

O F F E R I N G M E M O R A N D U M



11.16-ACRE DEVELOPMENT OPPORTUNITY

WITH PRIME C-2 ZONING

 2930 COASTAL HWY
CRAWFORDVILLE, FL 32327

PRESENTED BY:

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ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.



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EXECUTIVE SUMMARY

Discover an unparalleled chance to **own a sprawling 11.16-acre property** located along the highly visible and accessible **Coastal Highway (U.S. Route 98)** in Crawfordville, Florida. This unique parcel boasts **C-2 General Commercial Zoning**, offering extraordinary flexibility to accommodate nearly any commercial, mixed-use, or residential development opportunity.

KEY PROPERTY HIGHLIGHTS

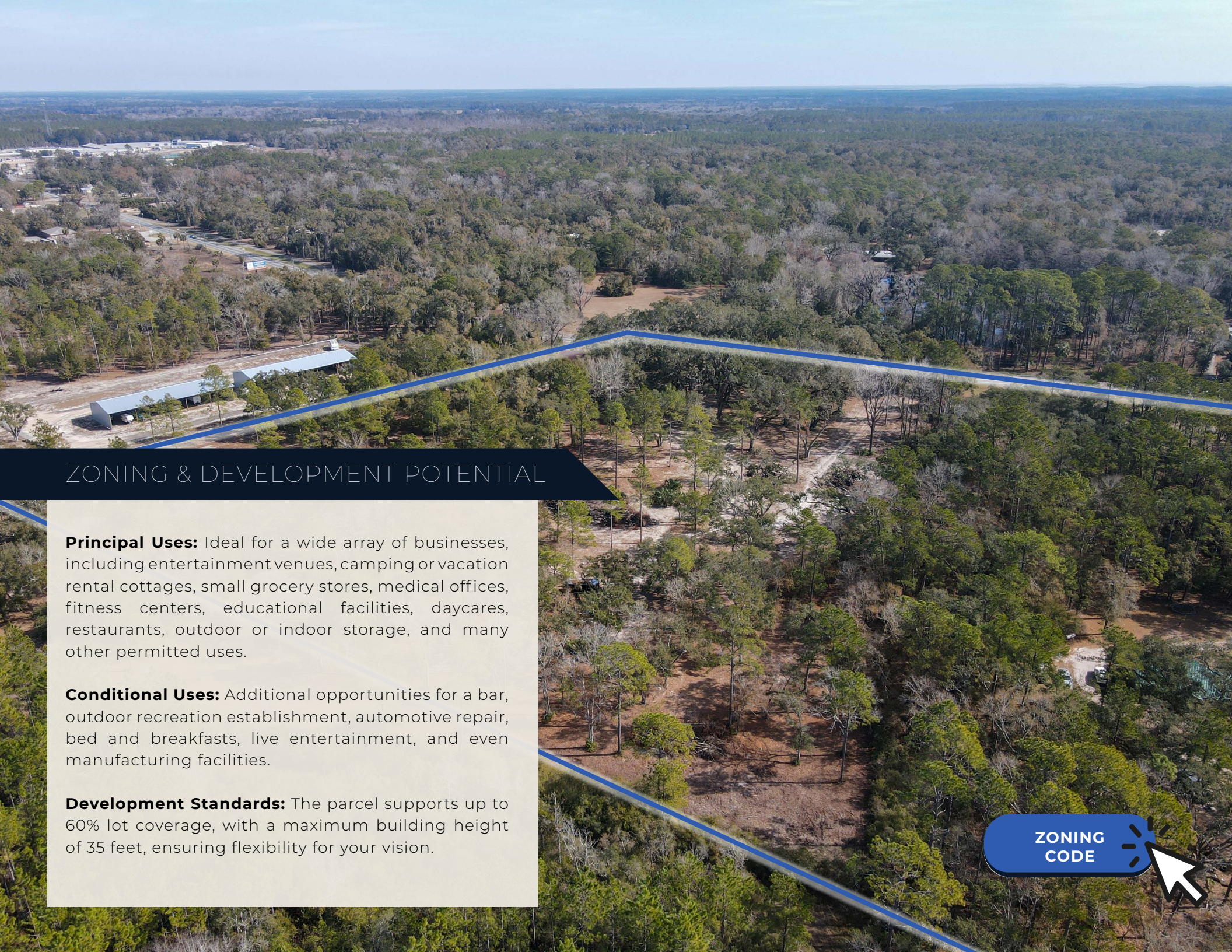
- **Expansive 11.16 Acres:** A rare find in the market, this parcel provides ample space for large-scale projects while maintaining the potential for smaller, customized developments.
- **C-2 Zoning Flexibility:** Allows for a wide range of uses, including but not limited to retail, offices, medical facilities, restaurants, hotels, mini-warehouses, residential units above commercial spaces, and more. With 52 principal uses and additional conditional uses permitted, the possibilities are vast.
- **Prime Visibility and Access:** Located on Coastal Highway, the property benefits from high traffic exposure and ease of access to nearby arterial roads, supporting a variety of commercial or mixed-use endeavors.
- **Natural Beauty with Existing Structure:** Graced with mature Live Oak trees, the property also includes an aging house that could be razed for redevelopment or restored for adaptive reuse.

WHY INVEST HERE?

This is more than land—it's a gateway to creating a landmark destination or cherished private retreat. The combination of rare acreage, ideal zoning, and prime location makes this property an extraordinary investment for developers, business owners, and visionaries.

For more information or to schedule a tour, contact us today to explore the full potential of this remarkable property!





ZONING & DEVELOPMENT POTENTIAL

Principal Uses: Ideal for a wide array of businesses, including entertainment venues, camping or vacation rental cottages, small grocery stores, medical offices, fitness centers, educational facilities, daycares, restaurants, outdoor or indoor storage, and many other permitted uses.

Conditional Uses: Additional opportunities for a bar, outdoor recreation establishment, automotive repair, bed and breakfasts, live entertainment, and even manufacturing facilities.

Development Standards: The parcel supports up to 60% lot coverage, with a maximum building height of 35 feet, ensuring flexibility for your vision.

ZONING
CODE



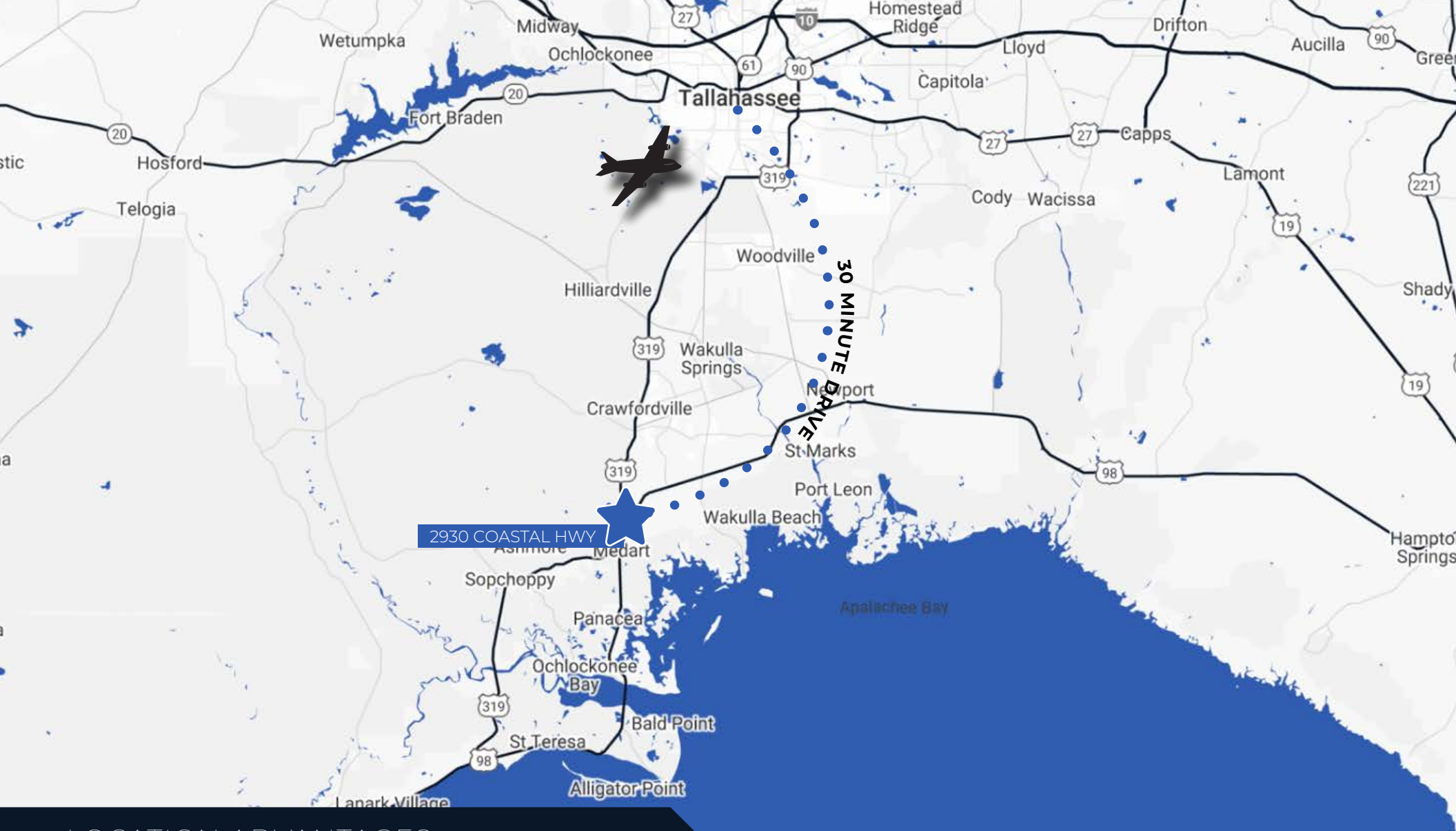
A RARE OPPORTUNITY FOR A PRIVATE RETREAT

While the property is perfectly suited for commercial or mixed-use development, its expansive 11.16 acres also make it an extraordinary opportunity to create a private residence and retreat like no other. Imagine transforming this unique parcel into your own secluded haven, complete with plenty of space to design your dream home surrounded by natural beauty.

- **Privacy and Serenity:** The property's size and layout provide unmatched privacy, allowing you to escape the hustle and bustle of everyday life while still being conveniently close to modern amenities.
- **Room to Expand:** With 11+ acres, there's plenty of room to add features such as gardens, walking trails, private recreational areas, guest cottages, or even equestrian facilities.
- **Charming Existing Structure:** Restore the aging house to create a unique residence with character, or use the footprint to build something entirely new.
- **Live Oak Ambiance:** The majestic trees add an enchanting charm, offering shade, beauty, and a timeless atmosphere to your personal retreat.
- **Nearby Attractions:** Enjoy proximity to Wakulla Springs State Park, St. Marks National Wildlife Refuge, and other nearby natural landmarks for outdoor activities and adventures.

Whether you're looking for a tranquil weekend getaway, a space for family gatherings, or a full-time private sanctuary, this property delivers the size, flexibility, and setting to make your vision a reality. It's a once-in-a-lifetime opportunity to own a sprawling private estate with endless possibilities.





LOCATION ADVANTAGES

Strategic Placement: Situated just 10 minutes from downtown Crawfordville, 30 minutes to Tallahassee, and 35 minutes to Tallahassee International Airport, this property is perfectly positioned to serve local and regional markets.

Natural Landmarks Nearby: Minutes from **Wakulla Springs State Park**, **St. Marks National Wildlife Refuge**, and other scenic attractions that draw visitors year-round.



ENDLESS OPPORTUNITIES

Whether you envision a wedding or event venue, professional office park, medical complex, boutique hotel, camping, glamping, cottage compound, or residential retreat, this property provides the perfect foundation.

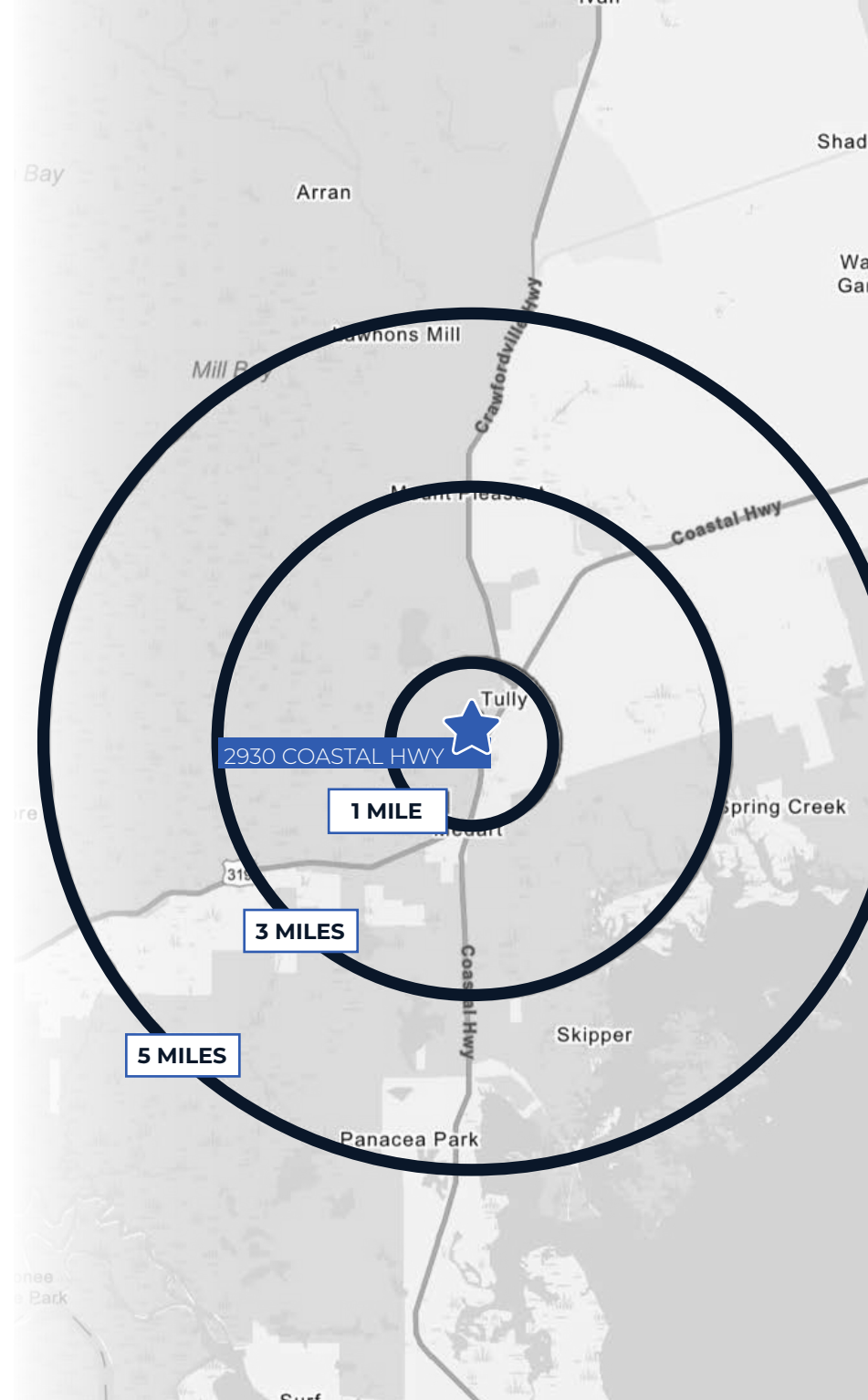


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	463	2,085	4,703
Households	165	776	1,842
Families	110	534	1,239
Average Household Size	2.79	2.66	2.51
Owner Occupied Housing Units	131	615	1,443
Renter Occupied Housing Units	34	161	399
Median Age	46.7	45.0	44.8
Median Household Income	\$53,879	\$50,670	\$60,661
Average Household Income	\$72,073	\$66,096	\$75,821

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	504	2,266	5,039
Households	180	854	1,988
Families	120	588	1,336
Average Household Size	2.79	2.63	2.50
Owner Occupied Housing Units	149	707	1,629
Renter Occupied Housing Units	31	147	359
Median Age	47.7	45.9	45.8
Median Household Income	\$64,949	\$61,224	\$69,523
Average Household Income	\$82,891	\$77,023	\$87,211



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