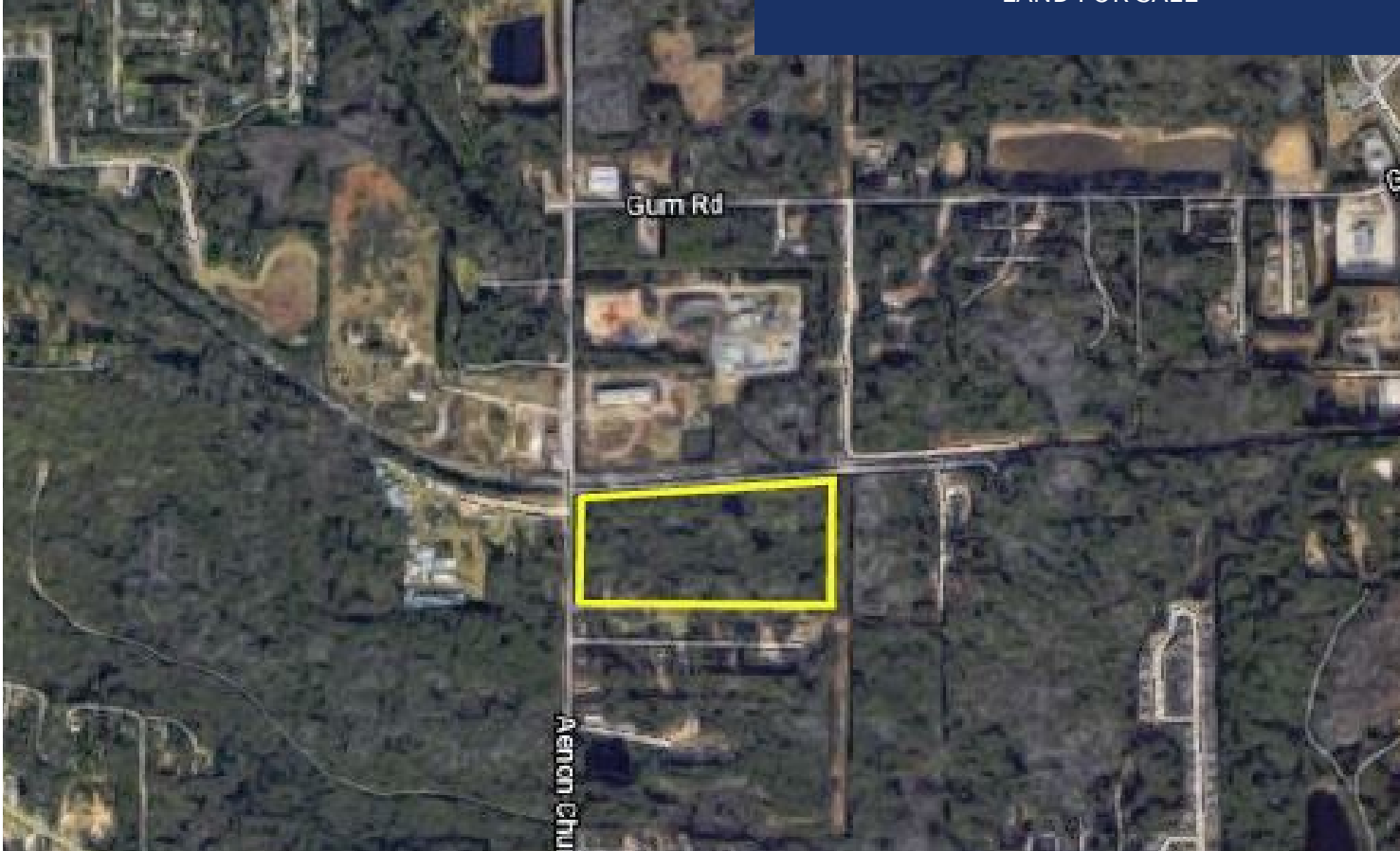




COMMERCIAL REAL ESTATE

LAND FOR SALE



15.25 AC Aenon Church Industrial

Aenon Church Rd , Tallahassee, FL 32304

MARK BEAUDOIN
Broker/Associate
850.545.0395
mbeaudoin@tlgproperty.com

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



EXECUTIVE SUMMARY

15.25 AC AENON CHURCH INDUSTRIAL

AENON CHURCH RD , TALLAHASSEE, FL 32304



OFFERING SUMMARY

Sale Price: \$244,000

Price / Acre: \$16,000

Lot Size: 15.25 Acres

Zoning: M-1 Industrial

APN: 21-31-20-231-0000

PROPERTY OVERVIEW

15.25 Acres of wooded industrial zoned land frontage on Aenon Church Road. Development plans in place for up to 63,000 sq ft of warehouse space.

LOCATION OVERVIEW

Take Hwy 90 to Aenon Church Road. The property is located on the left after the railroad.

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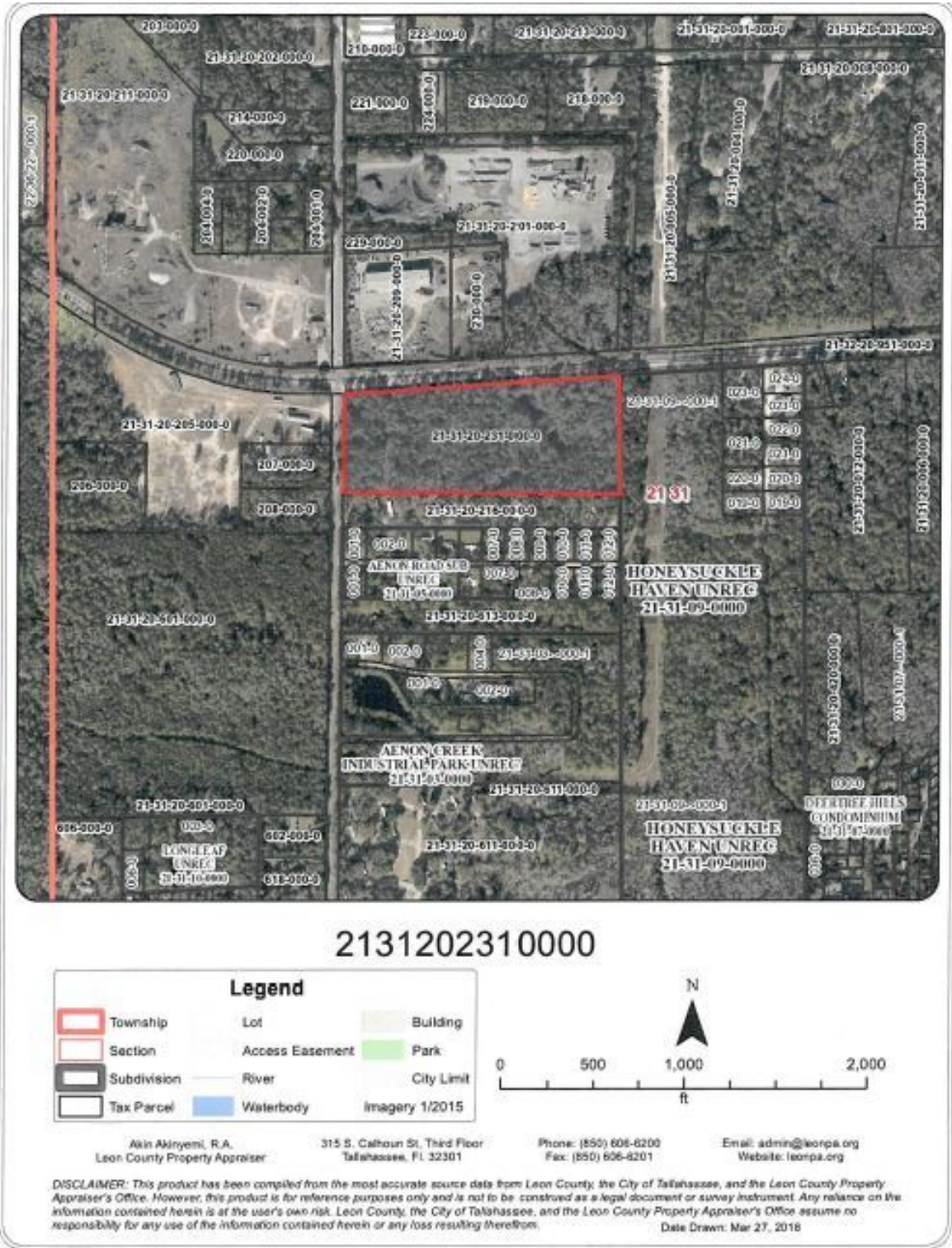




ADDITIONAL PHOTOS

15.25 AC AENON CHURCH INDUSTRIAL

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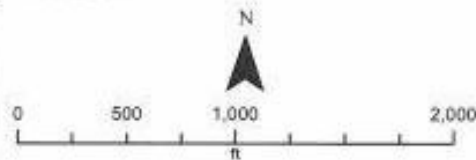
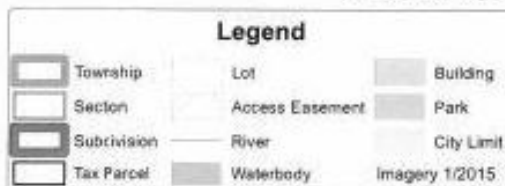
ADDITIONAL PHOTOS

15.25 AC AENON CHURCH INDUSTRIAL

AENON CHURCH RD , TALLAHASSEE, FL 32304



2131202310000



Abn Akinyemi, R.A.
Leon County Property Appraiser

315 S. Cathoun St. Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leopa.org
Website: leopa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 27, 2015

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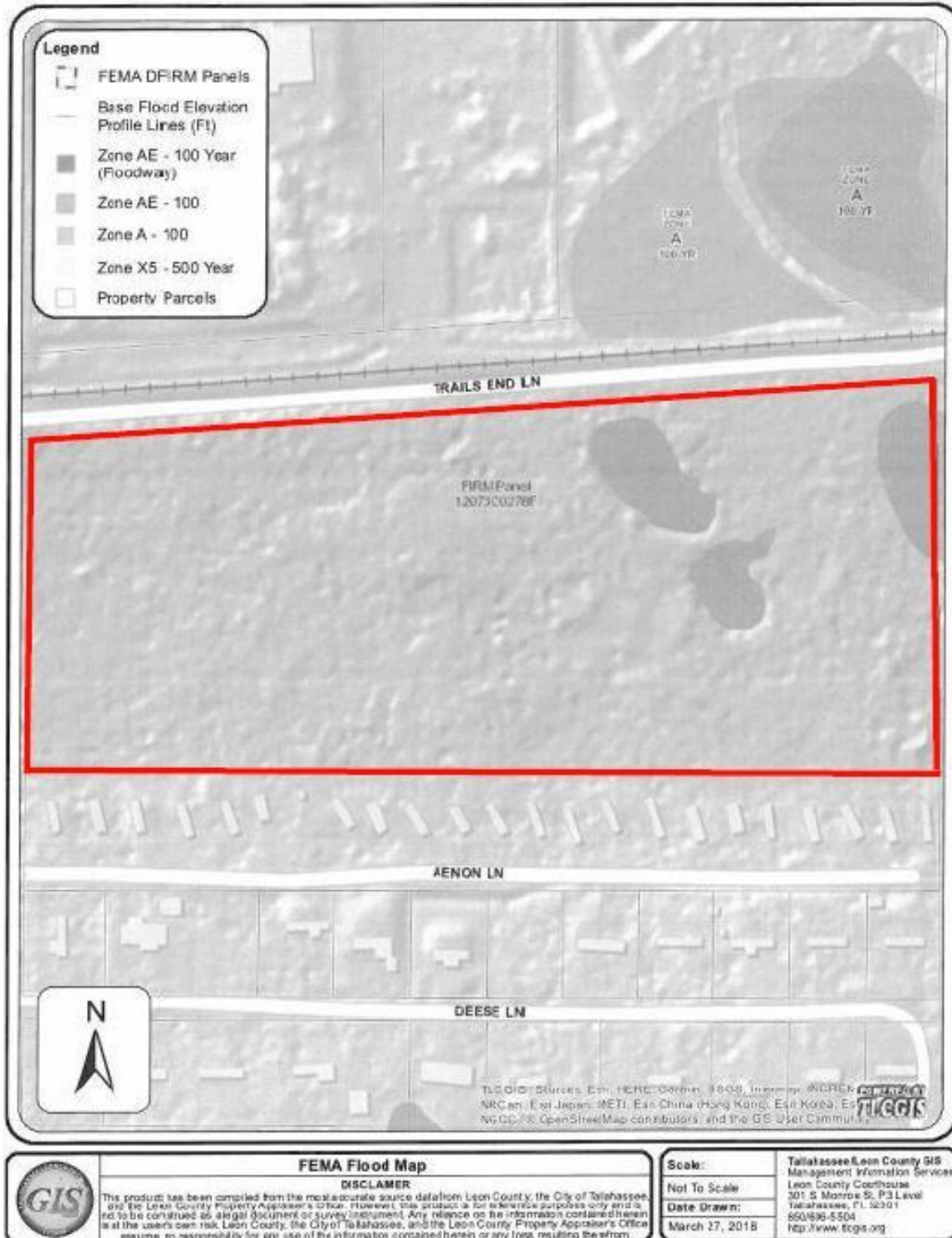




ADDITIONAL PHOTOS

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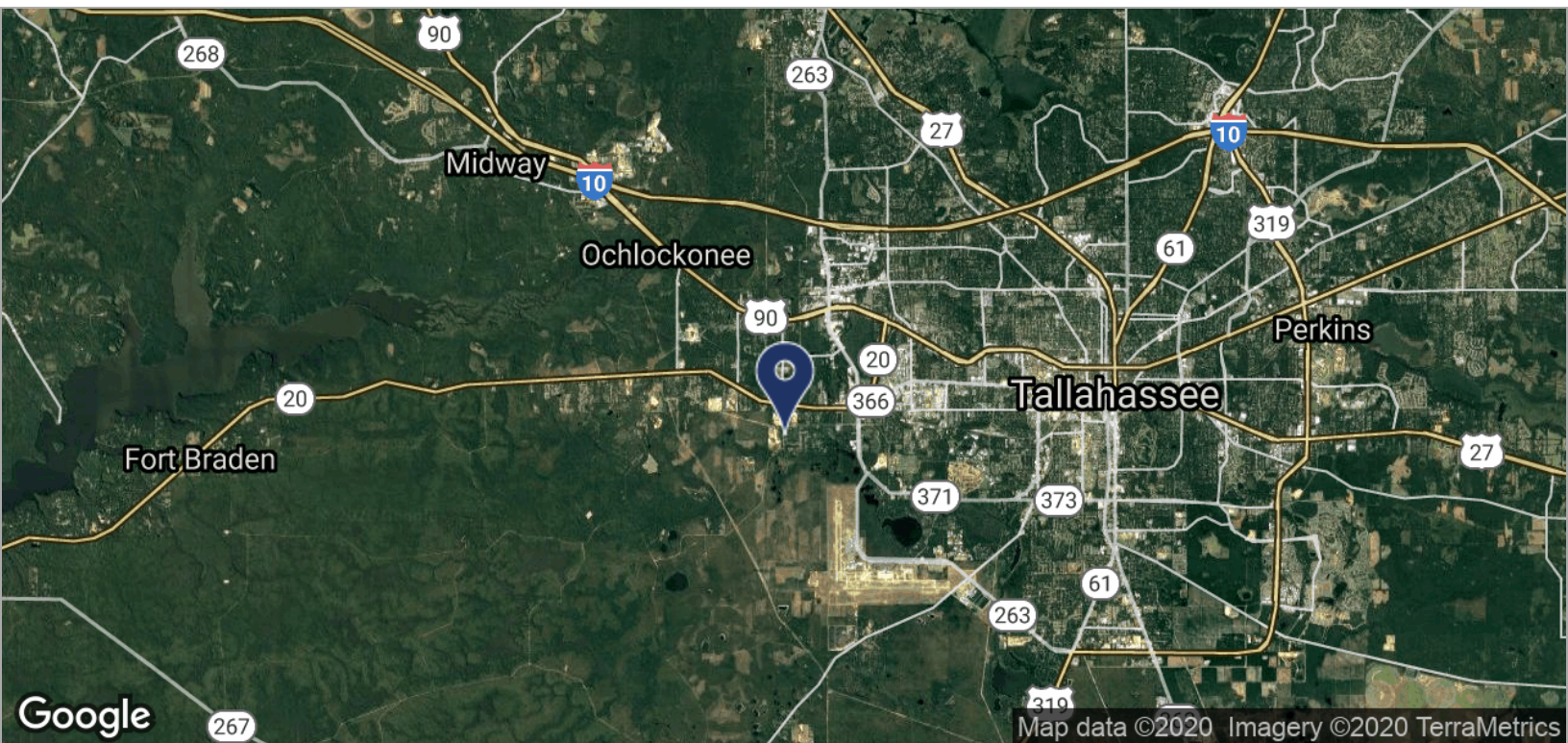
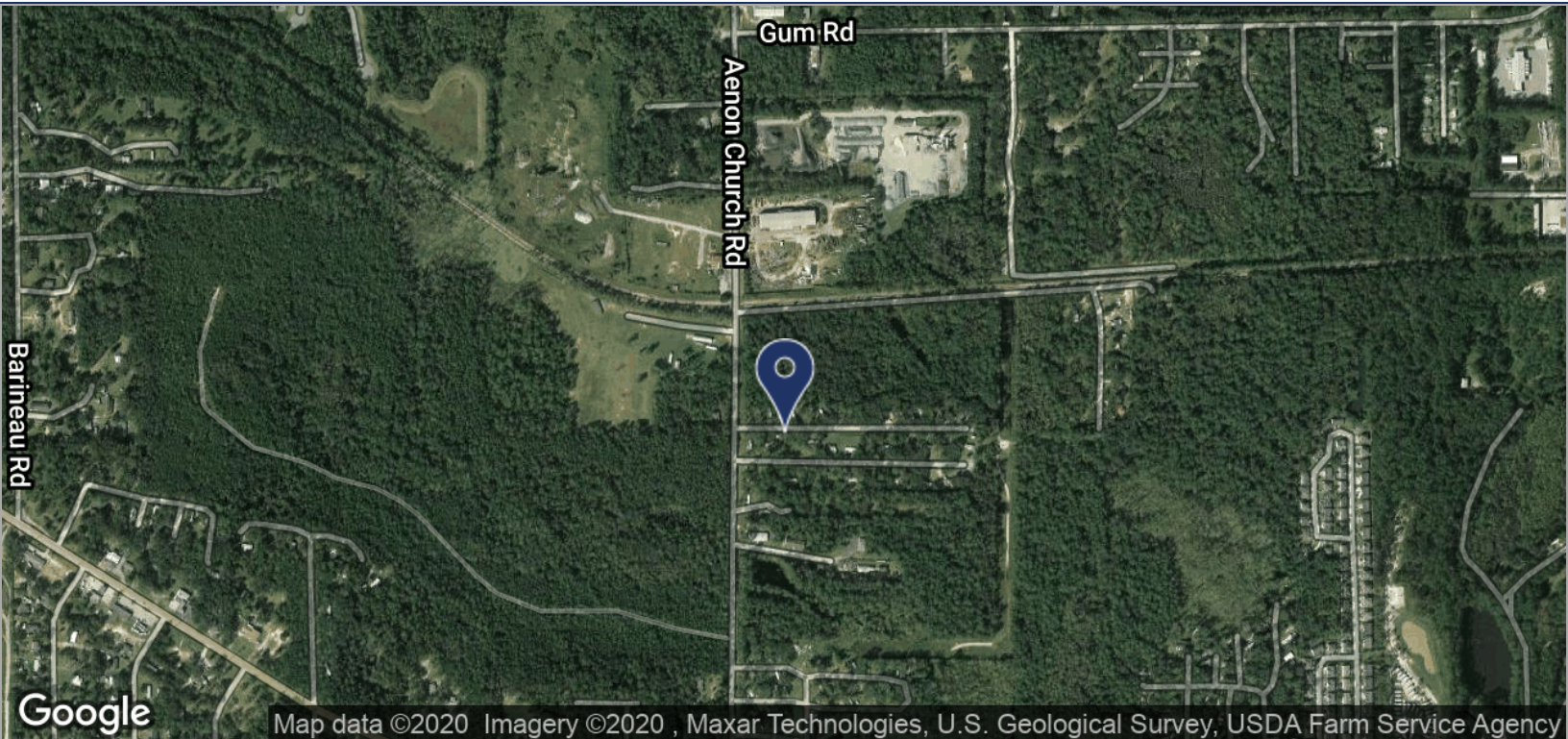




LOCATION MAPS

15.25 AC AENON CHURCH INDUSTRIAL

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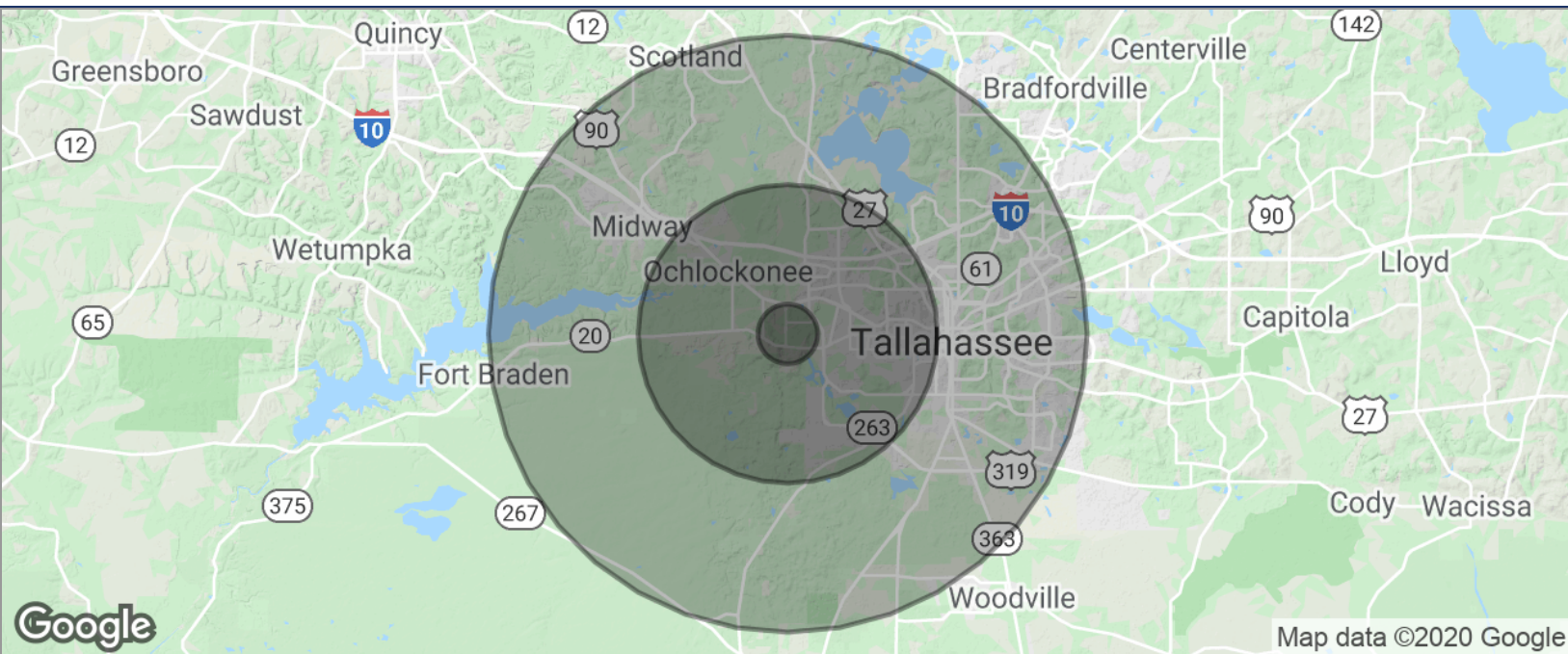




DEMOGRAPHICS MAP

15.25 AC AENON CHURCH INDUSTRIAL

AENON CHURCH RD , TALLAHASSEE, FL 32304



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	390	74,973	204,248
MEDIAN AGE	34.4	25.2	29.7
MEDIAN AGE (MALE)	33.6	25.2	29.0
MEDIAN AGE (FEMALE)	35.9	25.2	30.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	163	29,538	84,715
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$43,303	\$34,822	\$48,060
AVERAGE HOUSE VALUE	\$112,263	\$147,415	\$205,879

* Demographic data derived from 2010 US Census

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