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COMMERCIAL

# VACANT LAND FOR SALE

WOODVILLE HIGHWAY | CRAWFORDVILLE, FL 32327

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1.87± AC FOR SALE IN CRAWFORDVILLE, FL - FOR MORE INFO, PLEASE CONTACT: **407.540.7718**



## PROPERTY OVERVIEW

- 1.87± acres of vacant land zoned C2 - Commercial
- The property is located between Old Woodville Road and Woodville Highway, south of Methodist Lane.
- Combined, the two parcels have approximately 240 feet of frontage along Woodville Highway.
- The property is located approximately 3 miles north of US Highway 98 and about 14 miles south of Downtown Tallahassee.

## PROPERTY SPECIFICATIONS

LOT SIZE	1.87± AC For Sale
PARCEL ID	09-3S-01E-000-05097-000 09-3S-01E-000-05156-001
COUNTY	Wakulla
ZONING	C2 - Commercial
CURRENT USE	Vacant land
ASKING PRICE	<b>\$275,000</b>

### FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | **407.540.7718**  
 Principal, Managing Director  
 Matt.Messier@foundrycommercial.com  
 Licensed Real Estate Broker

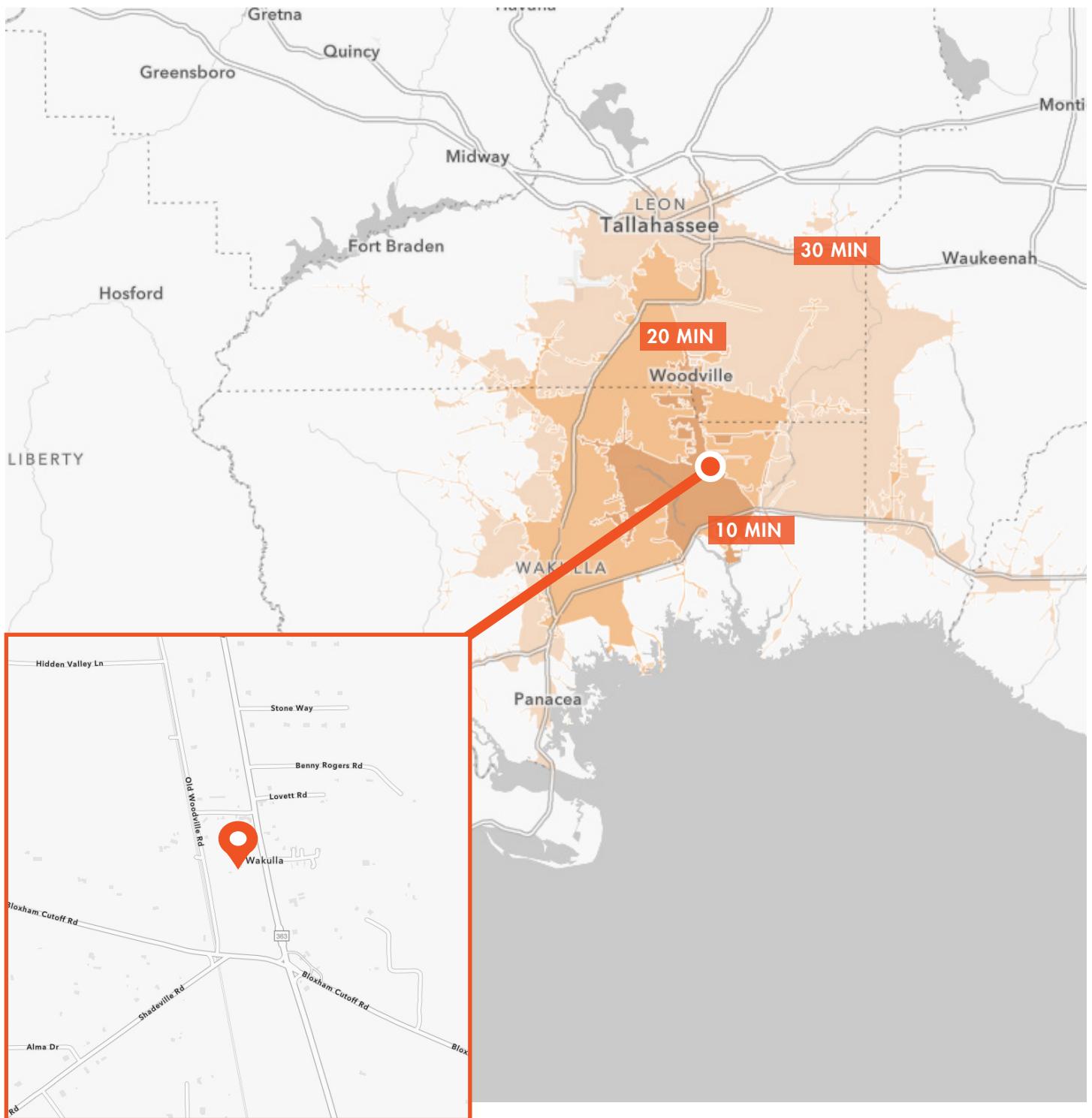
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## LOCATION AND DRIVE TIMES



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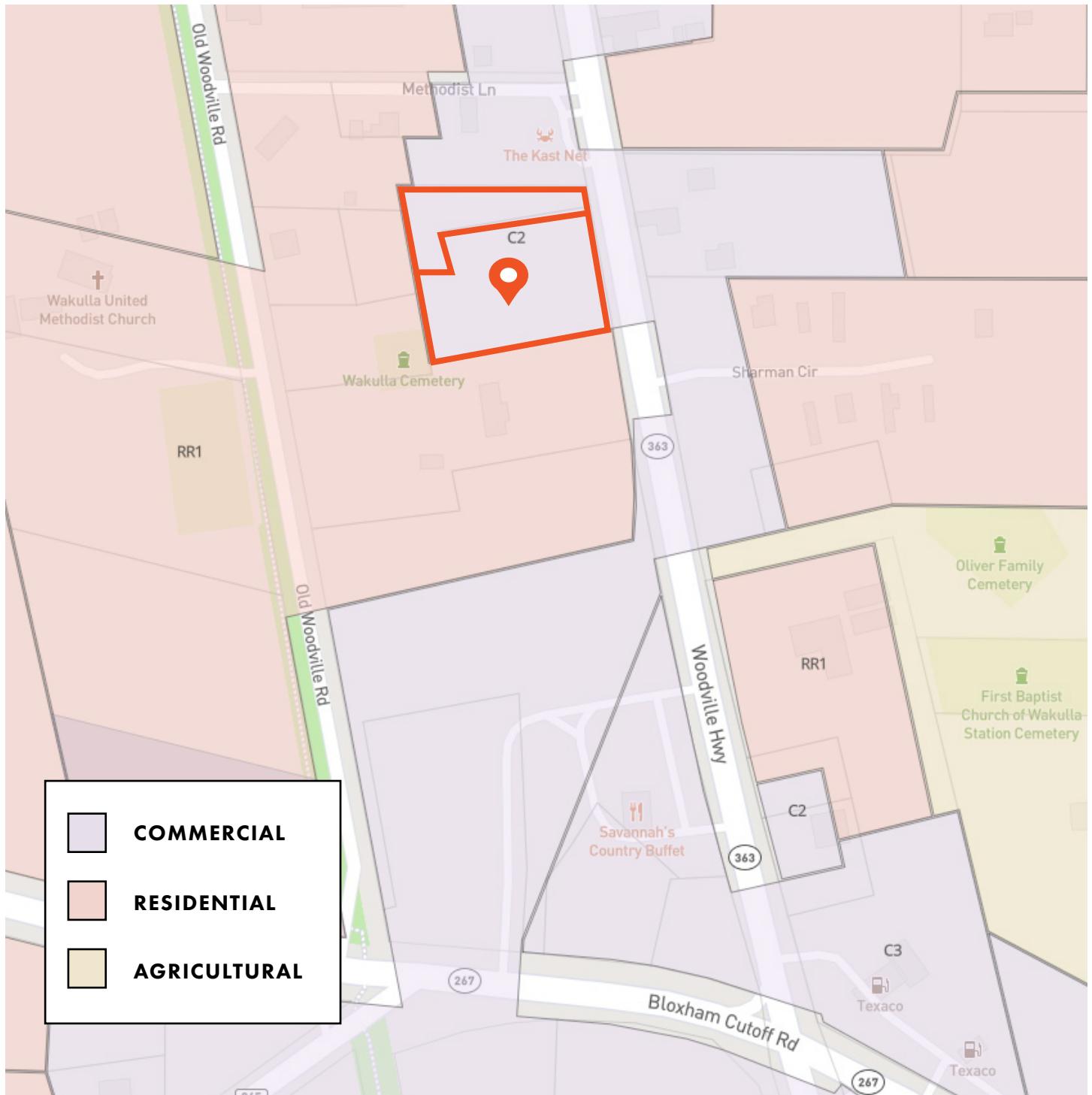
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**ZONING**

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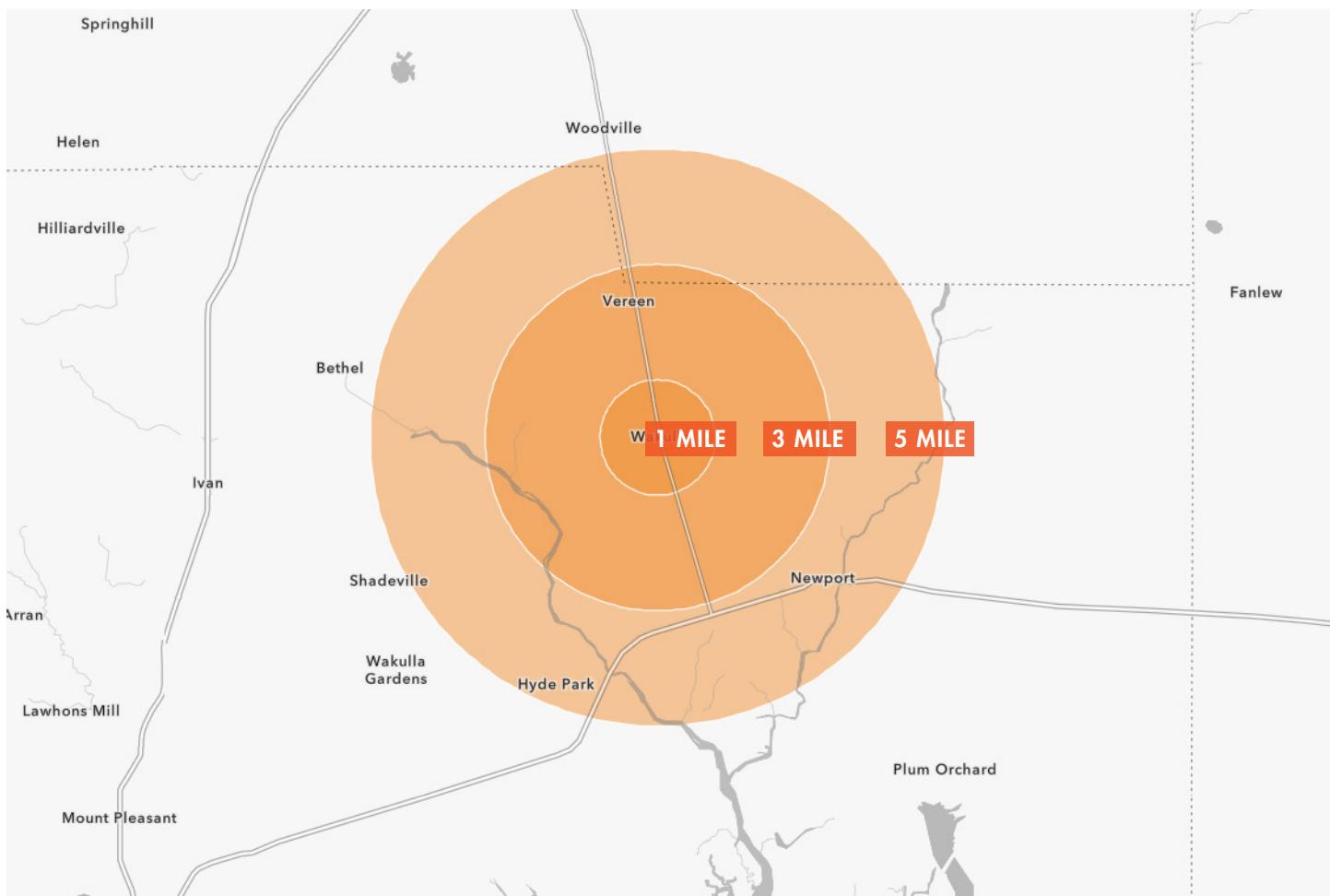
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>432</b> ESTIMATED POPULATION 2025
	<b>42.0</b> MEDIAN AGE
	<b>\$205,458</b> MEDIAN HOME VALUE 2025
	<b>60</b> TOTAL EMPLOYEES
	<b>\$90,914</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>2,806</b> ESTIMATED POPULATION 2025
	<b>44.3</b> MEDIAN AGE
	<b>\$246,505</b> MEDIAN HOME VALUE 2025
	<b>510</b> TOTAL EMPLOYEES
	<b>\$104,241</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>8,528</b> ESTIMATED POPULATION 2025
	<b>42.9</b> MEDIAN AGE
	<b>\$240,953</b> MEDIAN HOME VALUE 2025
	<b>1,478</b> TOTAL EMPLOYEES
	<b>\$99,634</b> AVG HOUSEHOLD INCOME

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