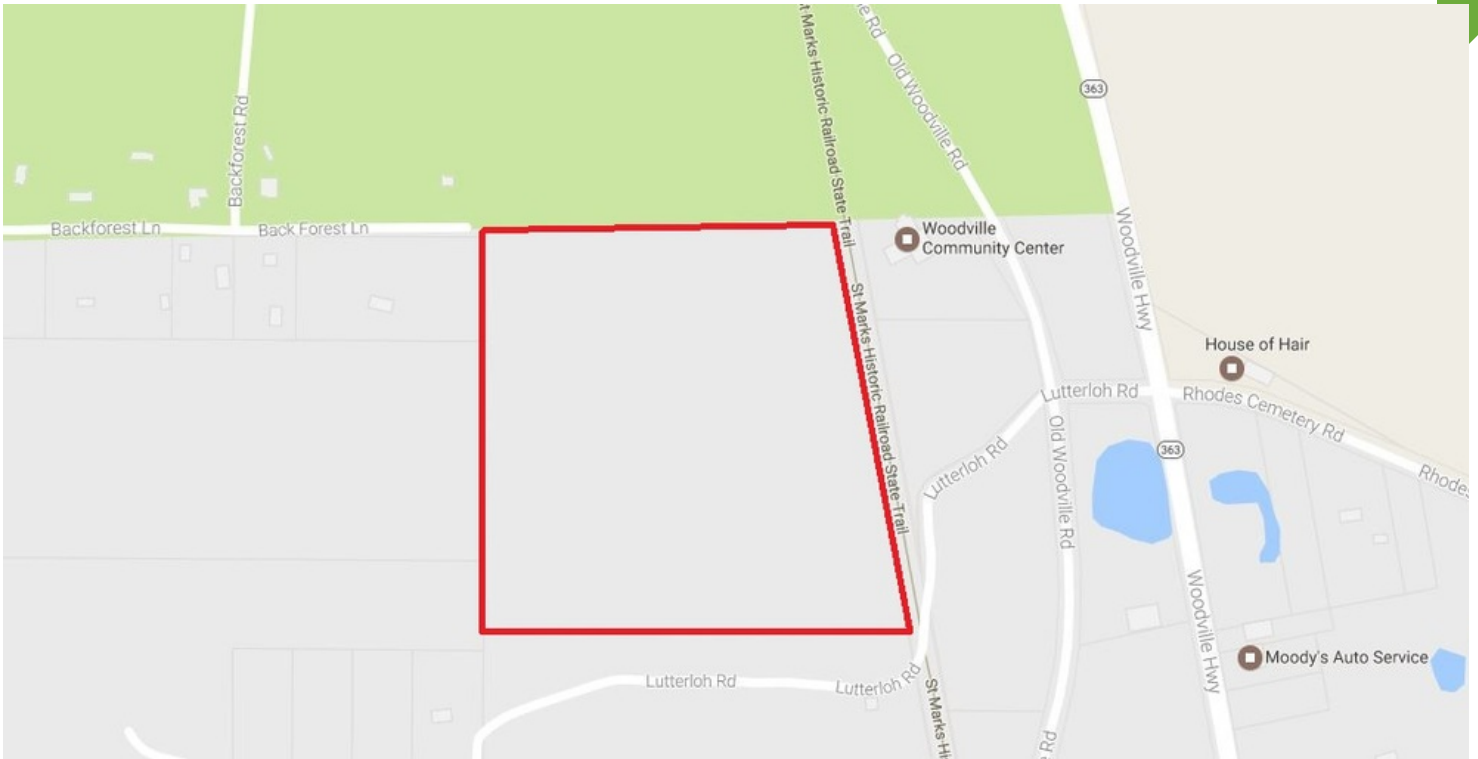




COMMERCIAL REAL ESTATE

LAND FOR SALE



Woodville NW

Old Woodville Rd, Tallahassee, FL 32305

MELVIN BLANK

Associate
850.545.5300
mblank16@comcast.net

DAN AUSLEY

Partner/Broker
850.566.6761
dan@tlgproperty.com

TLG REAL ESTATE SERVICES

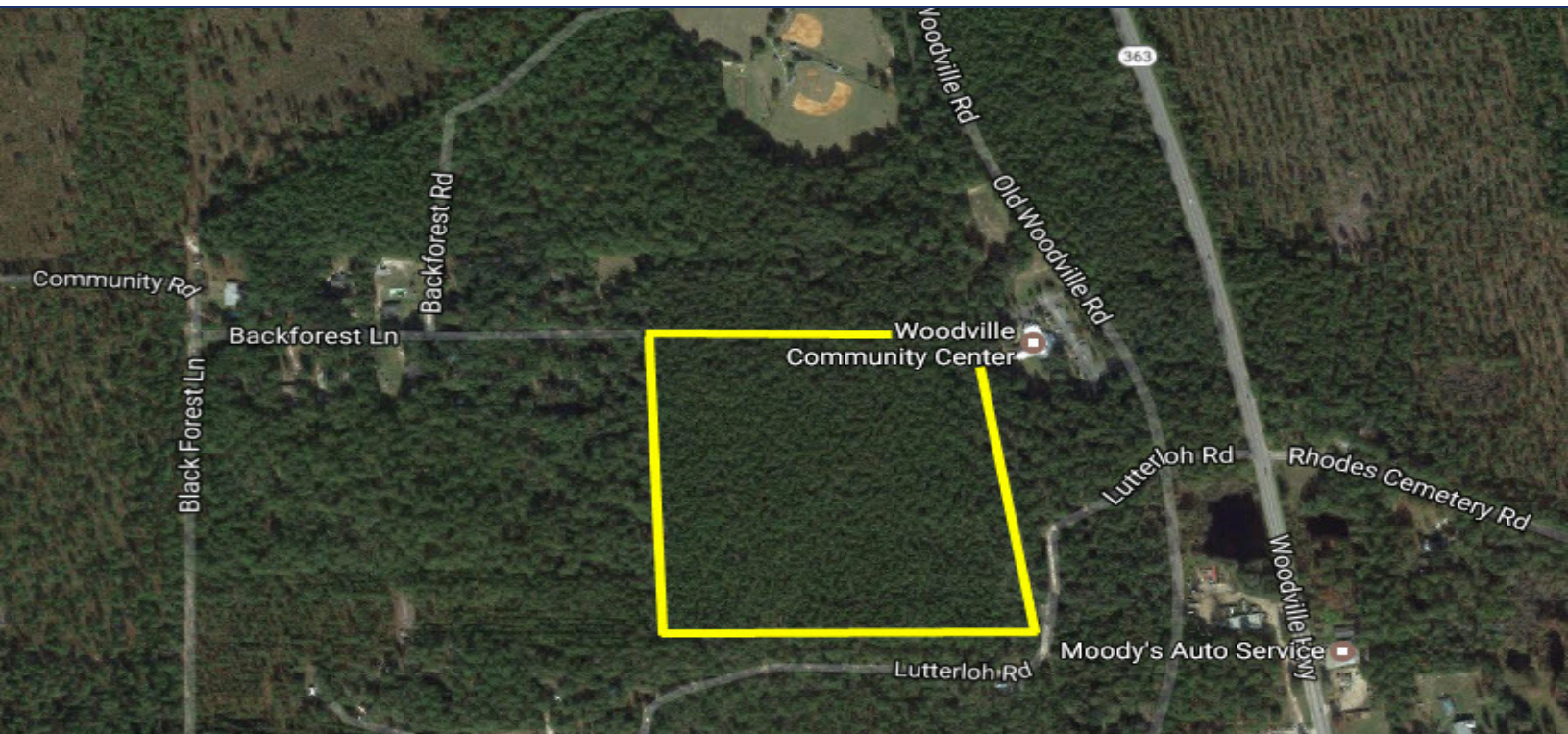
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

WOODVILLE NW

OLD WOODVILLE RD, TALLAHASSEE, FL 32305



OFFERING SUMMARY

Sale Price: \$295,000

Price / Acre: \$10,000

Lot Size: 29.5 Acres

Zoning: Rural

Leon County APN: 33-08-20-002-0000

PROPERTY OVERVIEW

This vacant land is zoned (R) rural and is ideal for residential construction. The property is currently covered in a mix of natural timber and mature planted pines.

LOCATION OVERVIEW

Located on the Northwest side of Old Woodville Rd near the St Marks Historic Railroad State Trail and J. Lewis Hall Woodville Park.

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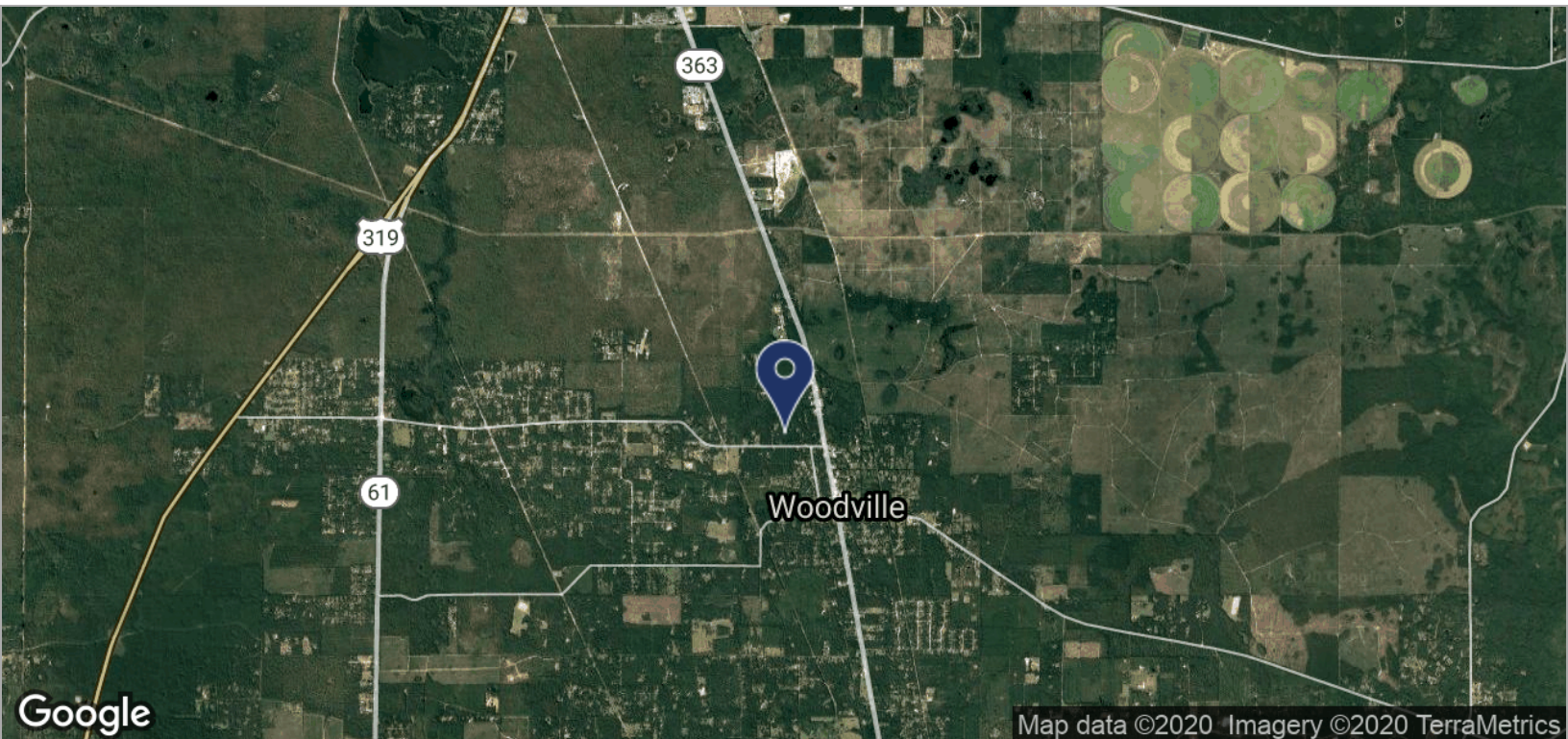
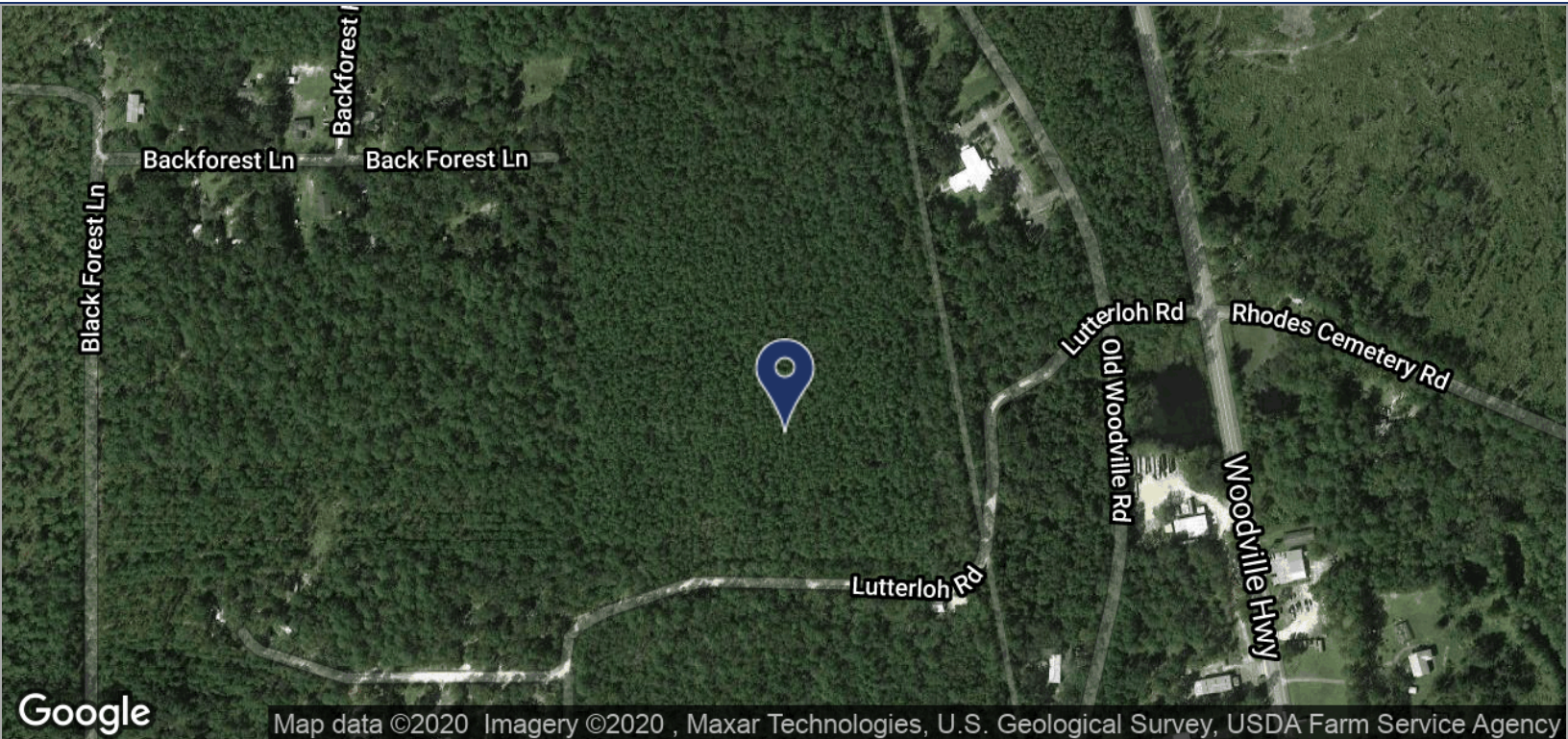




LOCATION MAPS

WOODVILLE NW

OLD WOODVILLE RD, TALLAHASSEE, FL 32305



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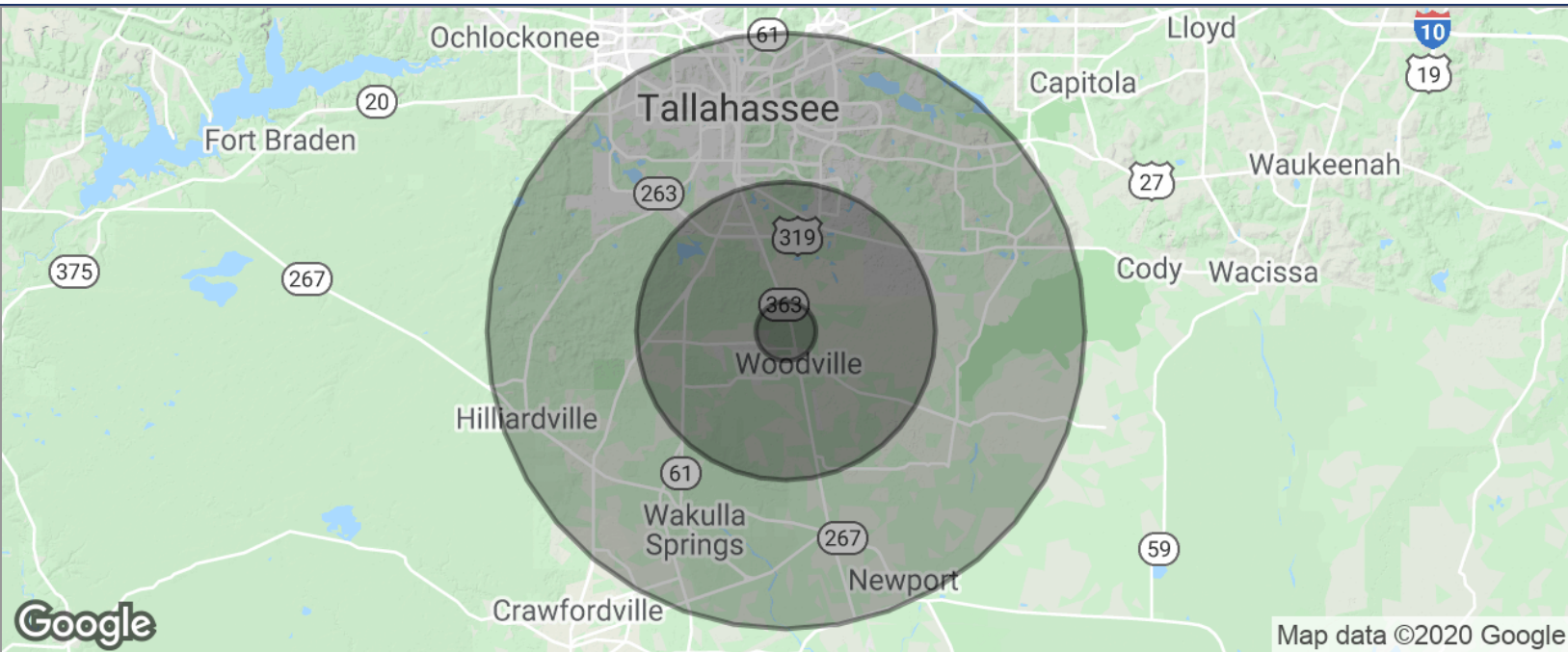




DEMOGRAPHICS MAP

WOODVILLE NW

OLD WOODVILLE RD, TALLAHASSEE, FL 32305



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	531	14,732	159,853
MEDIAN AGE	33.9	32.7	29.6
MEDIAN AGE (MALE)	28.3	29.5	28.6
MEDIAN AGE (FEMALE)	38.1	35.5	30.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	211	6,176	65,044
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$43,312	\$46,465	\$45,170
AVERAGE HOUSE VALUE		\$131,836	\$186,147

* Demographic data derived from 2010 US Census

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