

# SALE / LEASE

70 ACRE FACILITY

Altha, FL



## LOCATION DESCRIPTION

Welcome to this unique and once in a lifetime opportunity in the heart of Altha, Florida. With its diverse landscapes and natural beauty, this Old Florida property presents a canvas of unlimited potential! With a range of on-site amenities and versatile terrain, this opportunity will not last long. Come and turn your dreams into reality!

Nestled in the heart of Calhoun County, the beautiful city of Altha offers a unique blend of small-town charm, economic opportunity, and natural beauty that make it an ideal destination for any business. Situated in the Florida Panhandle, Altha is conveniently located within a short driving distance to major metropolitan areas, including Tallahassee and Panama City, ensuring easy access to larger consumer markets.

## OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$7,000.00 per month (NNN)
Number of Units:	1
Available SF:	70 Acres
Lot Size:	139,899,474,000 SF

**Viktorija Mask**

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## DISCOVER YOUR VISION - 70 ACRES OF OPPORTUNITY - BRING YOUR VISION TO LIFE

Don't miss this 70-acre property with endless possibilities! With a range of on-site amenities and versatile terrain, the Highest and Best Use (not limited to) is:

-Training Facility: The spacious layout and on-site classrooms make this property ideal for training programs, workshops, and educational purposes. Take advantage of the serene surroundings to enhance your training programs.

-Paintball Gun Park: The cleared land and existing buildings offer a fantastic foundation for an adrenaline-pumping paintball park. Create diverse arenas and tactical challenges to attract enthusiasts of all skill levels.

-Retreats & Camps: This picturesque property is perfect for hosting retreats, summer camps, or wellness programs. The serene atmosphere and comfortable accommodations ensure an unforgettable experience for participants.

-Event Venue: The possibilities are endless for hosting events. Whether it's corporate meetings, weddings, family reunions, or outdoor festivals, the 70 acres provide a flexible and scenic setting.

Don't miss your chance to make this exceptional property your own. Contact us today to explore leasing options and start turning your vision into reality!



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## LOCATION INFORMATION

City, State, Zip

Altha, FL

County

Calhoun

Market

Tallahassee

## PROPERTY HIGHLIGHTS

- 6 Bunk Cabins plus 2 VIP Cabins: Comfortable accommodations for guests or staff, providing a cozy retreat experience.
- 3 Classrooms: Versatile spaces ideal for educational, training, or meeting purposes.
- Cafeteria: A central gathering point for meals and events equipped to serve your needs.
- Shower/Laundry Facilities: Essential amenities to ensure the comfort and convenience of your visitors.
- Cleared, Beautiful Land: The property features cleared, flat terrain, providing a blank canvas for your vision. Create the perfect setting for outdoor activities, events, and more.

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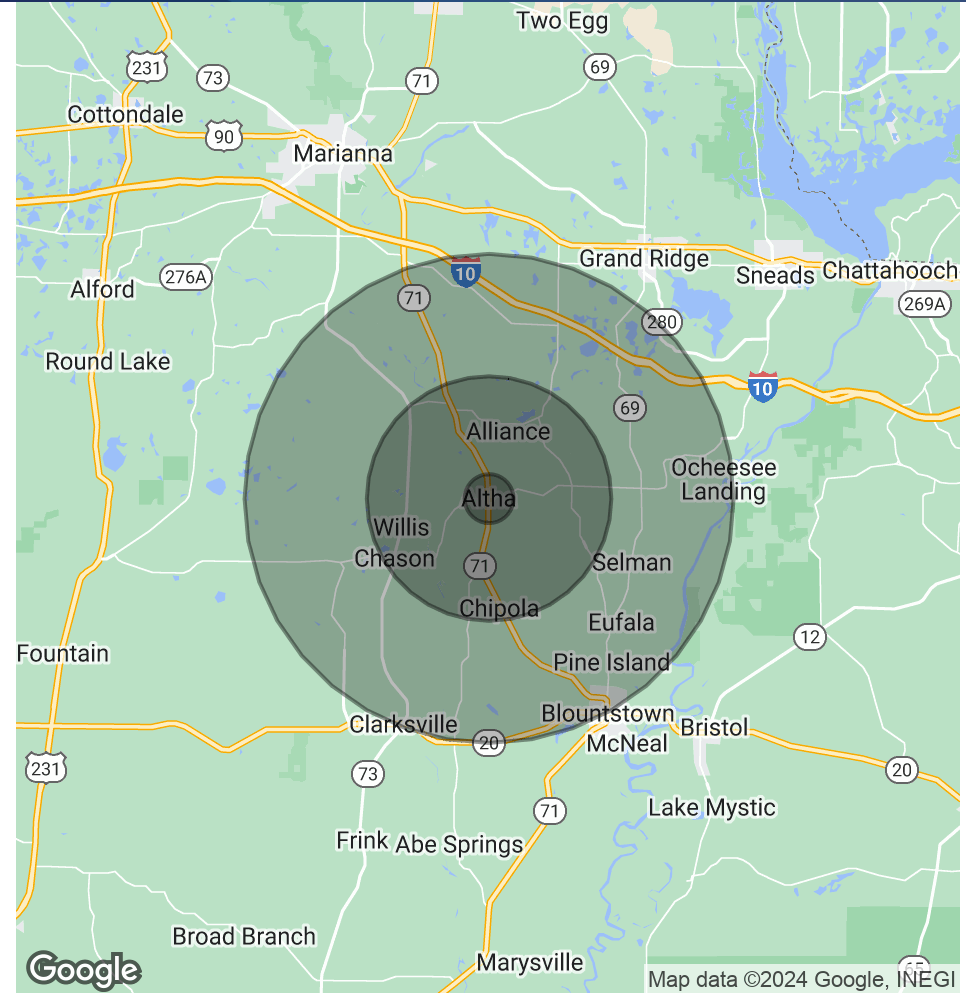
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	101	2,625	11,627
Average Age	39.5	45.4	41.5
Average Age (Male)	39.9	45.6	41.8
Average Age (Female)	39.3	47.2	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	47	1,268	5,004
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$42,347	\$41,914	\$42,237
Average House Value	\$93,375	\$96,822	\$110,609

2020 American Community Survey (ACS)



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