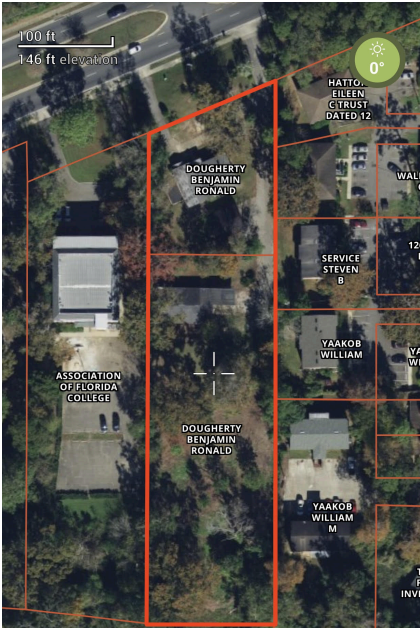


## Prime Location for Hotel Development in Tallahassee

1729 Mahan Dr, Tallahassee, FL 32308

### Key Features:

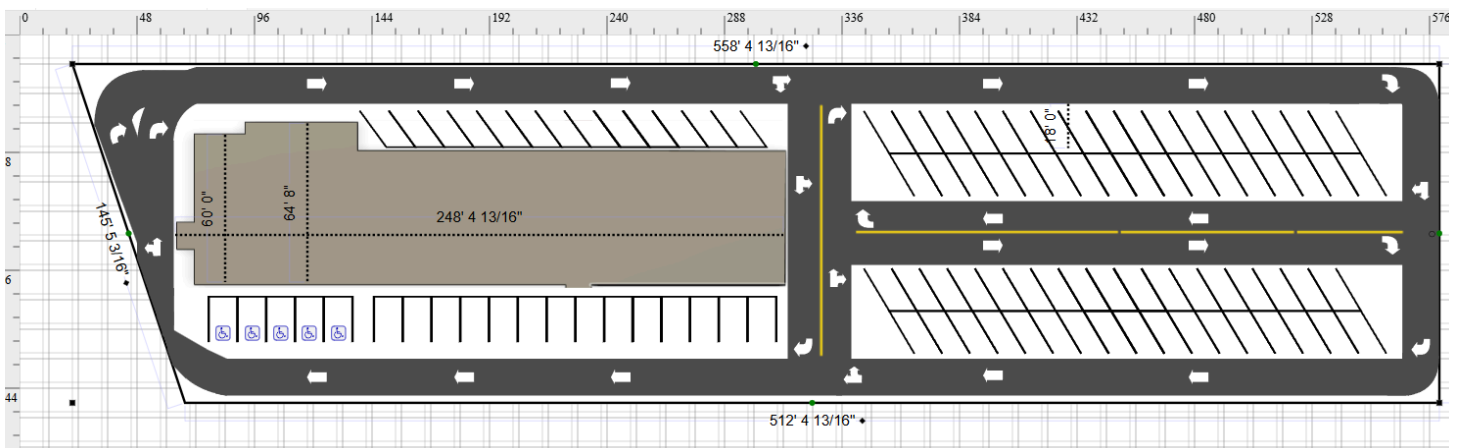
- OR-2 Zoning, which includes all C-1 uses, ready for commercial or residential use
- Prime location with high visibility, traffic, and proximity to FSU, TLH, Govt., shops, Interstate 10 and US 90, etc.
- 1.58 acres, suitable for multi-story hotel development with ample parking and amenities



### Features of the Potential Hotel Layout and Floor Plan

- 92 Rooms on 3 Floors, or 127 Rooms on 4 Floors
- 100+ Parking Spaces
- Easy street access, with check-in at the front of the property
- Two-way traffic for easy on-site parking
- Designed to comply with parking space size and accessibility/handicap space requirements.

### 92 Rooms, 3 Floors, Two-Way Traffic Lanes, and 100 Parking Spaces Hotel Configuration



**Ideal Location:** Prime location inside Capital Circle with great frontage on Mahan, a central and high-flow traffic area in Tallahassee. This 1.58-acre property offers outstanding visibility and easy access to major highways, including Interstate 10 and US 90, Florida State University, government offices, and Tallahassee international Airport.

**Proximity to Key Areas:**

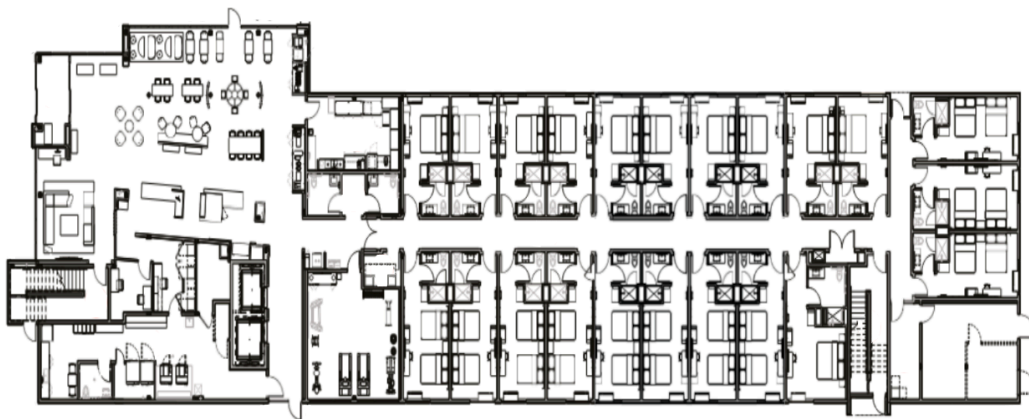
- 10-minute drive to Florida State University; FSU Law; FSU College of Medicine
- Local Government & Business District: 10 minutes
- Tallahassee International Airport: 20 minutes
- Surrounded by business, retail, and dining options

**Prime Development Potential:** Zoned for commercial use, this plot is the perfect place for development. Whether you're developing a boutique hotel, full-service accommodation, or extended-stay suites, this land offers unlimited potential. This location attracts both business and leisure travelers.

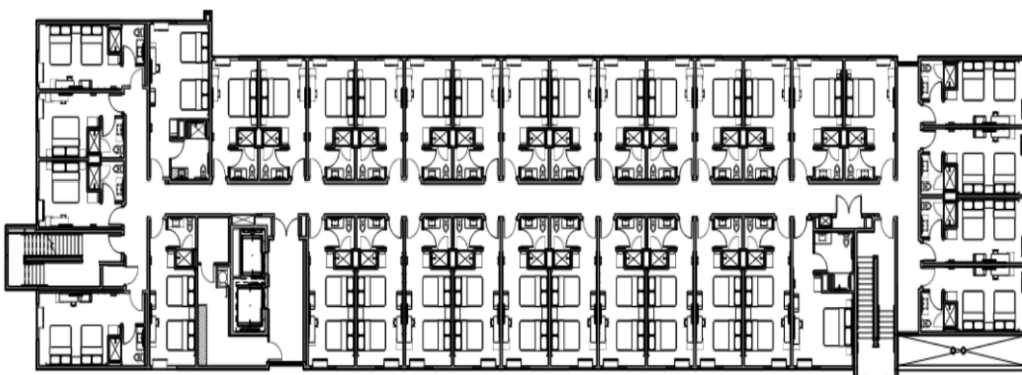
**OR-2 Zoning:** Zoned OR-2, which also permits anything within C-1 Zoning for commercial use.

**Unlimited Potential Uses:** Possible uses include Bank, Office Space, Medical/Dental, Residential, Drug store, Grocery, Restaurants with or without Drive through, Hotel or Motel, Nursing Home, Multi Family Dwelling, Single Family Attached/Detached, etc.

**Potential Hotel Ground Floor**



**Potential Hotel Upper Floor (FI 2-4)**



## Hotel Development Opportunity

The land at **1729 Mahan Dr** presents a lucrative opportunity for developers looking to enter the Tallahassee hospitality market. With increasing demand for quality accommodations, this prime location offers unmatched growth potential for a developer.

- **Growing Demand for Hospitality:** Tallahassee's expanding tourism, business, education, and government-related activities make it an ideal market for new hotel developments. The city's steady influx of visitors provides a strong base of potential guests.
- **Target Market:** Cater to business professionals, tourists, government employees, and university visitors, all of whom regularly seek quality lodging in Tallahassee.
- **Competitive Advantage:** Located near major educational and medical institutions, government offices, and corporate headquarters, this property is strategically positioned to attract guests from multiple sectors.

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**Contact Information:** For more information, detailed property specifications, and site tours, please contact:

- **Land and Lot Investments**
- Email: [Brian.Everett95@outlook.com](mailto:Brian.Everett95@outlook.com)
- Phone: +1 650-305-3366

## Regulatory/Code Compliance Details

Potential Hotel Proposed Lanes for two-way traffic measuring ~30' wide and 15' wide one-way traffic lanes easily comply with code/regulatory requirements.

The standard for accessible parking in Florida is a 12' minimum parking space with an adjacent 5' minimum access aisle. Two accessible parking spaces may share an access aisle." H. Dean Perkins, [former] Architect/A.D.A. Coordinator FDOT 1.31.2018  
<https://www.lakelandgov.net/media/15719/florida-statues-accessible-parking-with-diagram-2019.pdf>

Florida has stricter standards than the U.S. Access Board for minimum number of accessible parking spaces. 5 accessible parking spaces satisfy the Florida requirements here (for 101-150 total spaces) per the Florida Accessibility Code for Building Construction (6th Edition 2017) Adopted Pursuant to Section 553.503, Florida Statutes.