



**COMMERCIAL REAL ESTATE**

LAND FOR SALE



# 1.41 AC Crawfordville Highway

Tallahassee, FL 32305

**LAURIE BLANK**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

## 1.41 AC CRAWFORDVILLE HIGHWAY

TALLAHASSEE, FL 32305

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$183,300
<b>Lot Size:</b>	1.41 Acres
<b>Zoning:</b>	OR-2
<b>APN:</b>	41-13-25 D-0010

**PROPERTY OVERVIEW**

- Frequently traveled connection for commuters between Crawfordville, FL and Tallahassee, FL
- Main route to local beaches
- Flat & vacant with frontage on Crawfordville Rd.
- 13,000-14,000 traffic per day
- Located at the corner of Wilson Green Blvd. and Crawfordville Road.

**LOCATION OVERVIEW**

Located on the Southern border of Tallahassee off of Crawfordville Highway. This property is adjacent to the Wilson Green development.

[Click here for zoning information](#)

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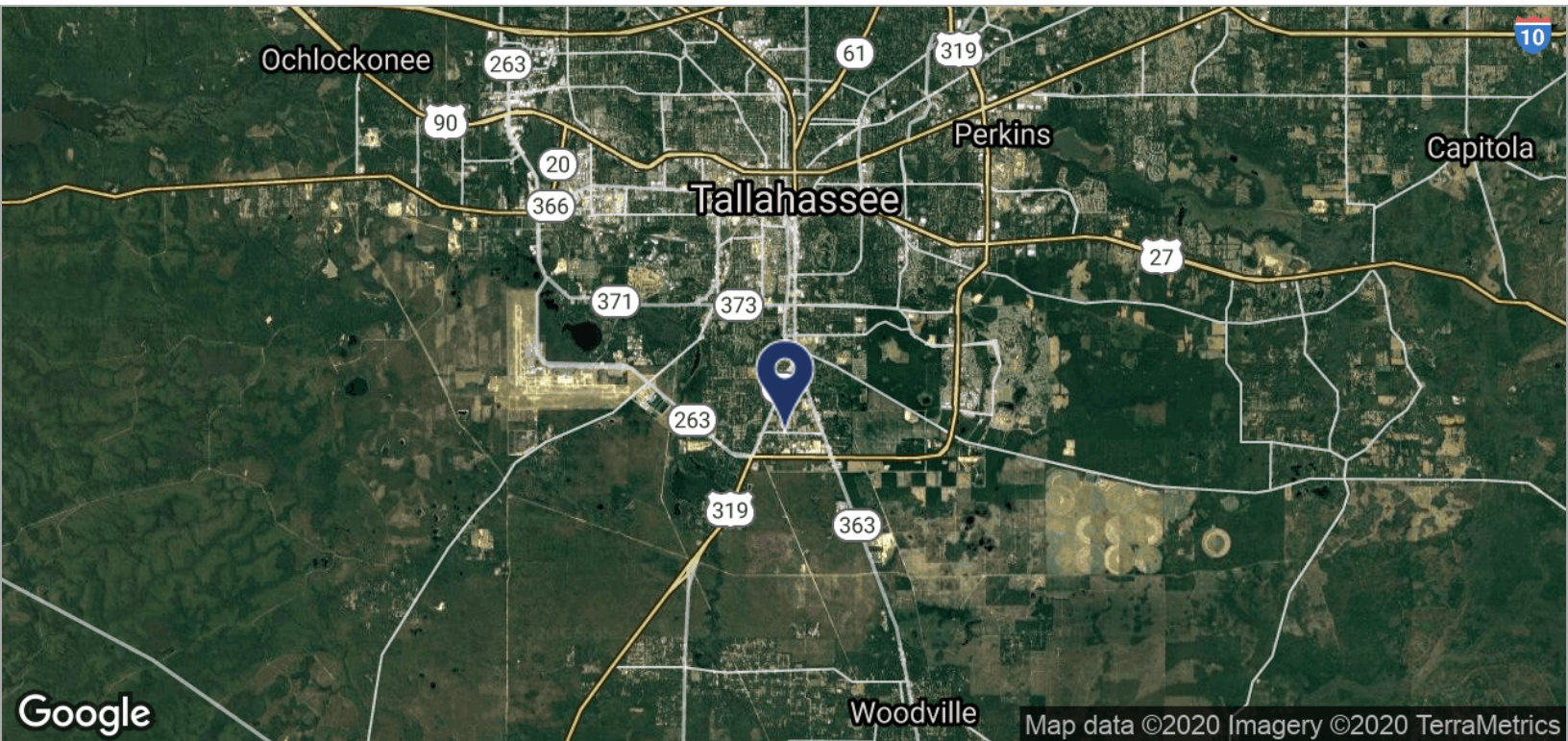
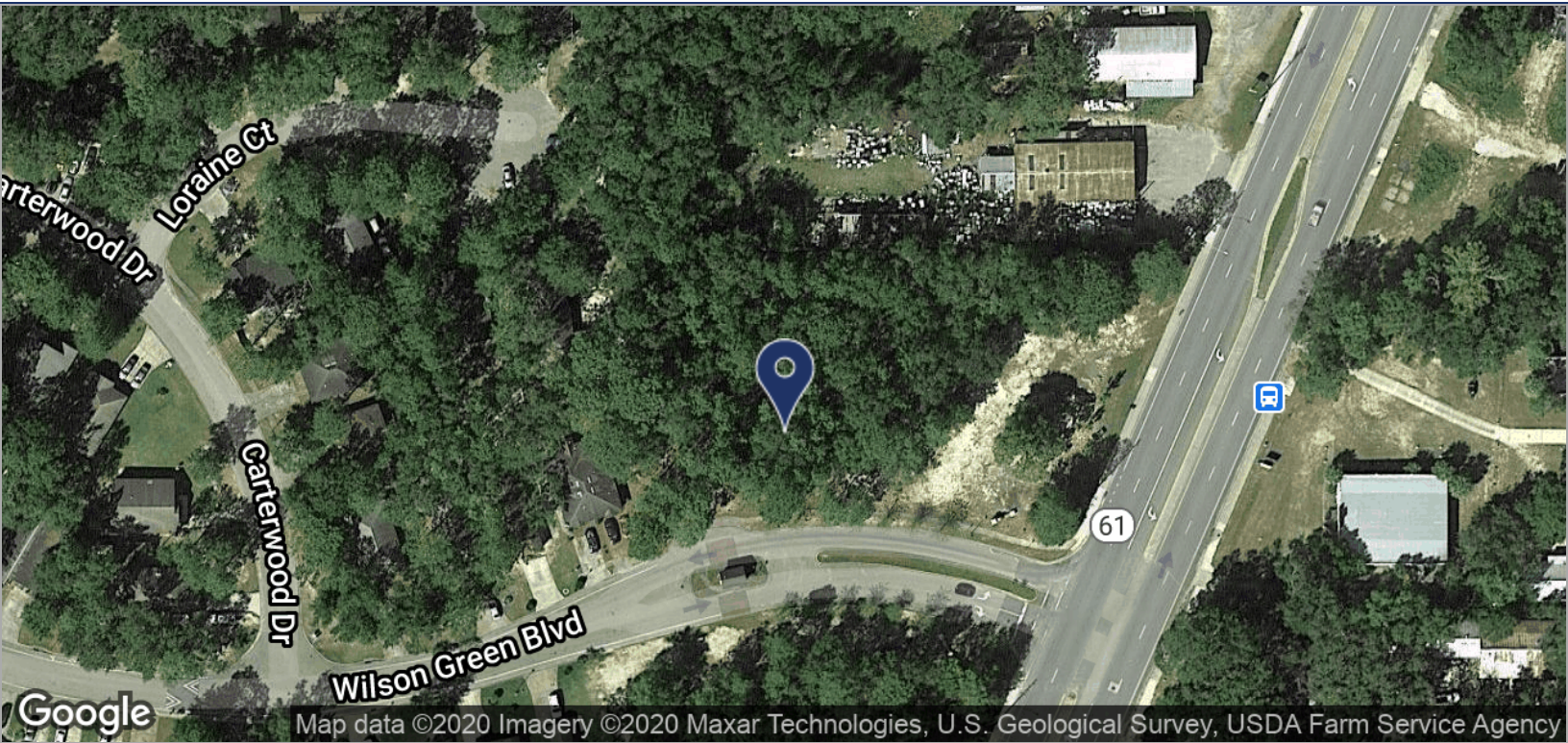




LOCATION MAPS

# 1.41 AC CRAWFORDVILLE HIGHWAY

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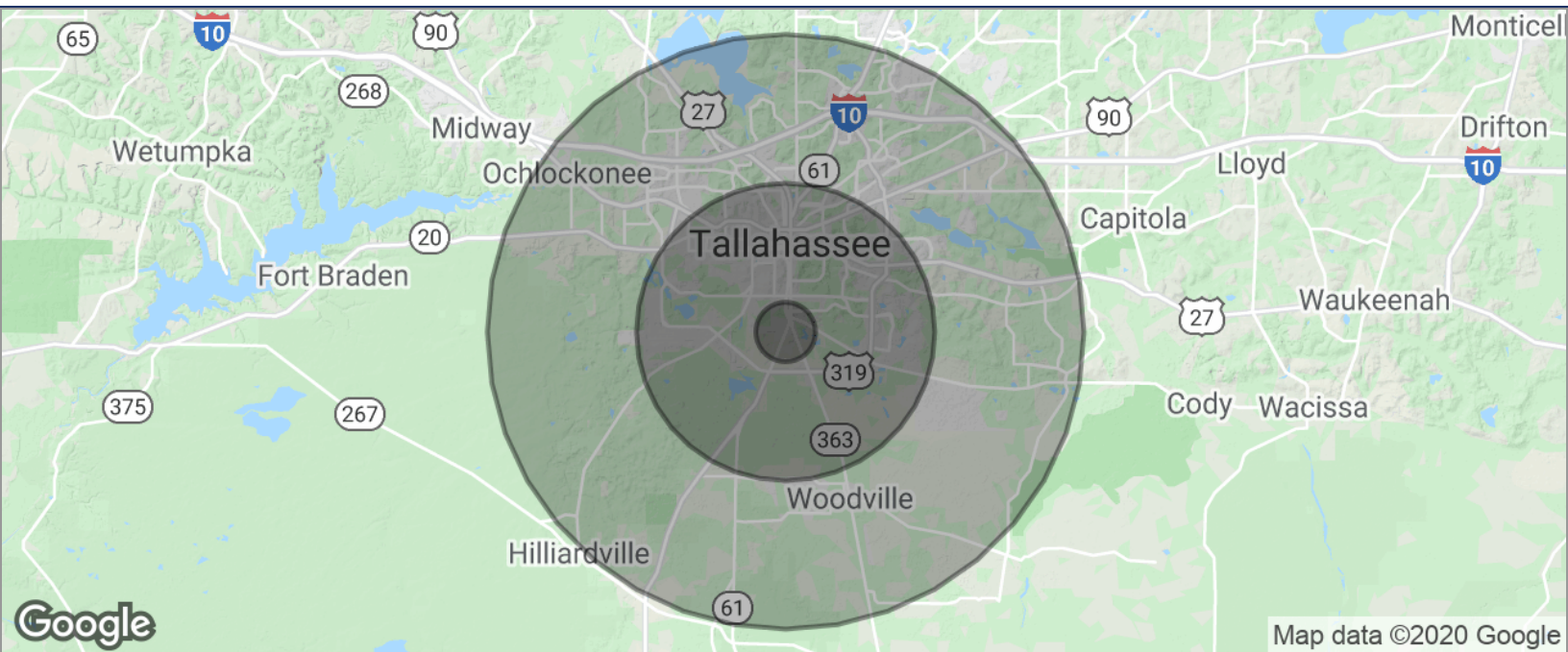




## DEMOGRAPHICS MAP

## 1.41 AC CRAWFORDVILLE HIGHWAY

TALLAHASSEE, FL 32305



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	583	8,588	21,597
MEDIAN AGE	36.1	36.8	37.5
MEDIAN AGE (MALE)	36.2	36.4	36.9
MEDIAN AGE (FEMALE)	35.9	37.1	38.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	217	3,225	7,998
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$59,606	\$59,146	\$59,329
AVERAGE HOUSE VALUE	\$176,829	\$177,748	\$179,634

\* Demographic data derived from 2010 US Census

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