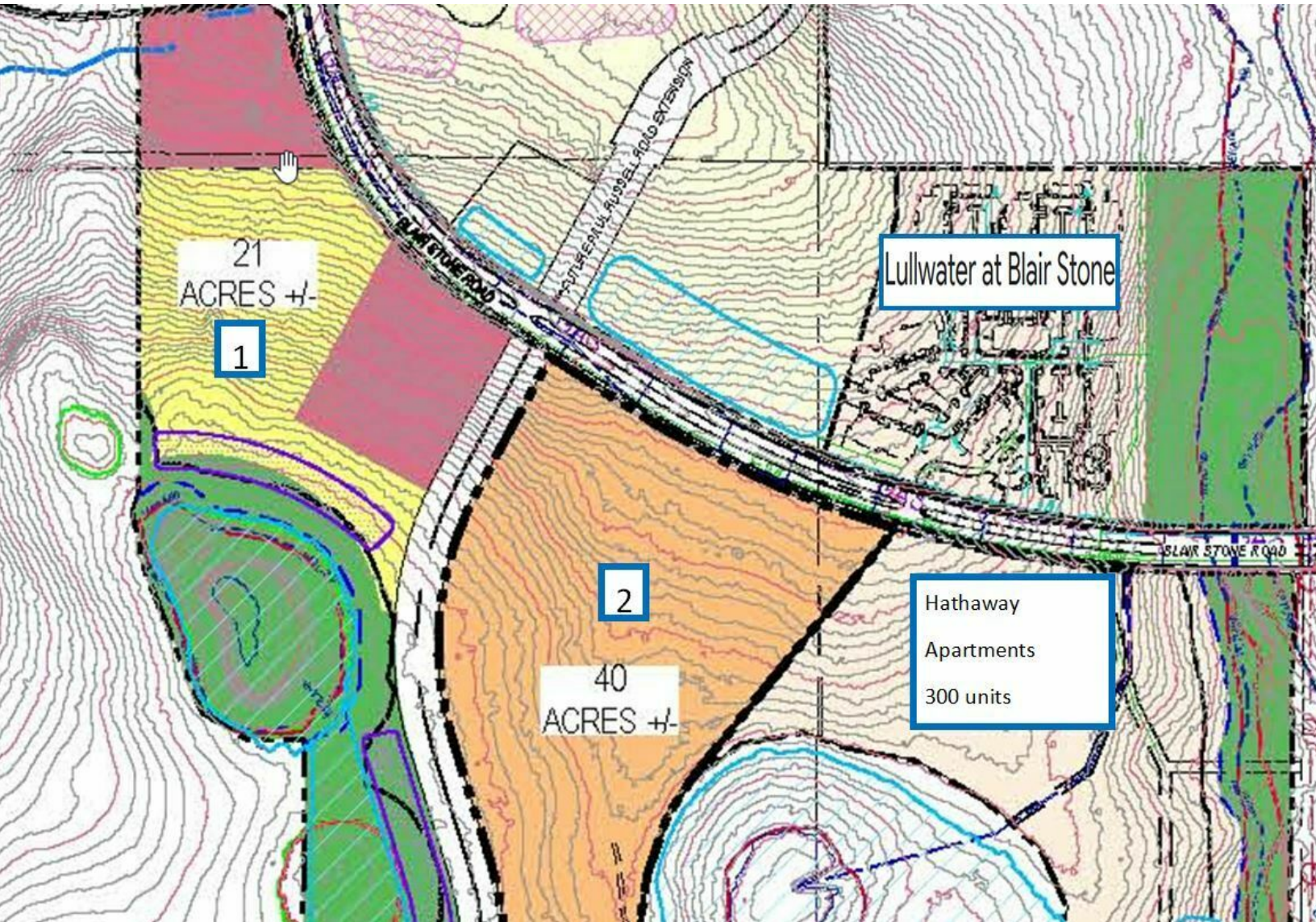




LAND USE MAP - SITES 1 & 2

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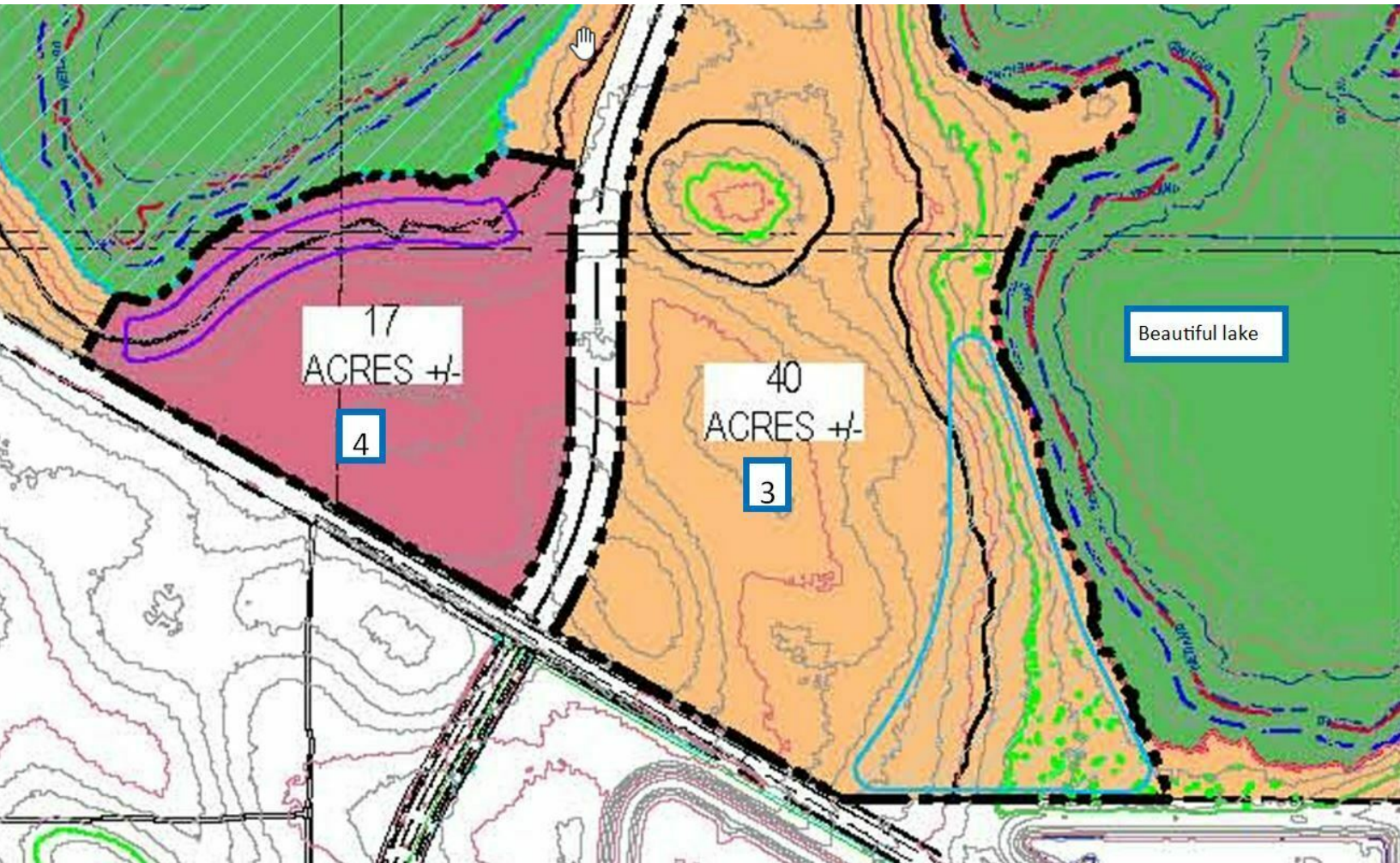




LAND USE MAP - SITES 3 & 4

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RETAILER MAP

ENGLISH FAMILY PUD

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Google

Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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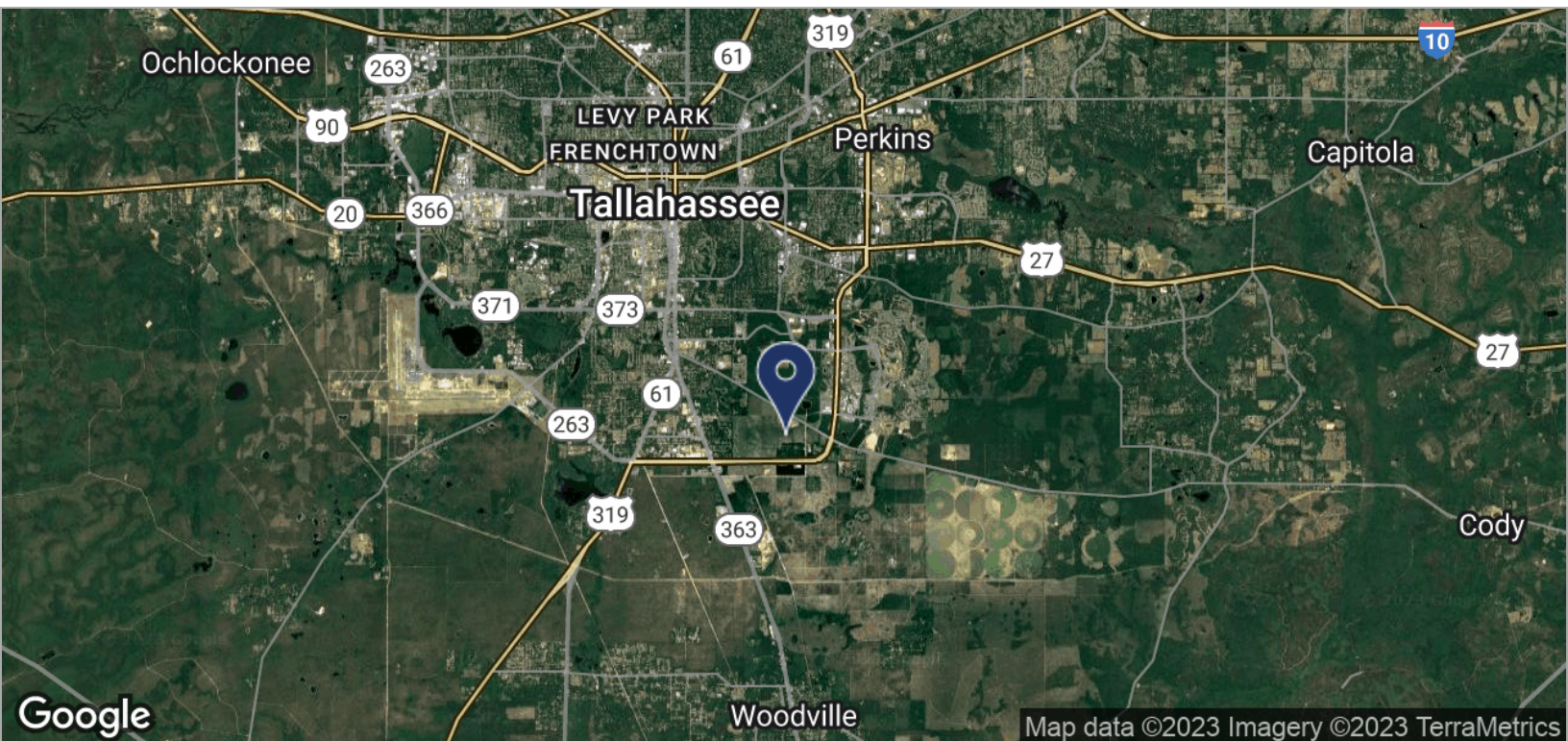
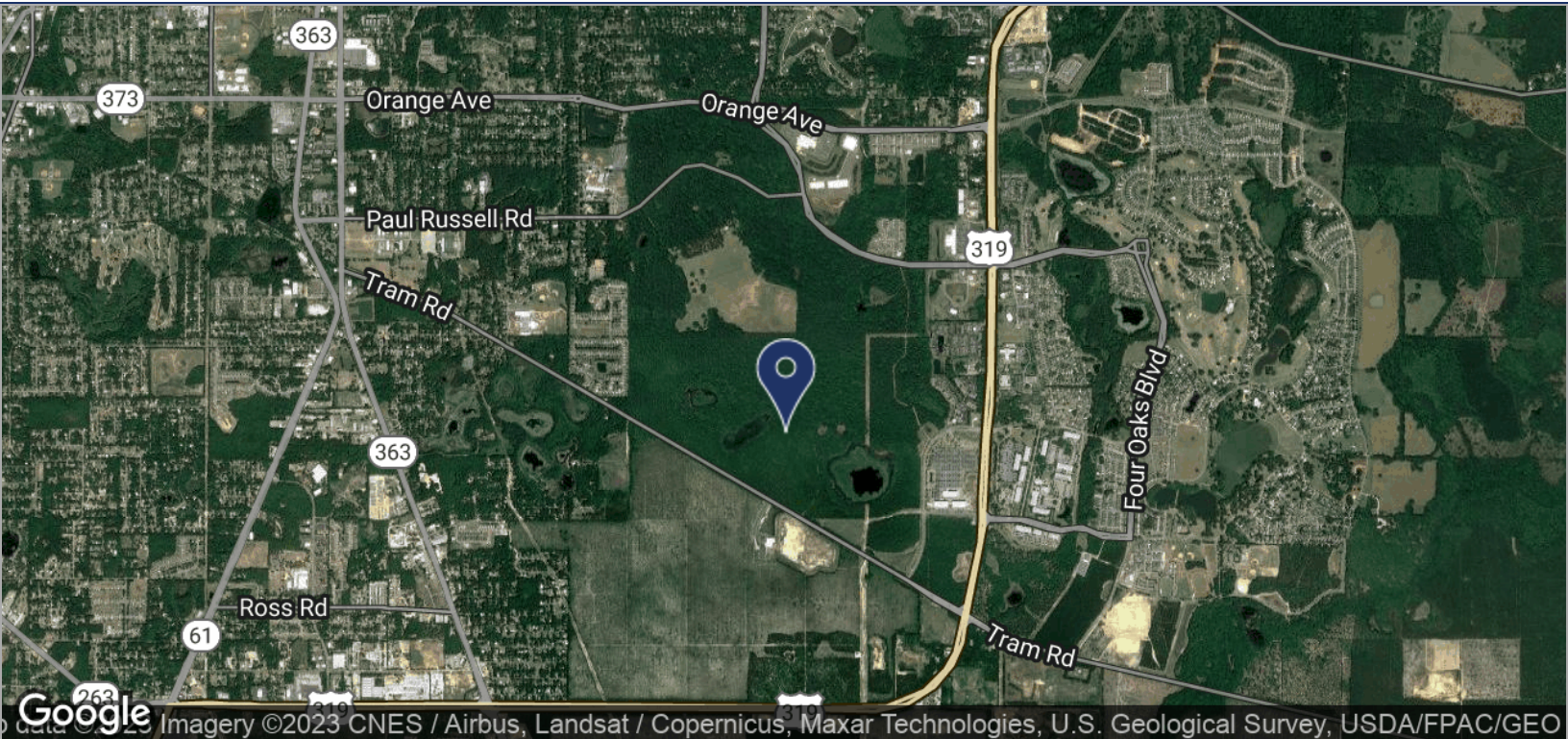




LOCATION MAPS

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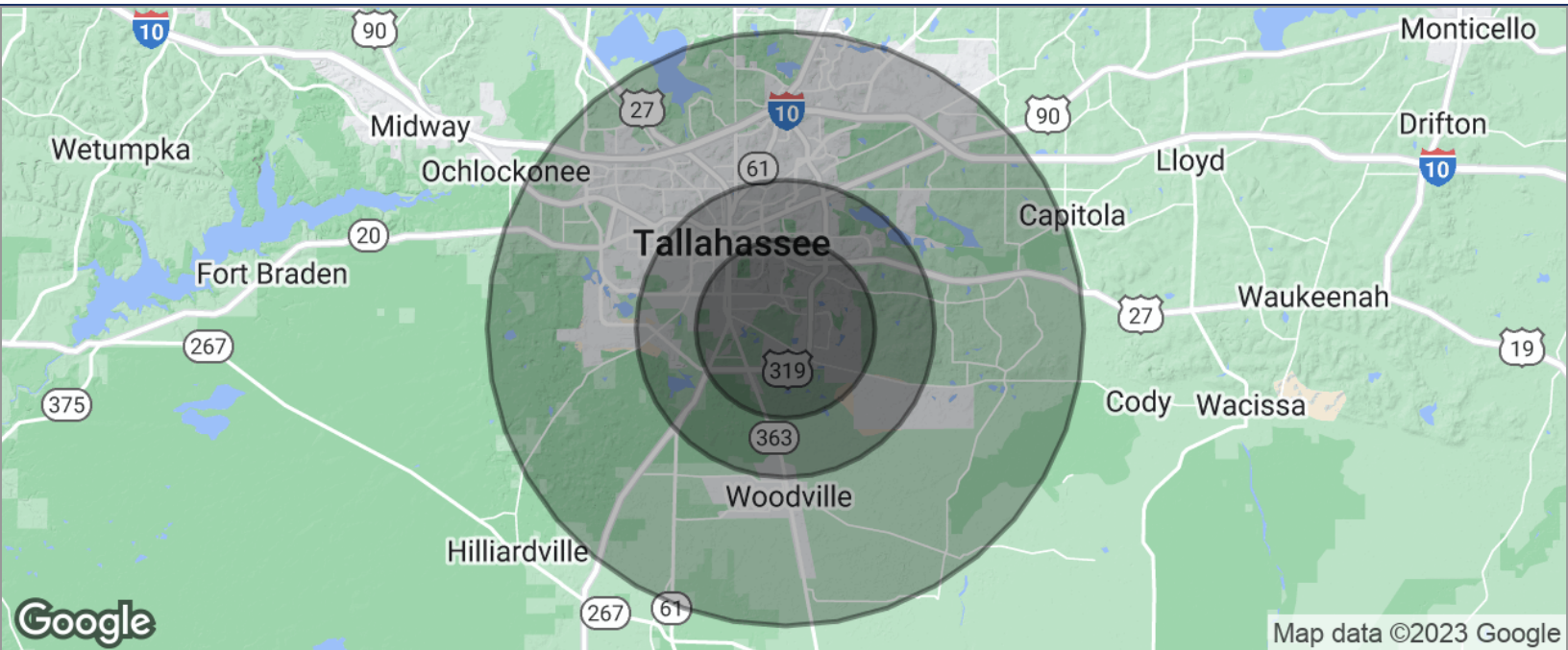




DEMOGRAPHICS MAP

ENGLISH FAMILY PUD

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	37,117	95,991	240,770
MEDIAN AGE	30.7	30.7	34.4
MEDIAN AGE (MALE)	29.3	29.9	33.1
MEDIAN AGE (FEMALE)	31.3	31.4	35.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	17,130	44,522	110,570
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$52,370	\$51,312	\$61,557
AVERAGE HOUSE VALUE	\$154,564	\$155,736	\$169,975

* Demographic data derived from 2020 ACS - US Census

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