

# FOR SALE

1475 Crawfordville Highway Crawfordville, FL 32327



## Development Potential


16.05 AC for sale in Wakulla County. Currently zoned for residential but is contiguous with other commercial zoned property.

- Development opportunity in fast growing Crawfordville FL
- 360' of highway frontage on Crawfordville Highway (Highway 319)
- Road Improvements Underway
- Located 15 miles South of Tallahassee on the East side of Crawfordville Highway Just North of the Wal-Mart.

### OFFERING SUMMARY

|                   |             |
|-------------------|-------------|
| <b>SALE PRICE</b> | \$1,100,000 |
| <b>LOT SIZE</b>   | 16.05 Acres |

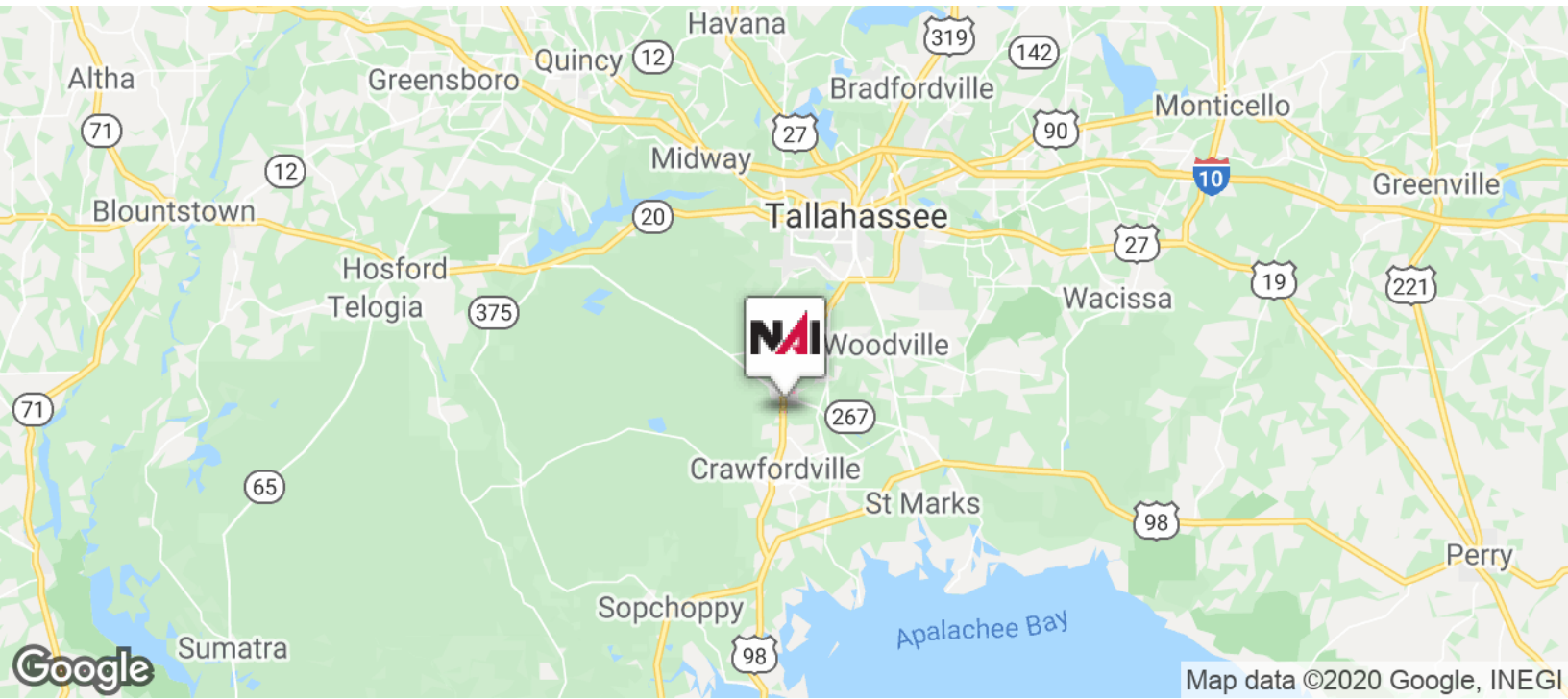
### 10 MILES INFORMATION

|   |  |   |
|---|--|---|
| <br><b>28,910</b><br>TOTAL POPULATION | <br><b>10,978</b><br>TOTAL HOUSEHOLDS | <br><b>\$54,195</b><br>AVERAGE HH INCOME |
|---|--|---|



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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 279    | 7,875   | 28,910   |
| Average age          | 36.8   | 36.5    | 36.0     |
| Average age (Male)   | 35.6   | 35.4    | 34.3     |
| Average age (Female) | 38.5   | 37.9    | 37.6     |

| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total households    | 104      | 2,958     | 10,978    |
| # of persons per HH | 2.7      | 2.7       | 2.6       |
| Average HH income   | \$60,036 | \$58,756  | \$54,195  |
| Average house value |          | \$170,549 | \$160,954 |

\* Demographic data derived from 2010 US Census

