



**COMMERCIAL REAL ESTATE**

LAND FOR SALE



**2822 Old St. Augustine Road**  
Tallahassee, FL 32301

**SAM FRAZIER**  
Broker/Associate  
850.251.1505  
sam@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363





## EXECUTIVE SUMMARY

## 2822 OLD ST. AUGUSTINE ROAD

TALLAHASSEE, FL 32301

**OFFERING SUMMARY****Sale Price:** \$1,100,000**Lot Size:** 8.82 Acres**APN:** 31-04-20-405-0000**Traffic Counts:** 41,500 Capital Circle SE  
5,200 Old St. Augustine Rd.**Zoning:** AC (Activity Center)**PROPERTY OVERVIEW**

Rare Opportunity!!

This 8.82 acre site is situated on the NW corner of the signalized intersection of US 319/Capital Circle SE and Old St. Augustine Rd. Just to the North is US 27/Apalachee Parkway, and to the South is the Southwood D.R.I by St. Joe, the new VA Hospital, Federal Court House, two high schools, and several hundred thousand square feet of State of Florida Office Complexes. This site currently has in place a 24' commercial driveway on Old St. Augustine. The zoning district is Activity Center.

**LOCATION OVERVIEW**

Located on the corner of Capital Circle SE and Old St. Augustine Rd.

**[Click Here for Zoning Information](#)**

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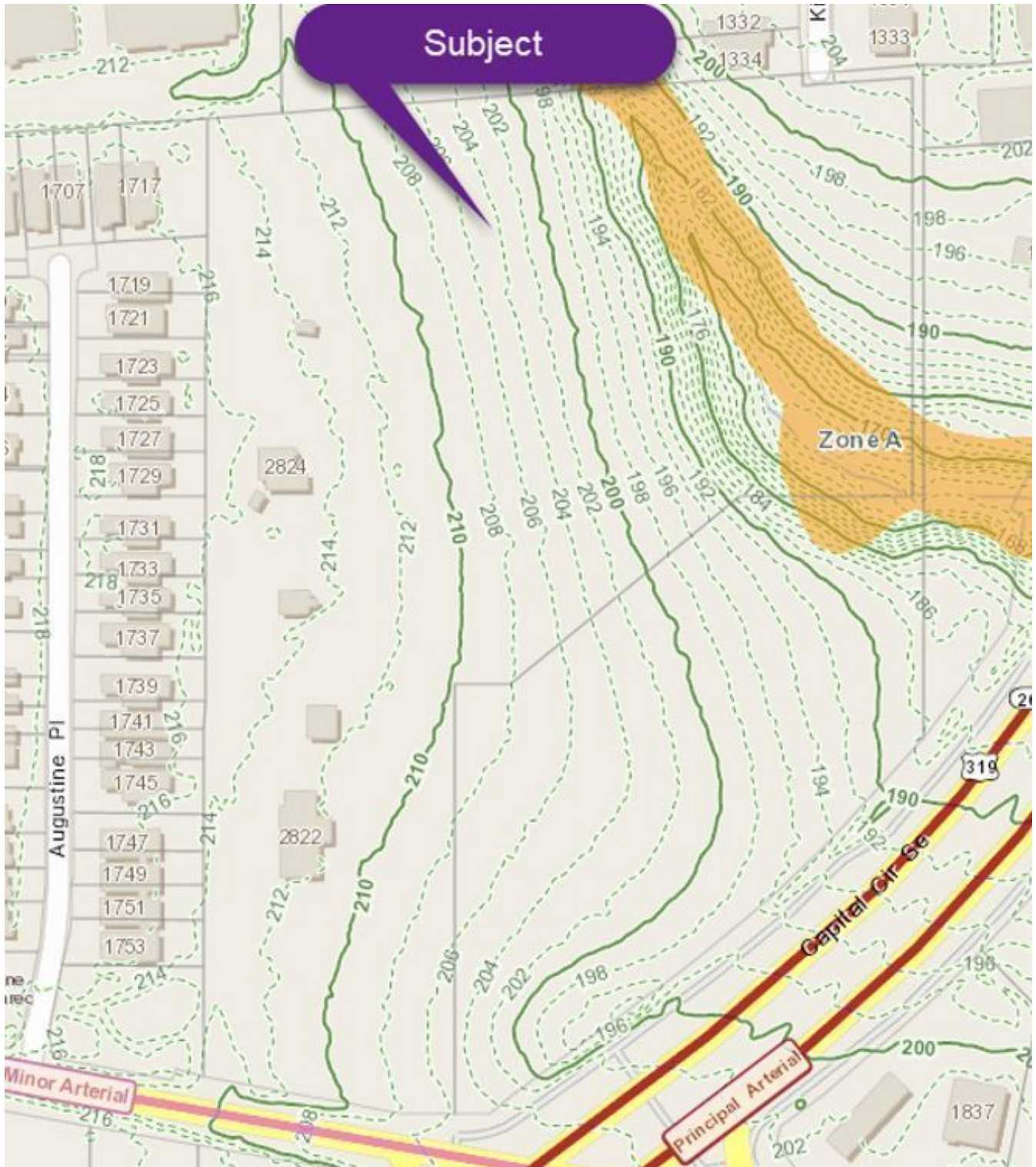
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TOPOGRAPHY MAP  
**2822 OLD ST. AUGUSTINE ROAD**  
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HISTORIC OLD ST. AUGUSTINE CANOPY ROAD  
2822 OLD ST. AUGUSTINE ROAD  
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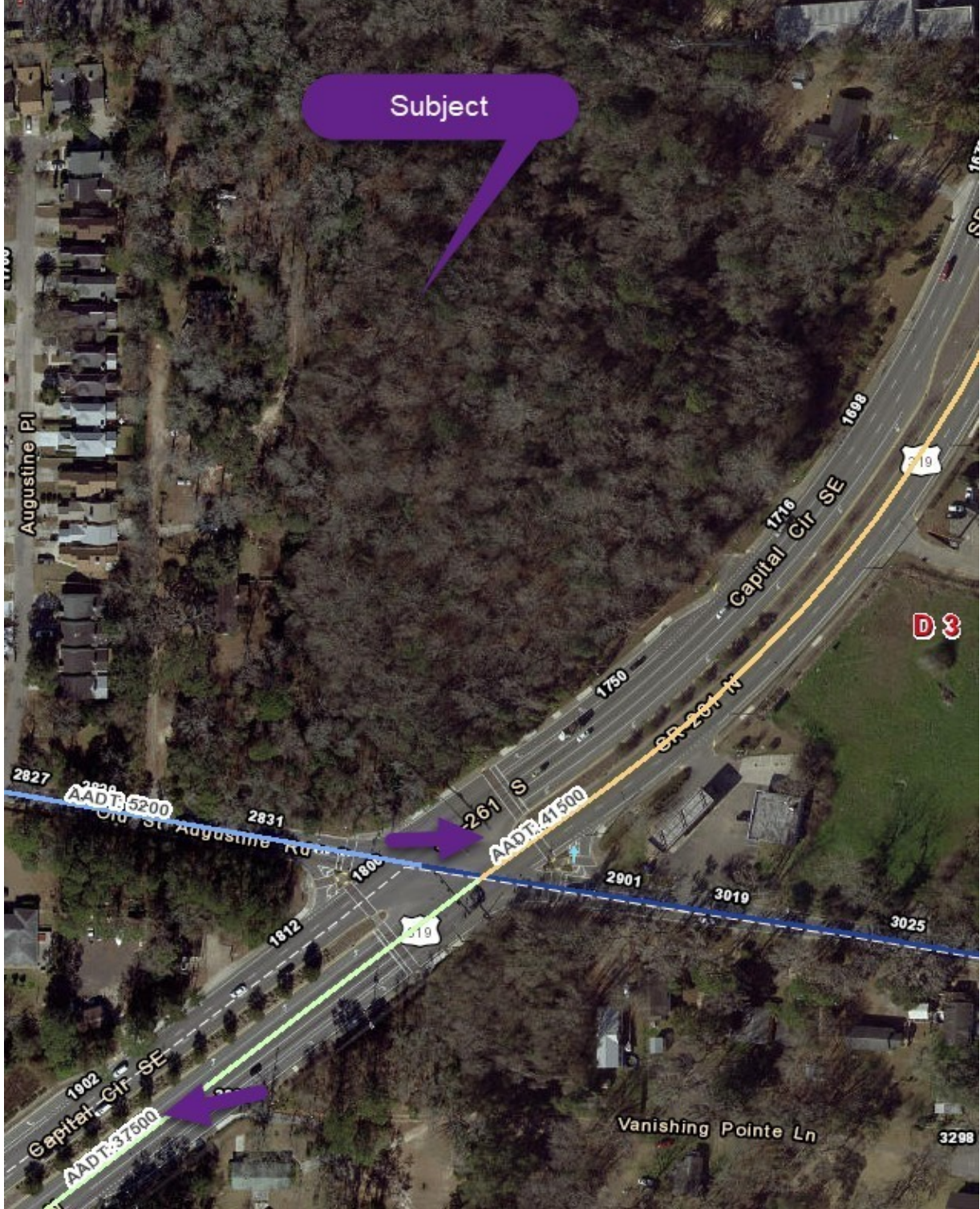
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AADT TRAFFIC COUNTS  
2822 OLD ST. AUGUSTINE ROAD  
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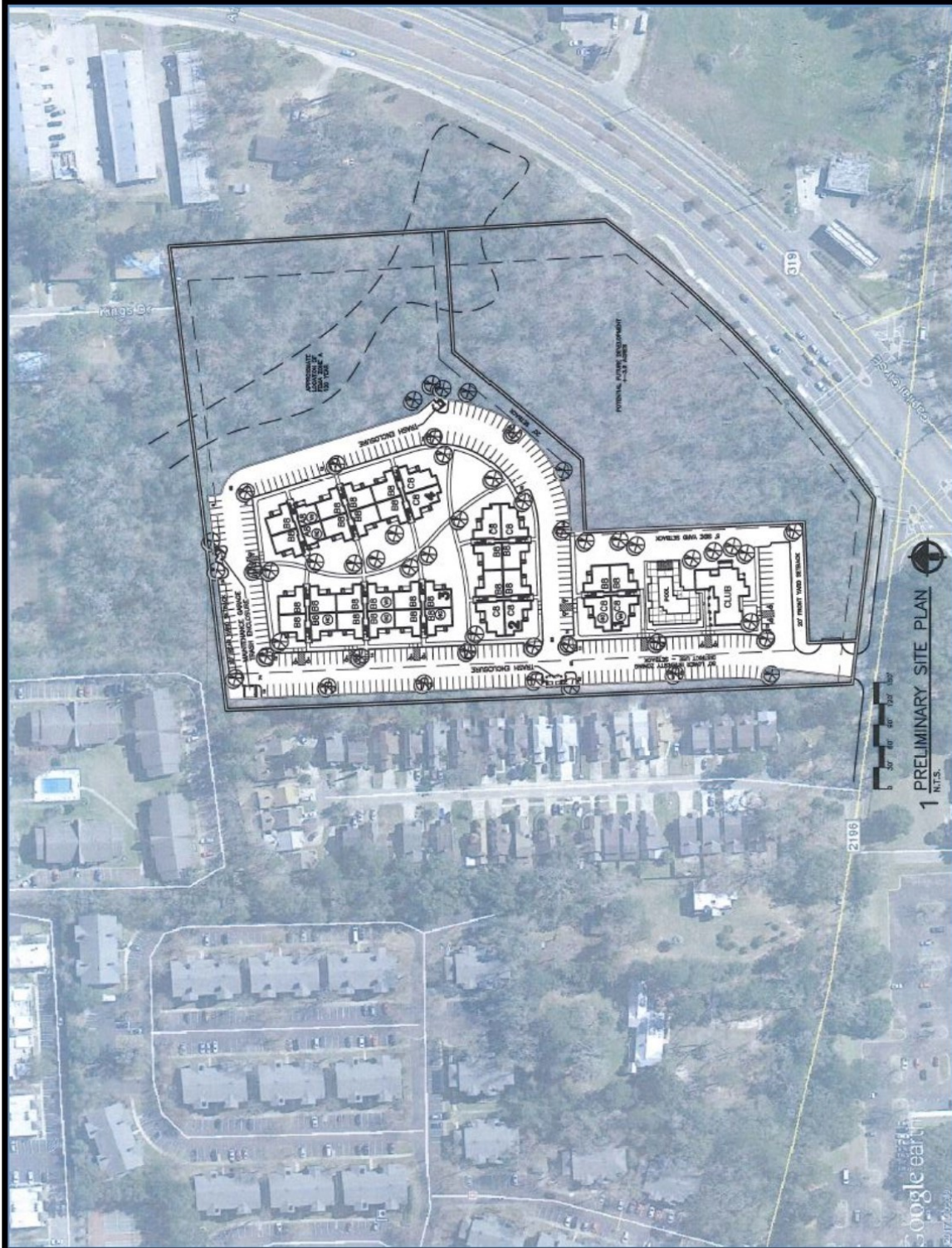
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PROPOSED POSSIBLE SITE PLAN  
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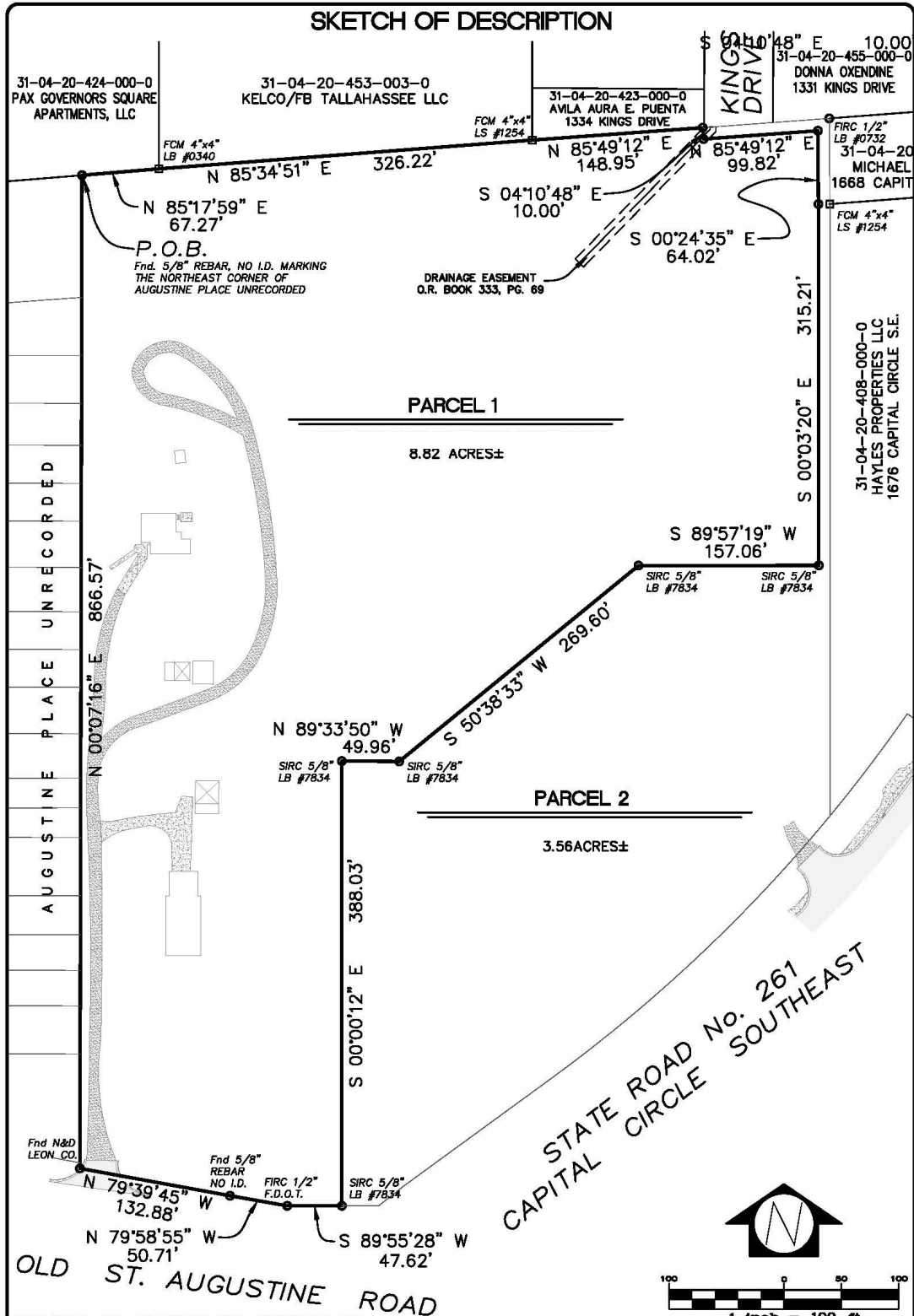


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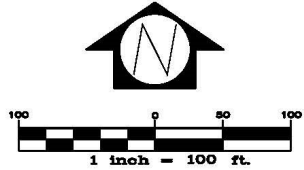
# SKETCH OF DESCRIPTION



SEE SHEET 2 of 2 FOR LEGAL DESCRIPTION

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

- NOTES**
1. THIS IS NOT A BOUNDARY SURVEY.
  2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
  3. THE BOUNDARIES SHOWN HEREON ARE BASED ON EXISTING MONUMENTATION.
  4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
  5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
  6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



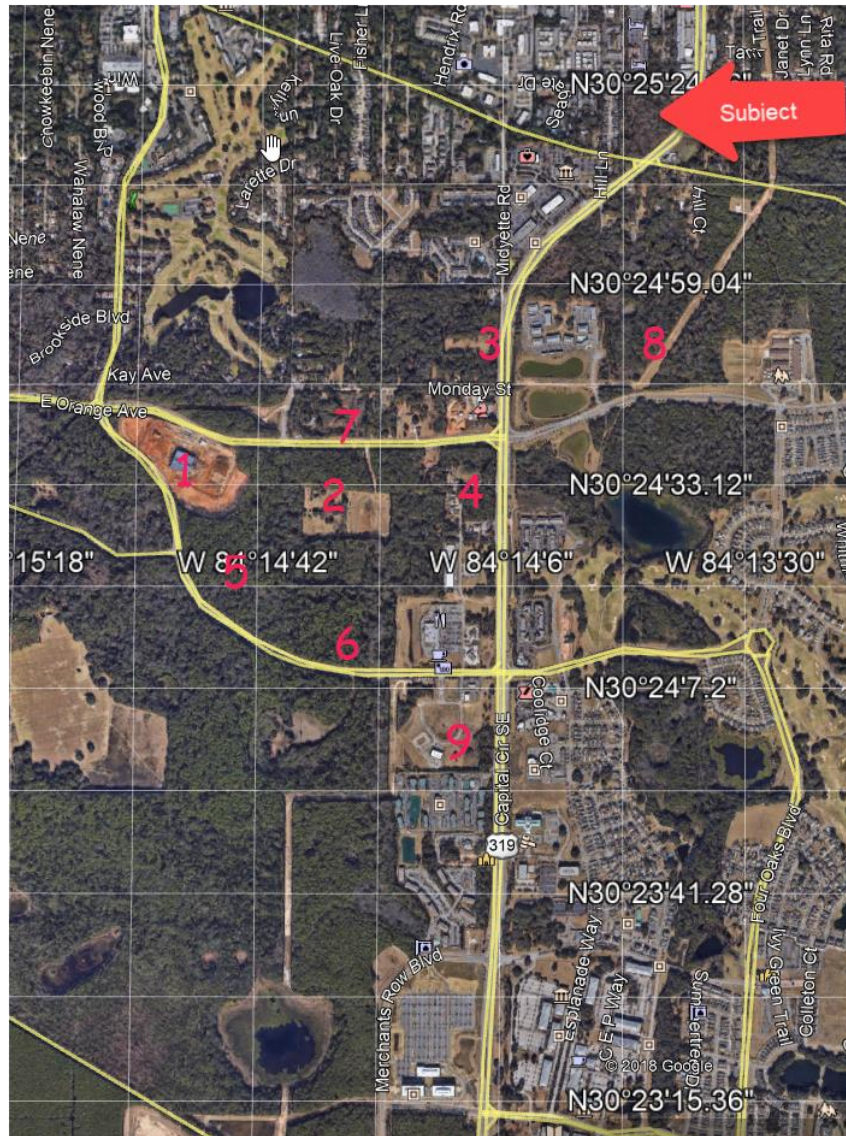
STEVEN W. STINSON  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
 FLORIDA LICENSED BUSINESS No. 7834

**Meridian**  
 SURVEYING and MAPPING INC.  
 3201 Shamrock Street South, Suite #102  
 Tallahassee, Florida 32309  
 Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY : E.WILLS	SHEET NO.
CHECKED BY : S.STINSON	1
DATE : AUGUST 14, 2018	OF 2
REVISED : SEPTEMBER 11, 2018	
SCALE 1" = 100'	JOB NO.
FIELD BOOK N/A PAGE N/A DATE OF SURVEY: JUNE 11, 2018	287501.07



ONGOING AND RECENTLY COMPLETED DEVELOPMENT PROJECTS



- |                                  |  |
|----------------------------------|--|
| 1)200,000+ Sf Veterans Hospital  | 2)Evergreen@Southwood, 288 unit, 504 bed complex |
| 3)8200 sf mixed use project      | 4)13,000sf free standing emergency room          |
| 5)162,000sf state office complex | 6)Lullwater, 244 unit,426 bed complex            |
| 7)166 unit retirement facility   | 8)65,500 sf, 97 unit skilled nursing facility    |
| 9)14,500sf multi tenant retail   |  |





RETAILER MAP

2822 OLD ST. AUGUSTINE ROAD  
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Google

Map data ©2020 Google Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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