



COMMERCIAL REAL ESTATE

LAND FOR SALE

LEGEND	
(A)	RETAIL STORE
(B)	CONVENIENT STORE
(C)	OFFICE
(D)	TOWNHOMES
(E)	APARTMENT BUILDING
(F)	APARTMENT BUILDING
(G)	ASSISTED LIVING FACILITY
(H)	DAYCARE
(I)	SINGLE FAMILY RESIDENTIAL LOTS
(J)	POCKET PARK
(K)	QUICK-SERVICE RESTAURANT
(L)	CHIPOTLE
(M)	Calver's
(N)	Dutch Bros
(O)	Waffle House



Approved 160-Bed Assisted Living Facility

Lawton Chiles Lane
Tallahassee, FL 32312



TREY DESANTIS

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trey@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

APPROVED 160-BED ASSISTED LIVING FACILITY

LAWTON CHILES LN, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Sale Price: \$4,400,000.00

Lot Size: 24.65 Acres

APN: 14-15-20-002-0000

Zoning: PUD

PROPERTY OVERVIEW

24.65 acres approved and vested for a 160-bed assisted/independent living project (ALF site) in The Grove at Bradford Hills, a 155-acre mixed use development. Bradford Hills will also consist of an 800-unit luxury apartment complex, a townhome and single-family component, and 20+ acres of retail and professional office uses. This project is also adjacent to Chiles High School, a top-rated high school in the State of Florida with over 2,200 students. The subject site is just off Thomasville Road beyond the roundabout at Rhea and Lawton Chiles Lane in Bradfordville (north Tallahassee).

LOCATION OVERVIEW

The Bradford Hills development on Thomasville Road (HWY 319), is the gateway into Tallahassee from Georgia and beyond. This development is surrounded by dense high-end residential and commercial uses like Publix, Target, and numerous restaurants, retail, medical, and professional offices. This fully vested site has utilities and infrastructure in place. Contact the listing agent today to discuss this amazing opportunity.

[Click for Zoning Information](#)

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ADDITIONAL PHOTOS

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LOT EXHIBIT
LOT 3, BLOCK "A", BRADFORD HILLS - PHASE 1
PLAT BOOK 26, PAGE 27, LEON COUNTY, FLORIDA

GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100
 FEET

MOORE BASS CONSULTING, INC.
 11111 N. W. 11th Ave., Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1111
 Fax: (954) 571-1112
 Email: info@moorebass.com
 Website: www.moorebass.com

PROJECT NAME: BRADFORD HILLS DEVELOPMENT
CLIENT NAME: WILSON FID CO. LLC

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/2011	PRELIMINARY
2	11/11/2011	REVISED
3	11/11/2011	REVISED
4	11/11/2011	REVISED
5	11/11/2011	REVISED
6	11/11/2011	REVISED
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85	11/11/2011	REVISED
86	11/11/2011	REVISED
87	11/11/2011	REVISED
88	11/11/2011	REVISED
89	1	



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RETAILER MAP

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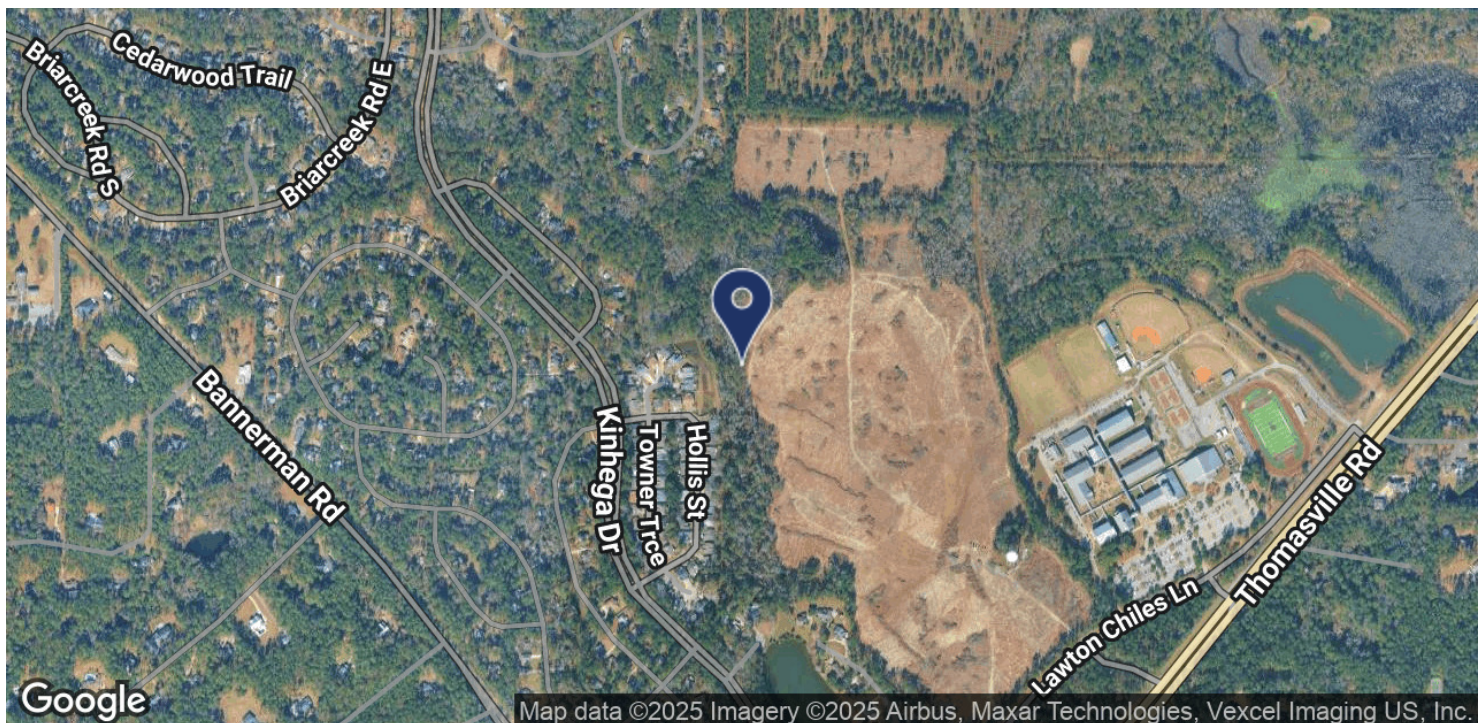
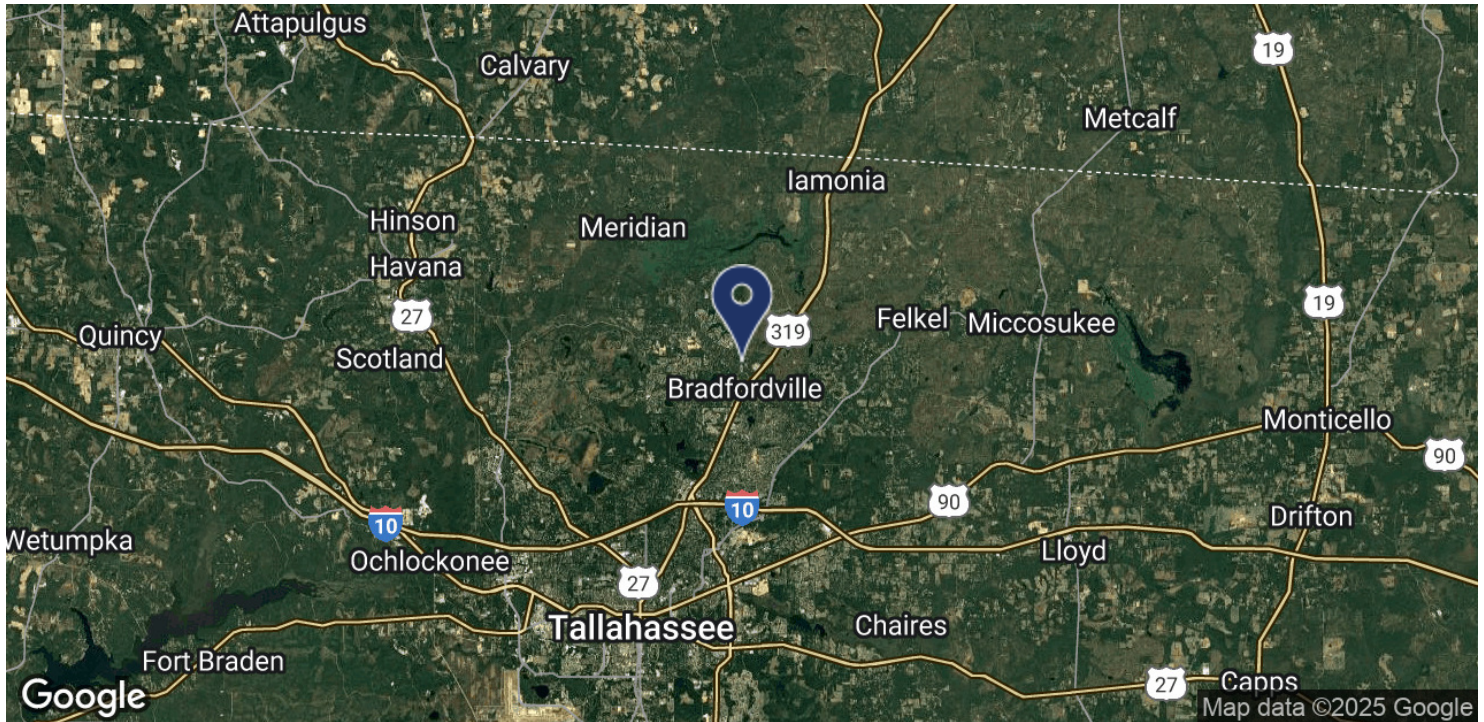




LOCATION MAP

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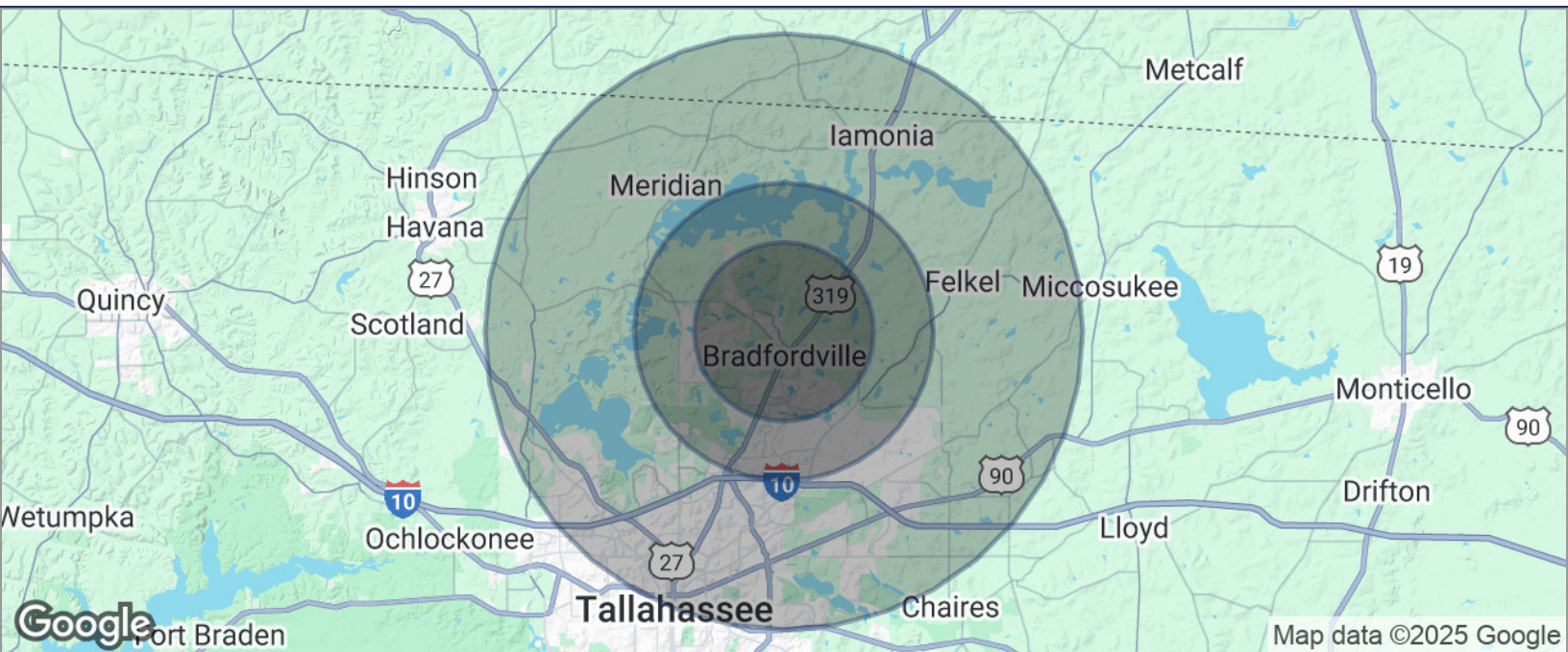




DEMOGRAPHICS MAP

APPROVED 160-BED ASSISTED LIVING FACILITY

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	26,549	45,909	160,751
MEDIAN AGE	42	43	40
MEDIAN AGE (MALE)	41	42	39
MEDIAN AGE (FEMALE)	43	44	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,852	17,389	65,706
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$156,389	\$152,614	\$111,806
AVERAGE HOUSE VALUE	\$451,516	\$449,835	\$359,557

* Demographic data derived from 2020 ACS - US Census

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