



# COMMERCIAL REAL ESTATE

MIXED-USE DEVELOPMENT OPPORTUNITY FOR SALE



## Downtown Tallahassee Commercial Land 725 South Bronough St, Tallahassee, FL 32301

**BEN WILKINSON**

Partner/Broker  
850.509.5258  
benw@tlgproperty.com

**MARK BEAUDOIN**

Broker/Sales Associate  
850.545.0395  
mbeaudoin@tlgproperty.com

**TLG REAL ESTATE SERVICES**

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

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# Executive Summary

725 South Bronough St, Tallahassee, FL 32301



## OFFERING SUMMARY

**Sale Price:** **Proposals due on or before February 13th, 2026.**  
**Proposal form available upon request through listing agent.**

**Total Lot Size:** 5.09 Acres +/-

**Parcel 1 Lot Size:** 2.41 Acres +/-

**Parcel 2 Lot Size:** 2.68 Acres +/-

**Zoning:** Central Core (CC)

**APN:** 21-36-25-317-2230 & 21-36-26-000-0020 & 21-36-25-247-1790

[Click Here for Zoning Information](#)

## PROPERTY OVERVIEW

Excellent redevelopment opportunity being offered on two parcels owned by the City of Tallahassee in the heart of downtown. Parcel 1 (2.41AC) and the Parcel 2 (2.68AC) are for sale. The parcels can be purchased and developed independently, or together. With Central Core zoning there are a broad range of uses for the parcels including high density multi-story residential, hotel, retail, office, restaurant, recreation, and more.

## LOCATION OVERVIEW

Located in the shadow of the Florida State Capitol and bounded by W. Gaines St, S. Martin Luther King, Jr Blvd, W. Madison St, and S. Duval and bisected by S. Bronough St, this location offers a prime spot for future redevelopment. Situated less than 2 blocks from the capitol complex and close to the heart of college town, this area is surrounded by government buildings, student housing, and a plethora of retail venues.

# PROPOSAL DATE EXTENDED!

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## Zoning Information

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### ZONING INFORMATION

The properties are located in the Central Core (CC) zoning district, within the Multi-Modal Transportation (MMTD) Downtown Overlay (DO) and could be developed independently or together. Staff anticipates prospective demand will be for the development of a multistory hotel or mixed-use development. The CC zone allows a broad range of uses, including particular types of residential, lodging, retail, office, restaurant, recreation, cultural venues, and services. Development standards allow up to 150 dwelling units per acre, but there is no maximum intensity for non-residential uses.

Stormwater capacity is available in the Lake Elberta Regional Stormwater Facility for the Parcel 1, but the Parcel 2 will require on site stormwater facilities. Any stormwater facilities shall be designed as an amenity / aesthetic feature integrated into the proposed design. Capacity in the Lake Elberta RSF can be purchased at approximately \$106,115 / acre for all post development impervious surfaces. Final capacity costs and conveyance capacity to the Lake Elberta Regional Stormwater shall be confirmed by the respondent and coordinated with City of Tallahassee Growth Management.

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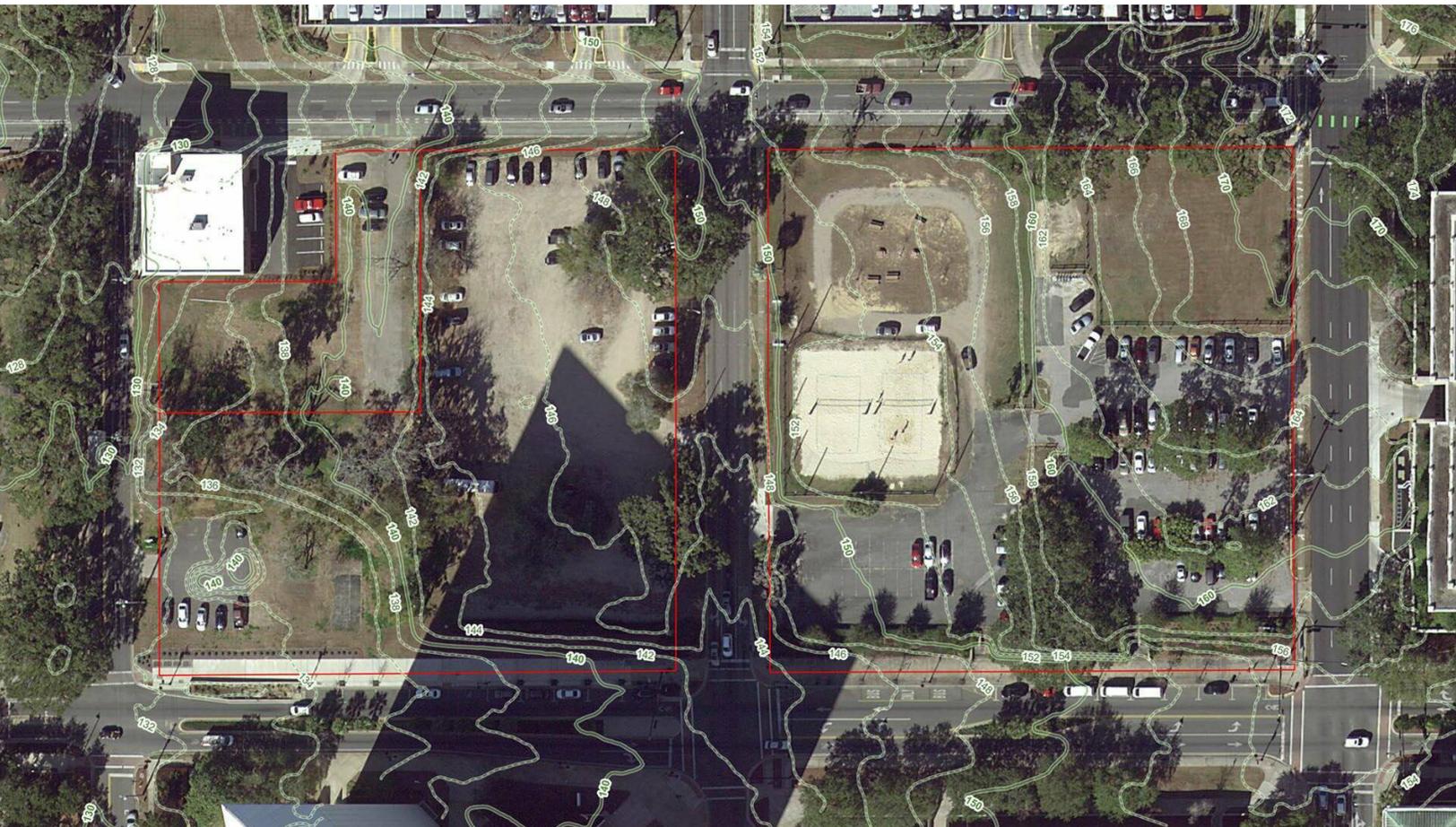
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## Additional Photos

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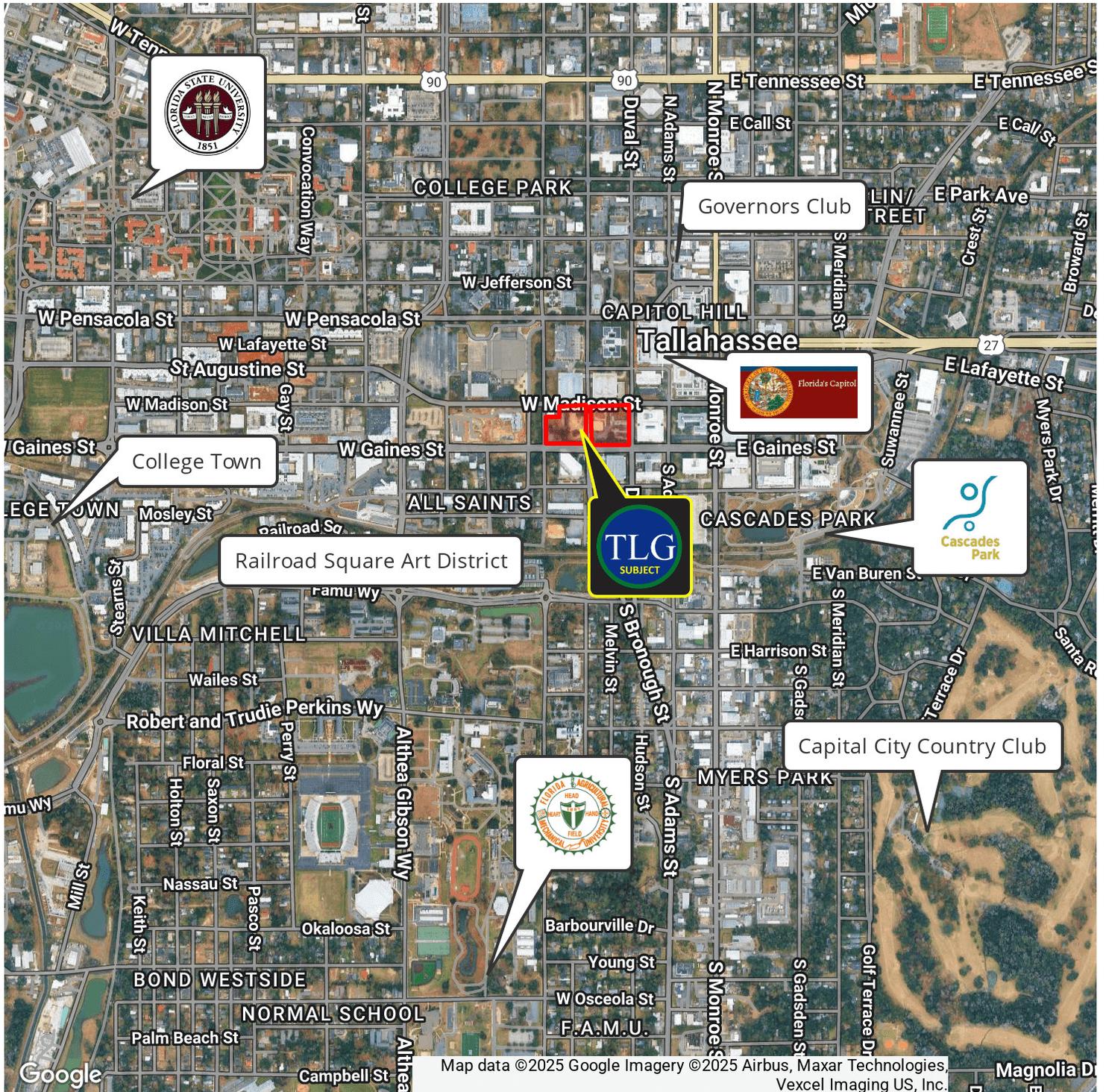
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## Retailer Map

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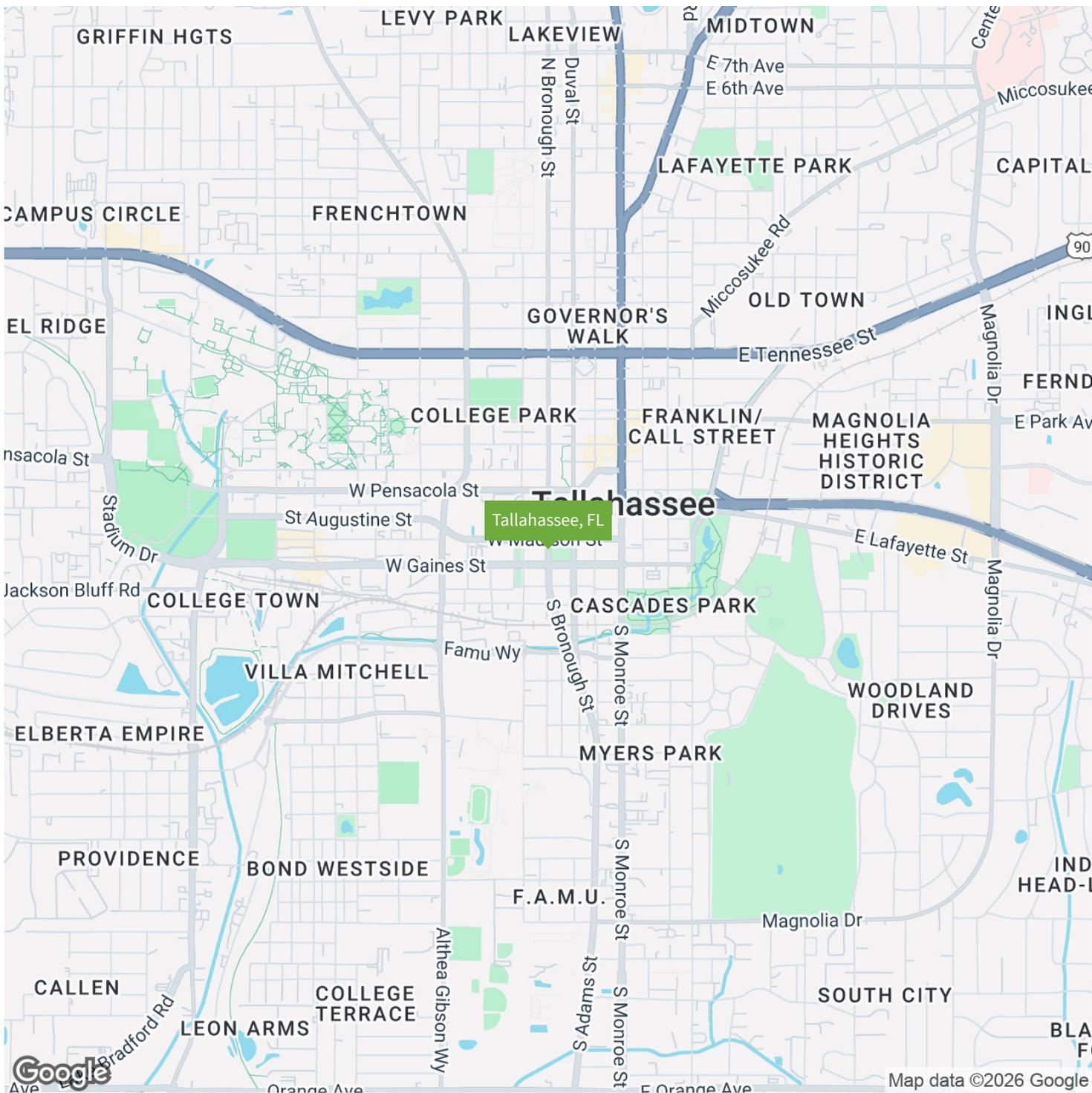
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# Regional Map

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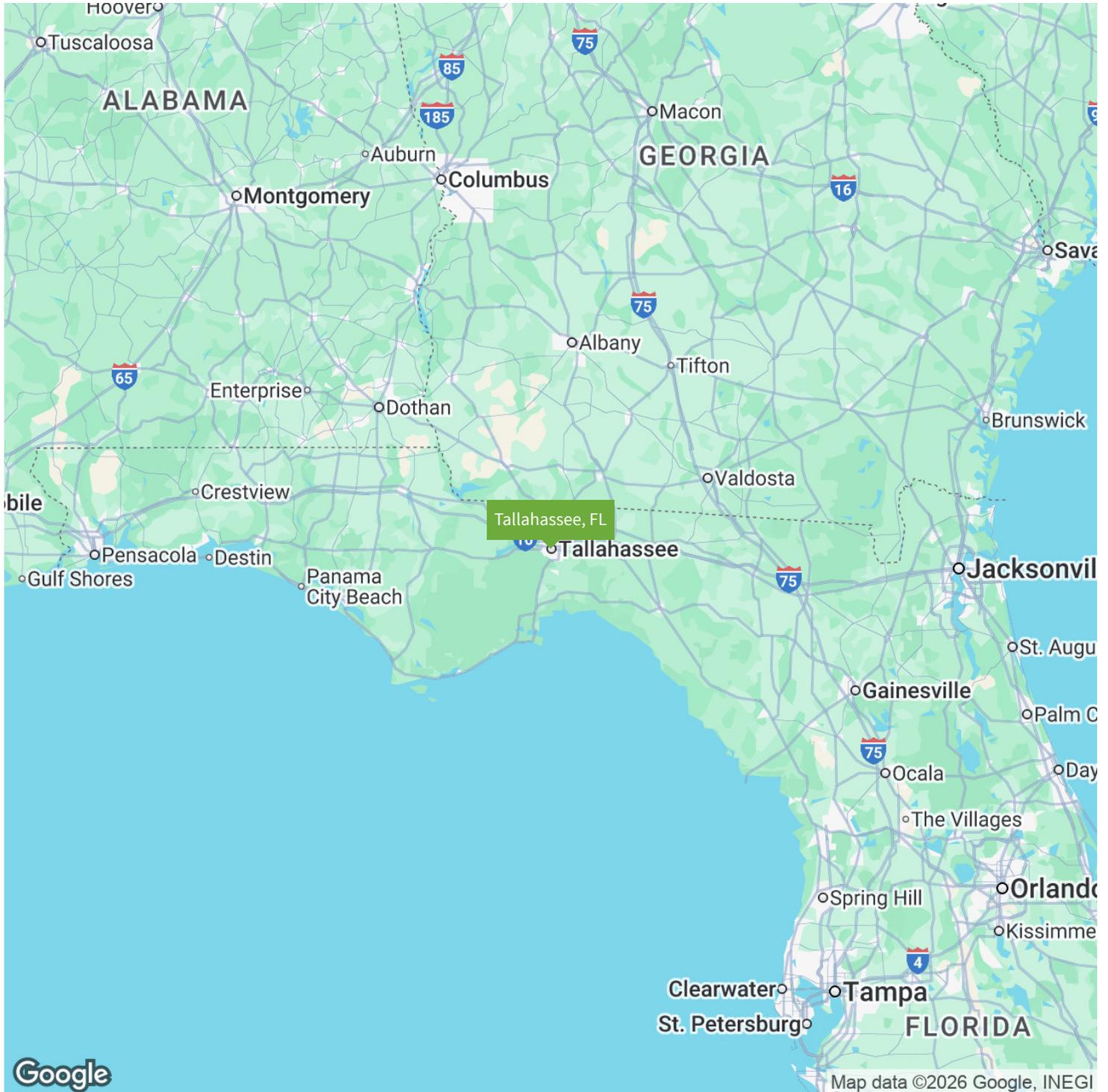
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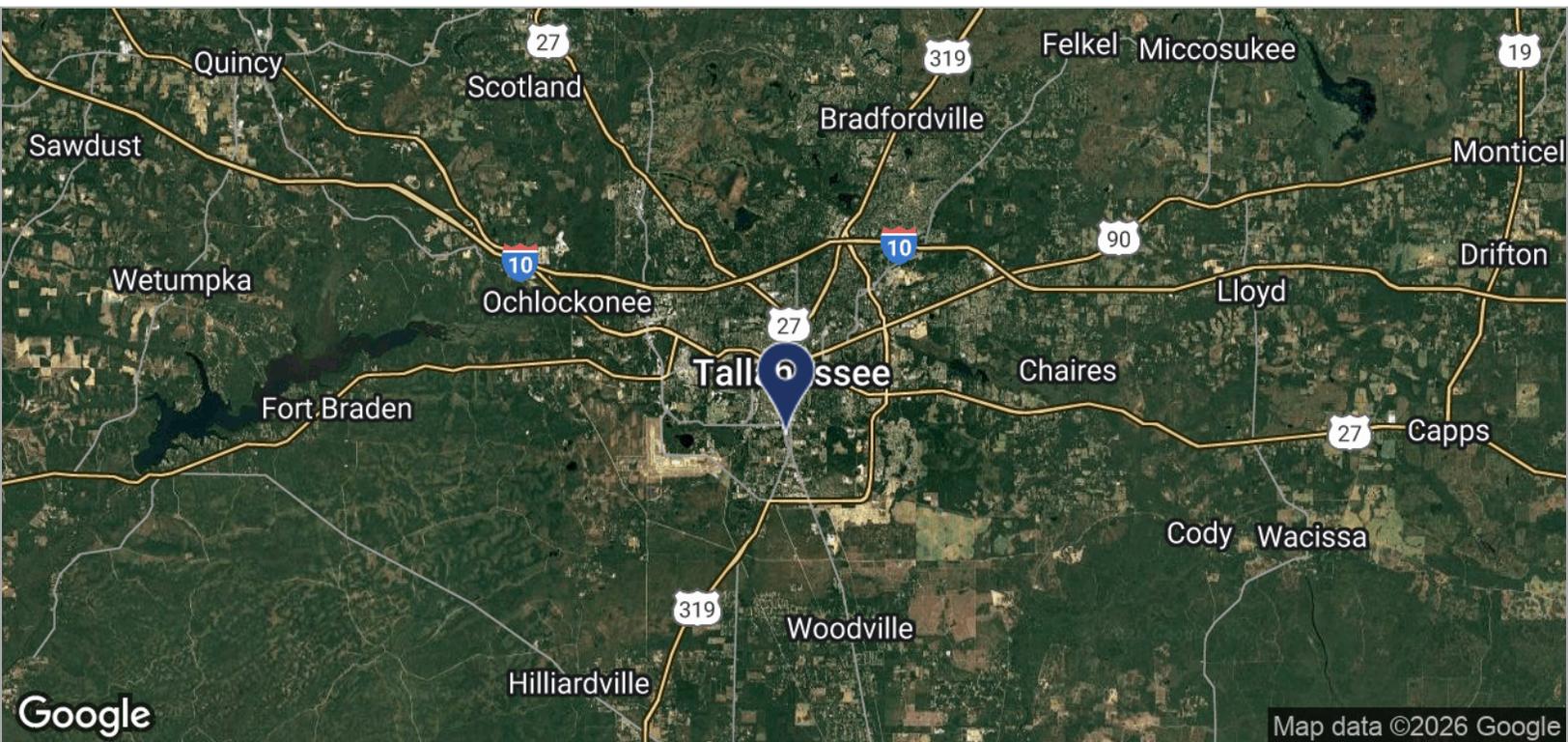
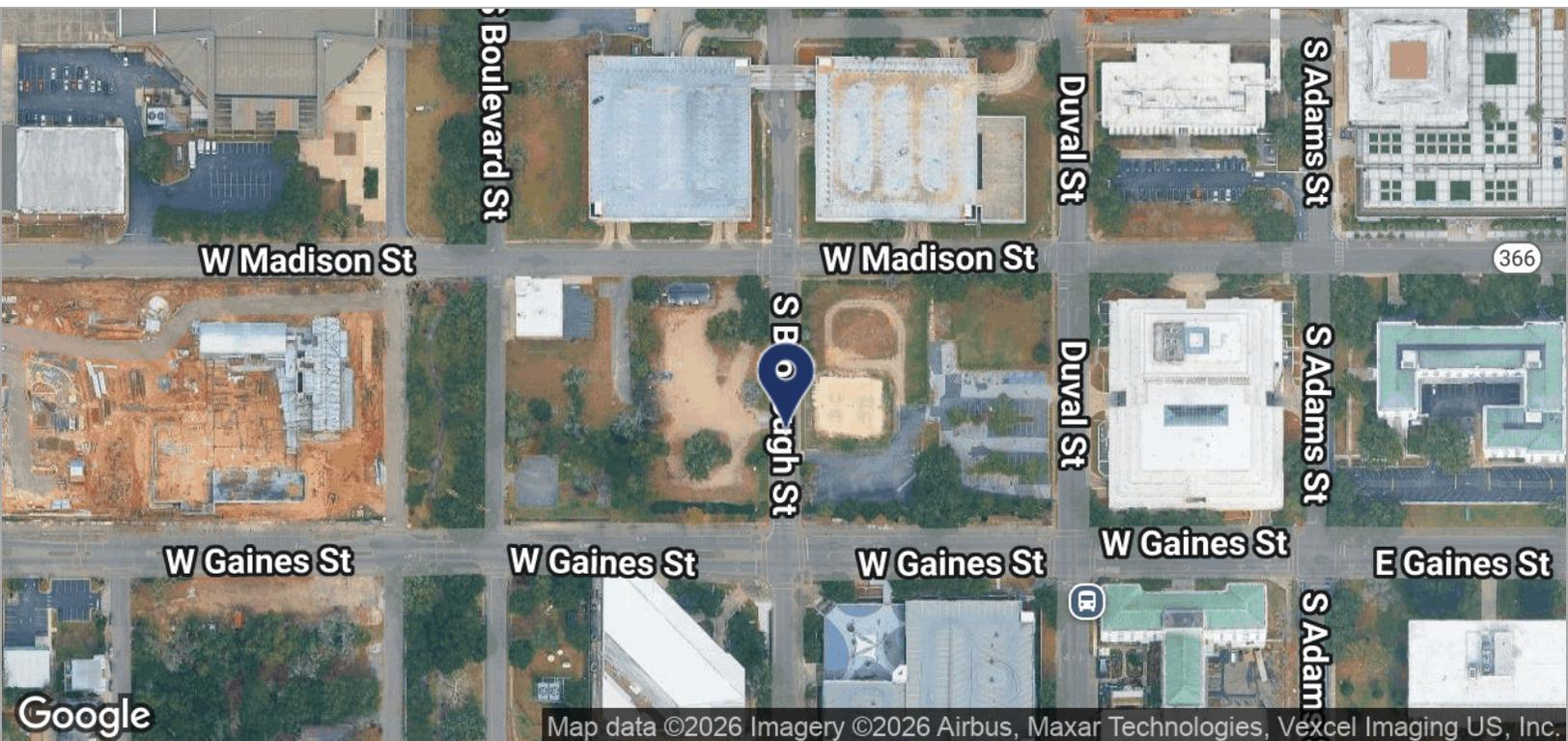
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# Location Maps

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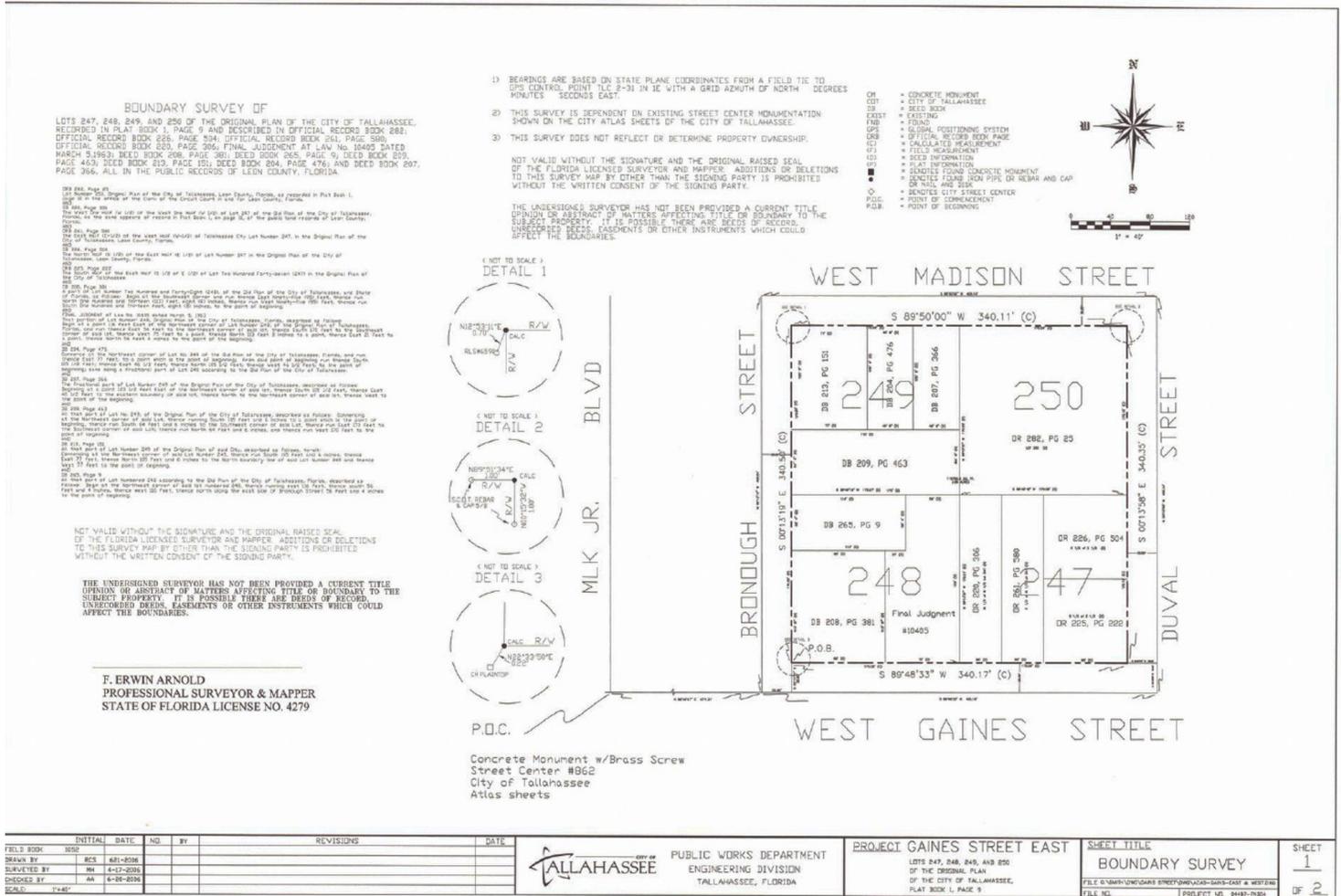




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## Parcel 2 Survey

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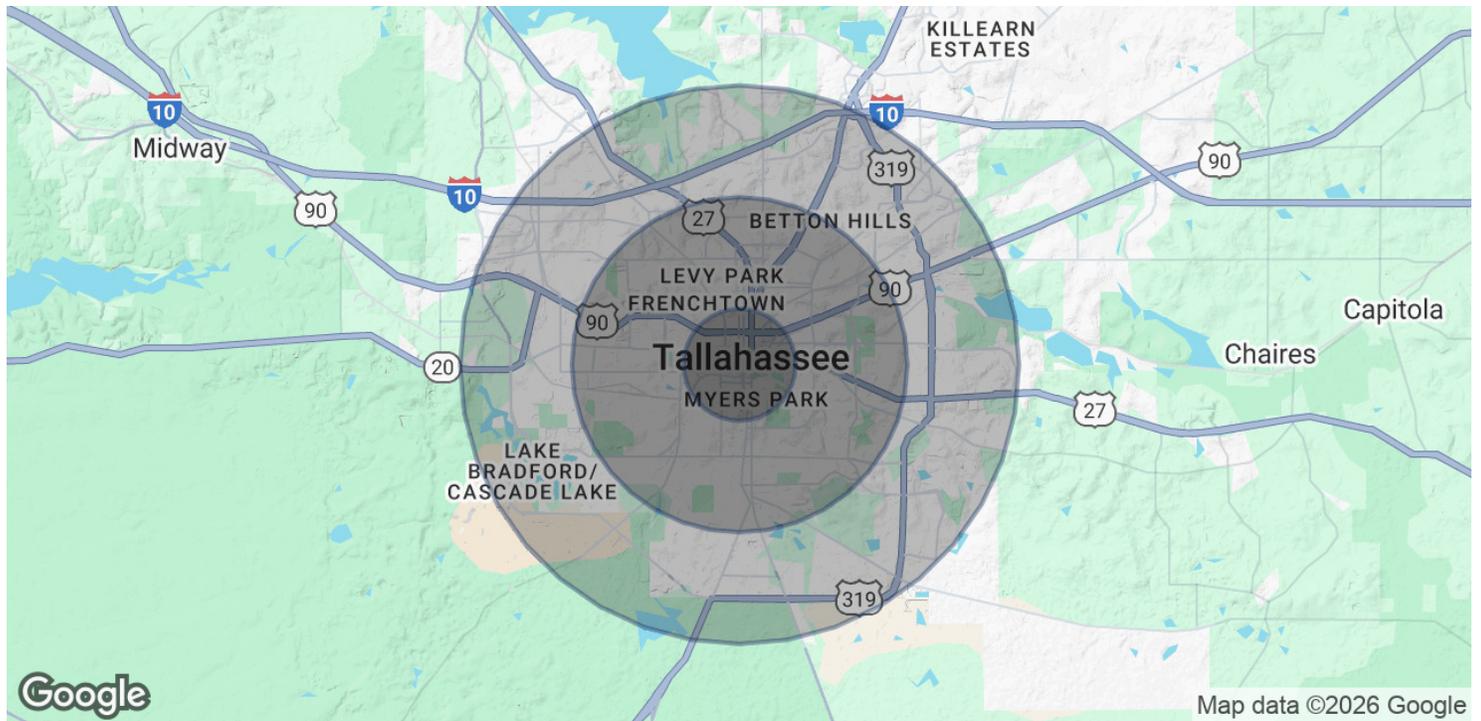




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## Demographics Map & Report

725 South Bronough St, Tallahassee, FL 32301



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	21,025	104,526	177,678
Average Age	26	32	34
Average Age (Male)	27	31	34
Average Age (Female)	26	32	35
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,752	44,286	75,426
# of Persons per HH	3.1	2.4	2.4
Average HH Income	\$60,904	\$61,421	\$71,450
Average House Value	\$340,074	\$244,080	\$259,716

Demographics data derived from AlphaMap

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