

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire or joint-venture a .85-acre site in downtown Tallahassee, FL that is zoned CC (central Core) allowing for office, retail, hotel, townhomes, apartments, medical, etc. The zoning has no height restriction, no parking minimum, and no setbacks. All utilities are at the site. The site is approx 260 feet by 122 feet. Call for details.

LOCATION DESCRIPTION

The property is located at 111 W. Bloxham Street in Tallahassee, FL. The site is ideally located across the street from the FSU College of Communications and the Attorney Generals office. The site has frontage on Adams Street, Duval Street and Bloxham Street. The site is located less than 1,200 feet from the new FSU College of Business, Cascade Park, and the Capital Building. It is less than 1,900 feet from Somo Walls, AC Marriott, Proof Brewing, FSU Law School, FAMU, and the Tallahassee Civic Center. It is 1 mile from Doak Campbell Stadium.

MUNICIPALITY

Tallahassee

PROPERTY SIZE

0.85 Acres

ZONING

CC- Central Core

PARCEL ID

2136300000320, 2136300000340, 2136300000330, 2136300000290, 2136300000570

PROPERTY OWNER

Gray Ivy Investments Bloxham LLC

PRICE

Call for details

CONTACT INFO- DISCLOSURE: OWNER IS A LICENSED REAL ESTATE BROKER IN FLORIDA

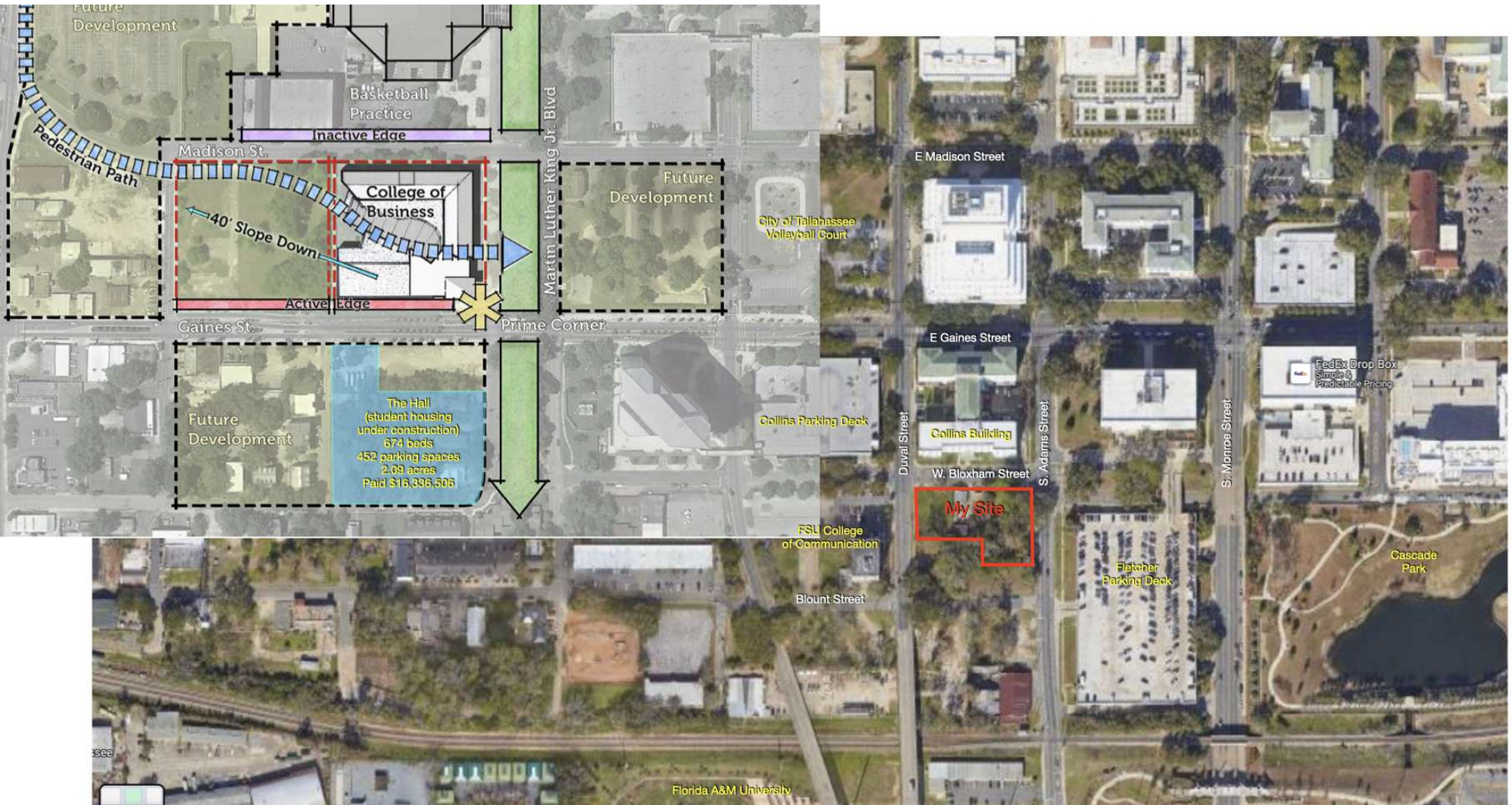
Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

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Ryan@TheDirtDog.com

Site Photo



Location Distances



9 Story Midrise Plan

SITE FIT - OPTION 3 STATISTICS

LEVEL	USE	GROSS AREA	RENTABLE AREA	STALLS PER LEVEL	UNIT AVG SF	UNITS PER LEVEL
LEVEL 5 FLOOR PLAN	AMENITY	3603 SF	0 SF	0		0
LEVEL 4 FLOOR PLAN	AMENITY	3603 SF	0 SF	0		0
LEVEL 3 FLOOR PLAN	AMENITY	3603 SF	0 SF	0		0
LEVEL 2 FLOOR PLAN	AMENITY	3603 SF	0 SF	0		0
LEVEL 1 FLOOR PLAN	AMENITY	4384 SF	0 SF	0		0
		18797 SF	0 SF	0		0
LEVEL 1 FLOOR PLAN	BOH	2430 SF	0 SF	0	0 SF	0
		2430 SF	0 SF	0		0
LEVEL 5 FLOOR PLAN	GARAGE	23862 SF	0 SF	60		0
LEVEL 4 FLOOR PLAN	GARAGE	23862 SF	0 SF	70		0
LEVEL 3 FLOOR PLAN	GARAGE	23862 SF	0 SF	70		0
LEVEL 2 FLOOR PLAN	GARAGE	23862 SF	0 SF	70		0
LEVEL 1 FLOOR PLAN	GARAGE	23862 SF	0 SF	53		0
		119310 SF	0 SF	323		0
LEVEL 9 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	850 SF	22
LEVEL 8 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	850 SF	22
LEVEL 7 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	850 SF	22
LEVEL 6 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	850 SF	22
LEVEL 5 FLOOR PLAN	RESIDENTIAL	7425 SF	5940 SF	0	850 SF	7
LEVEL 4 FLOOR PLAN	RESIDENTIAL	7425 SF	5940 SF	0	850 SF	7
LEVEL 3 FLOOR PLAN	RESIDENTIAL	7425 SF	5940 SF	0	850 SF	7
LEVEL 2 FLOOR PLAN	RESIDENTIAL	7425 SF	5940 SF	0	850 SF	7
LEVEL 1 FLOOR PLAN	RESIDENTIAL	4254 SF	3403 SF	0	850 SF	4
		127193 SF	101754 SF	0		120
GRAND TOTAL		267730 SF	101754 SF	323		120



11 Story Midrise Plan

SITE FIT - OPTION 2 STATISTICS

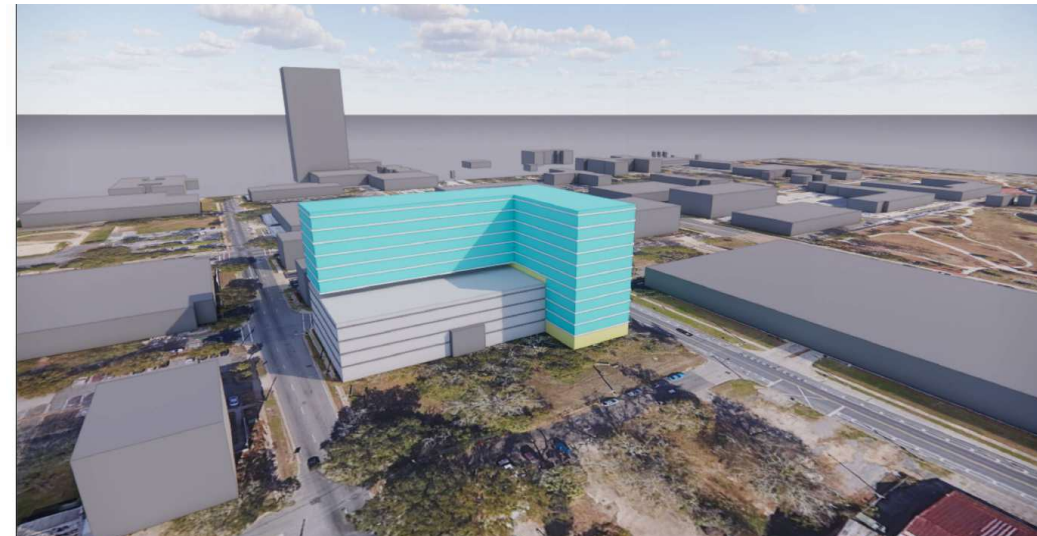
LEVEL	USE	GROSS AREA	RENTABLE AREA	STALLS PER LEVEL	UNIT AVG SF	UNITS PER LEVEL
LEVEL 5 FLOOR PLAN	AMENITY	3603 SF	0 SF	0		0
LEVEL 4 FLOOR PLAN	AMENITY	3603 SF	0 SF	0		0
LEVEL 3 FLOOR PLAN	AMENITY	3603 SF	0 SF	0		0
LEVEL 2 FLOOR PLAN	AMENITY	3603 SF	0 SF	0		0
LEVEL 1 FLOOR PLAN	AMENITY	4384 SF	0 SF	0		0
		18797 SF	0 SF	0		0

LEVEL 1 FLOOR PLAN	BOH	2430 SF	0 SF	0	0 SF	0
		2430 SF	0 SF	0		0

LEVEL 5 FLOOR PLAN	GARAGE	23862 SF	0 SF	60		0
LEVEL 4 FLOOR PLAN	GARAGE	23862 SF	0 SF	70		0
LEVEL 3 FLOOR PLAN	GARAGE	23862 SF	0 SF	70		0
LEVEL 2 FLOOR PLAN	GARAGE	23862 SF	0 SF	70		0
LEVEL 1 FLOOR PLAN	GARAGE	23862 SF	0 SF	53		0
		119310 SF	0 SF	323		0

LEVEL 11 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	1200 SF	16
LEVEL 10 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	1200 SF	16
LEVEL 9 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	1200 SF	16
LEVEL 8 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	1200 SF	16
LEVEL 7 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	1200 SF	16
LEVEL 6 FLOOR PLAN	RESIDENTIAL	23310 SF	18648 SF	0	1200 SF	16
LEVEL 5 FLOOR PLAN	RESIDENTIAL	7425 SF	5940 SF	0	1000 SF	6
LEVEL 4 FLOOR PLAN	RESIDENTIAL	7425 SF	5940 SF	0	1000 SF	6
LEVEL 3 FLOOR PLAN	RESIDENTIAL	7425 SF	5940 SF	0	1000 SF	6
LEVEL 2 FLOOR PLAN	RESIDENTIAL	7425 SF	5940 SF	0	1000 SF	6
LEVEL 1 FLOOR PLAN	RESIDENTIAL	4254 SF	3403 SF	0	1300 SF	3

		173813 SF	139050 SF	0		123
GRAND TOTAL		314350 SF	139050 SF	323		123



19 Story Highrise Plan

SITE FIT - OPTION 1 STATISTICS

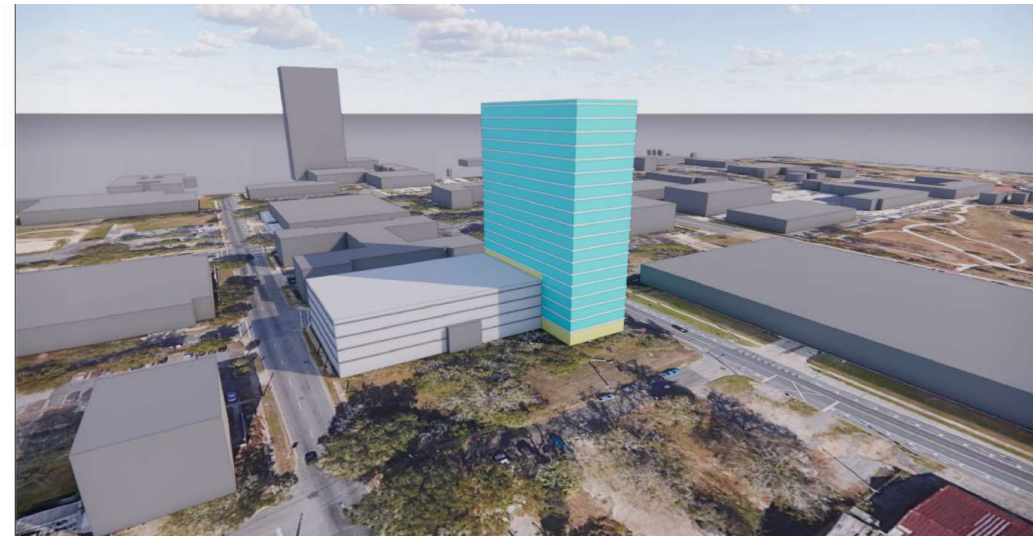
LEVEL	USE	GROSS AREA	RENTABLE AREA	STALLS PER LEVEL	UNIT AVG SF	UNITS PER LEVEL
LEVEL 5 FLOOR PLAN	AMENITY	3,603 SF	0 SF	0		0
LEVEL 4 FLOOR PLAN	AMENITY	3,603 SF	0 SF	0		0
LEVEL 3 FLOOR PLAN	AMENITY	3,603 SF	0 SF	0		0
LEVEL 2 FLOOR PLAN	AMENITY	3,603 SF	0 SF	0		0
LEVEL 1 FLOOR PLAN	AMENITY	4,384 SF	0 SF	0		0
		18,797 SF	0 SF	0		0

LEVEL 1 FLOOR PLAN	BOH	2,430 SF	0 SF	0	0 SF	0
		2,430 SF	0 SF	0		0

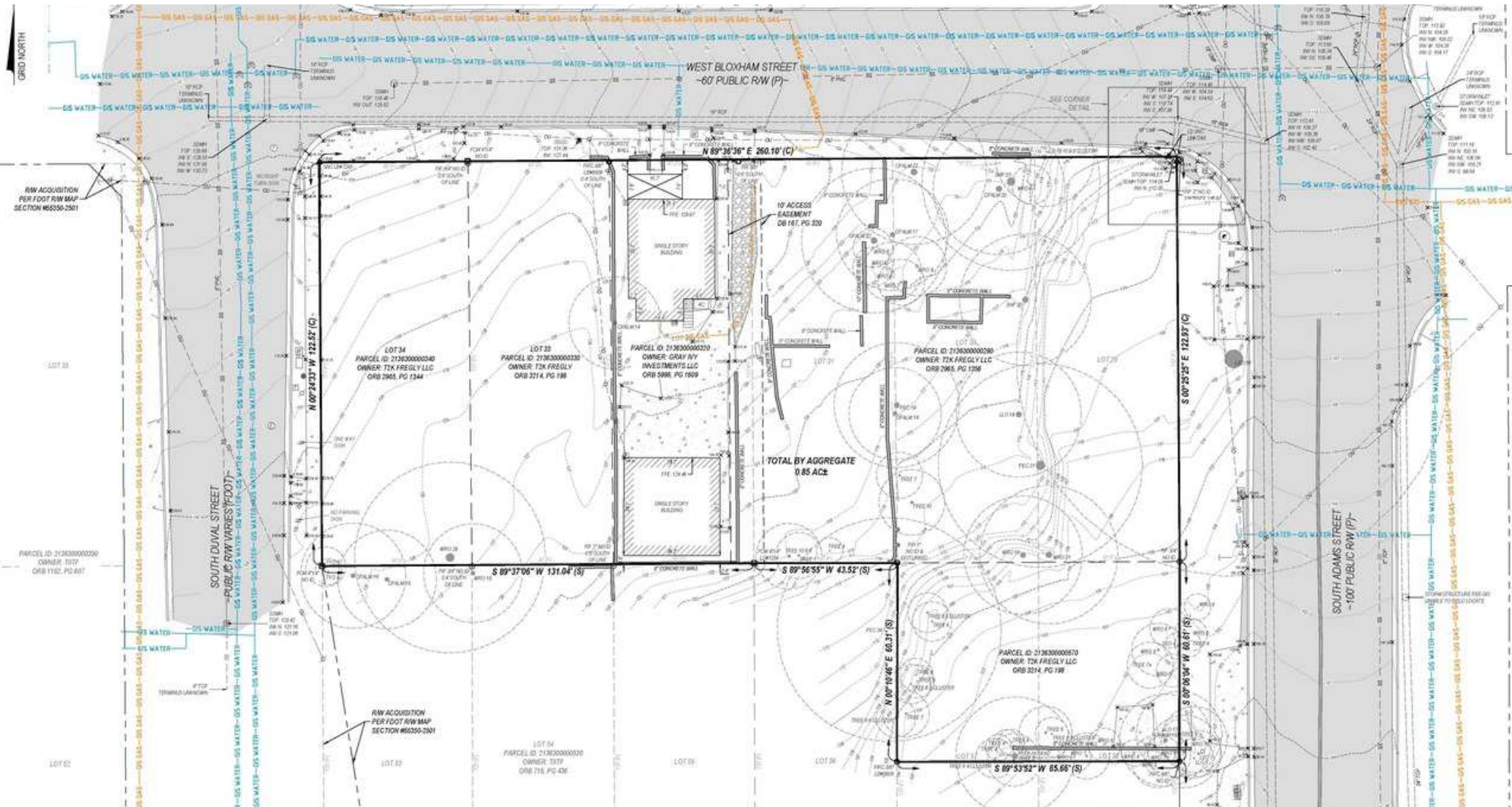
LEVEL 5 FLOOR PLAN	GARAGE	23,862 SF	0 SF	60		0
LEVEL 4 FLOOR PLAN	GARAGE	23,862 SF	0 SF	70		0
LEVEL 3 FLOOR PLAN	GARAGE	23,862 SF	0 SF	70		0
LEVEL 2 FLOOR PLAN	GARAGE	23,862 SF	0 SF	70		0
LEVEL 1 FLOOR PLAN	GARAGE	23,862 SF	0 SF	53		0
		119,310 SF	0 SF	323		0

LEVEL 19 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 18 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 17 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 16 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 15 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 14 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 13 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 12 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 11 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 10 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 9 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 8 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 7 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 6 FLOOR PLAN	RESIDENTIAL	11,088 SF	8,870 SF	0	1300 SF	7
LEVEL 5 FLOOR PLAN	RESIDENTIAL	7,425 SF	5,940 SF	0	1000 SF	6
LEVEL 4 FLOOR PLAN	RESIDENTIAL	7,425 SF	5,940 SF	0	1000 SF	6
LEVEL 3 FLOOR PLAN	RESIDENTIAL	7,425 SF	5,940 SF	0	1000 SF	6
LEVEL 2 FLOOR PLAN	RESIDENTIAL	7,425 SF	5,940 SF	0	1000 SF	6
LEVEL 1 FLOOR PLAN	RESIDENTIAL	4,254 SF	3,403 SF	0	1300 SF	3

GRAND TOTAL		189,185 SF	151,348 SF	0		125
		329,722 SF	151,348 SF	323		125



Survey



Demographics Map & Report

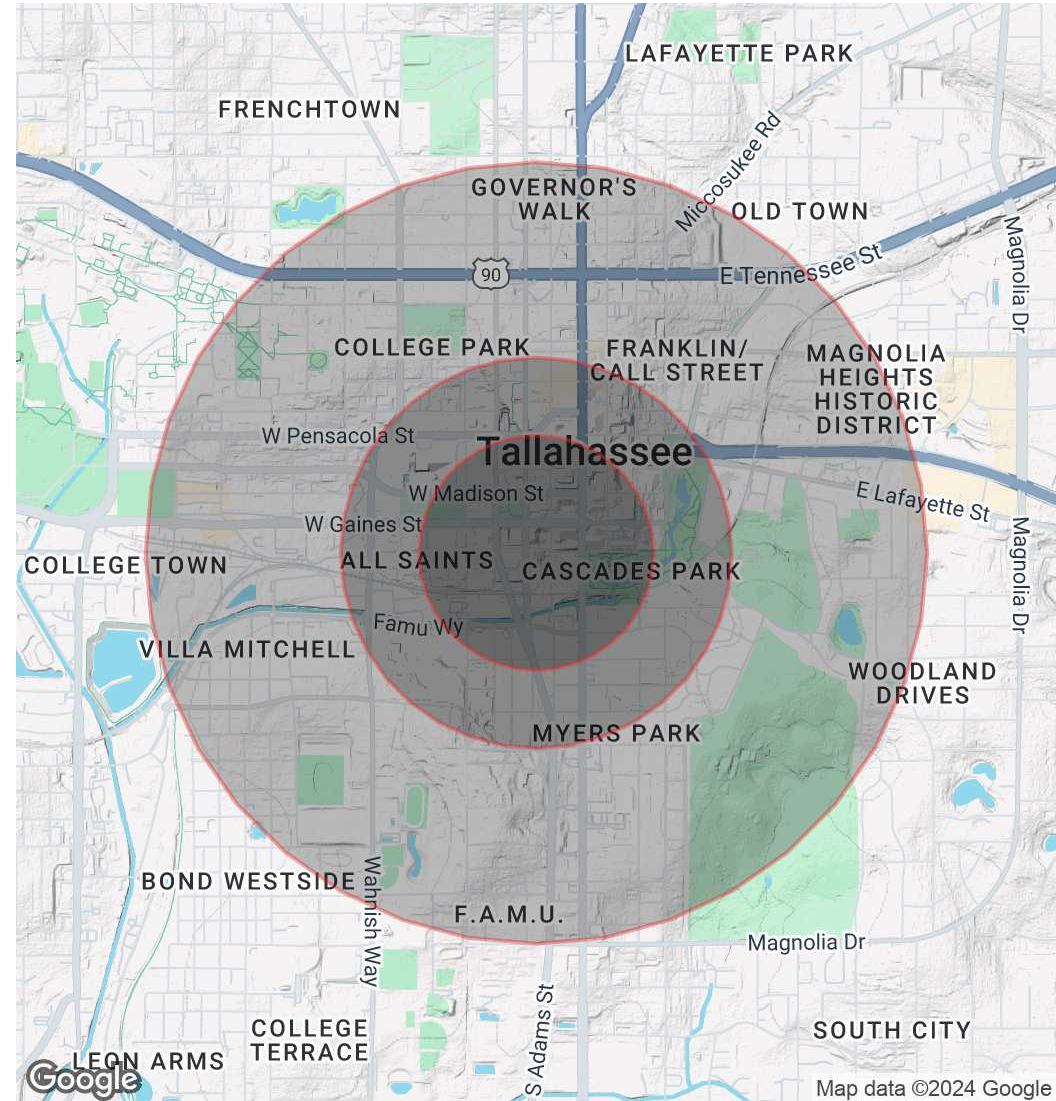
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	294	2,664	17,192
Average Age	30	30	27
Average Age (Male)	31	30	28
Average Age (Female)	30	30	27

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	132	1,347	6,189
# of Persons per HH	2.2	2	2.8
Average HH Income	\$52,319	\$47,977	\$56,392
Average House Value	\$515,390	\$500,267	\$362,802

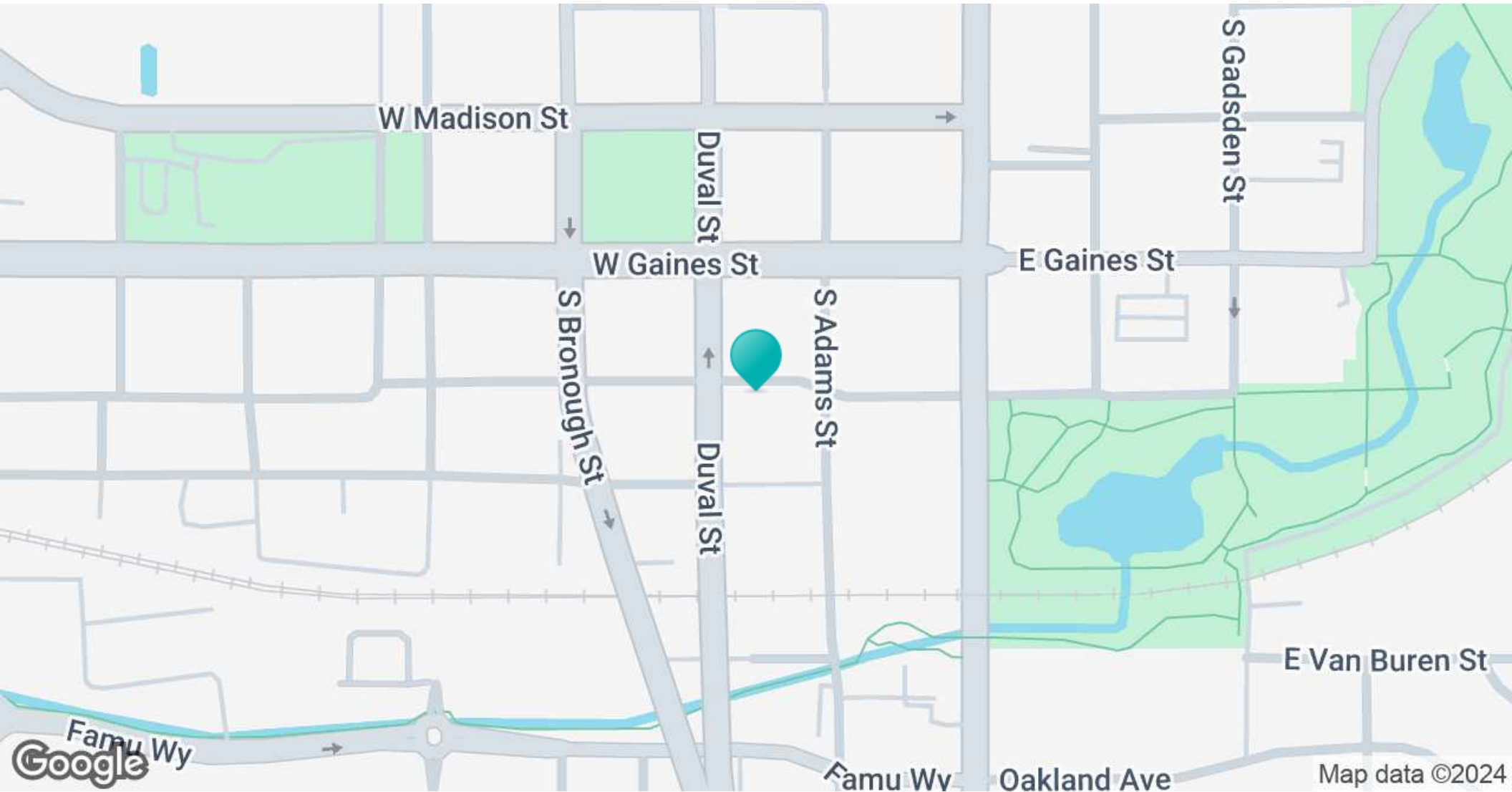
Demographics data derived from AlphaMap



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.