



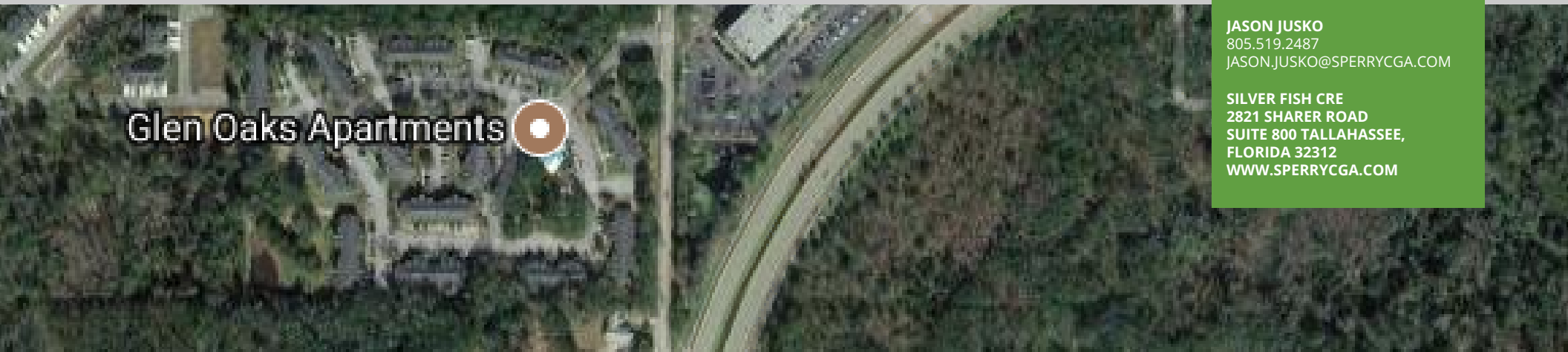
2036 AND 2030 MIDYETTE, TALLAHASSEE, FL 32301

MIDYETTE DEVELOPMENT PARCEL



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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Silver Fish CRE upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Silver Fish CRE or Owner; and (c) You understand and agree that Silver Fish CRE represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Silver Fish CRE or SperryCGA. Neither Silver Fish CRE, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Silver Fish CRE.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



Executive Summary



PROPERTY OVERVIEW

A great piece of property located near Southwood 4 acres zoned activity center - allows for up to 45 units per acre

PROPERTY HIGHLIGHTS

- Zoned Activity Center
- Near Southwood
- Very high-density development surrounds the parcel
- Perfect for Tiny House development
- Zoned for 45 units per acre
- 2 parcel make up the 4 acres
- 4 additional Acres can be purchased next door
- Owner Financing Available with 30% Down

PROPERTY SUMMARY

Sale Price:	\$420,000
Lot Size:	4.0 Acres
APN #:	3109202570000
Zoning:	Activity Center
Cross Streets:	Midyette - Capital Circle- St. Augustine



Regional Map



Map data ©2020 Google

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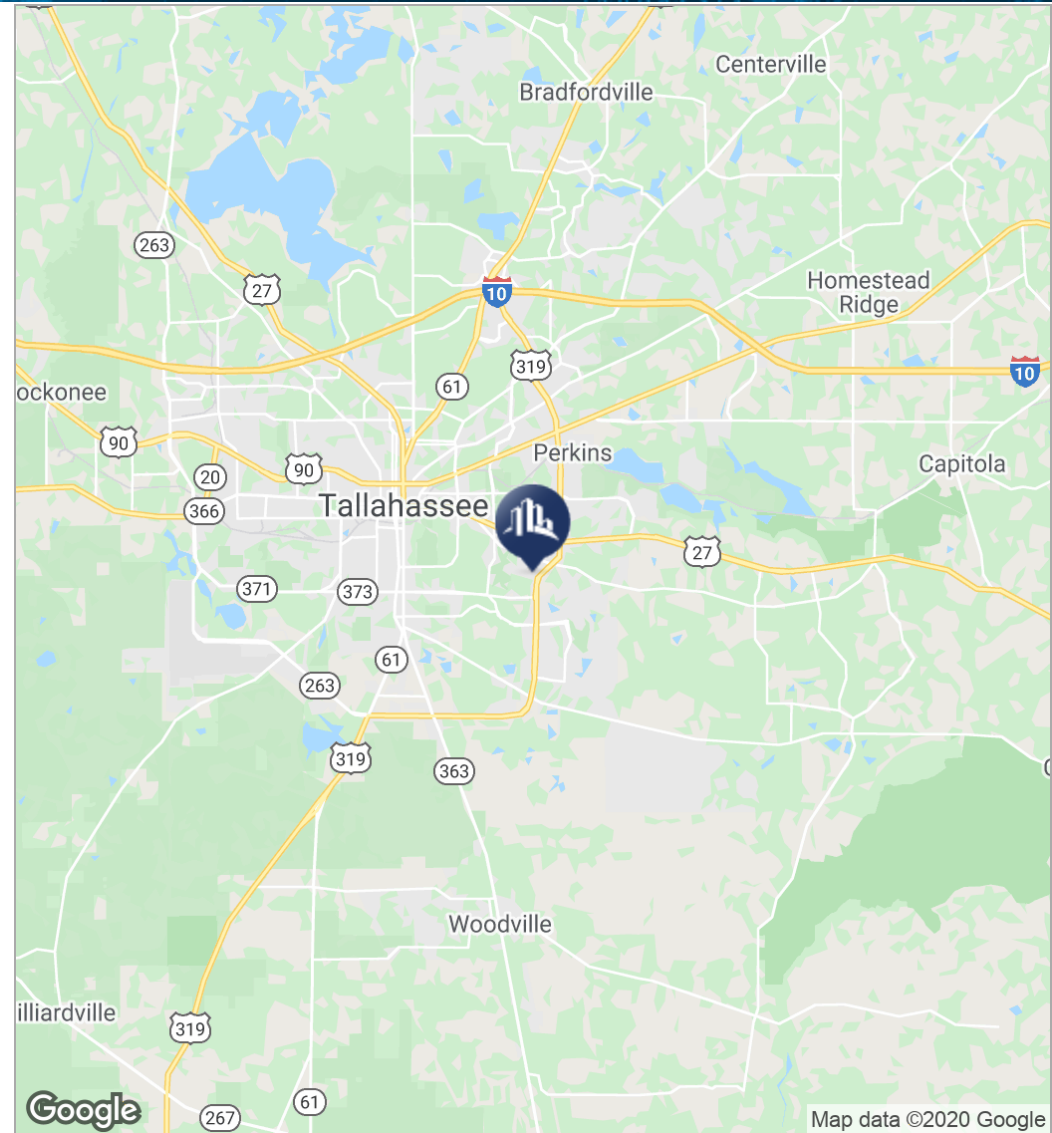
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REGIONAL MAP // 4



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Location Maps



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LOCATION MAPS // 5

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Aerial Map



Google

Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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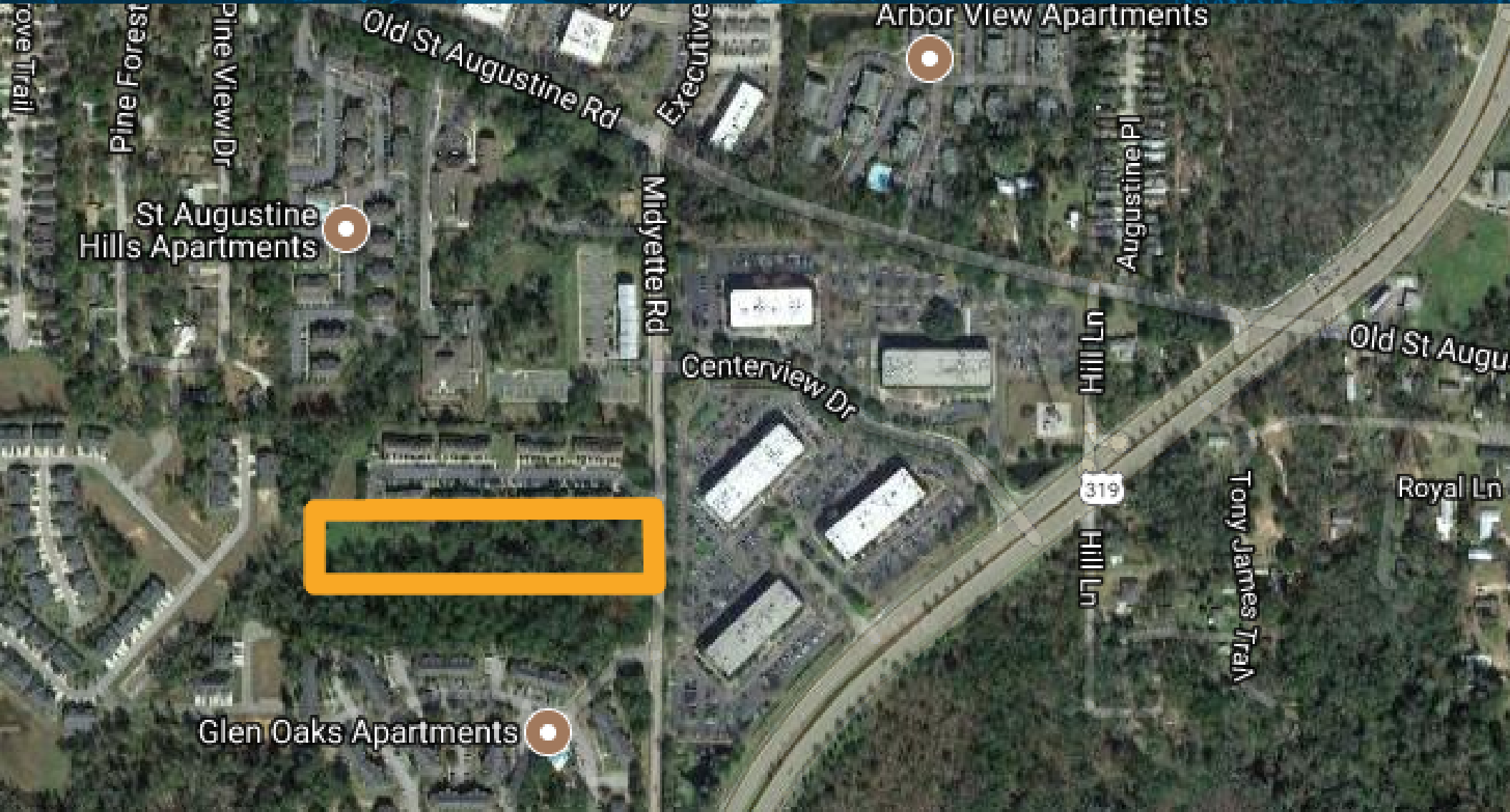
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AERIAL MAP // 6



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DEMOGRAPHICS DEMOGRAPHICS



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SECTION 1 // 7



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DEMOGRAPHICS

Demographics Report



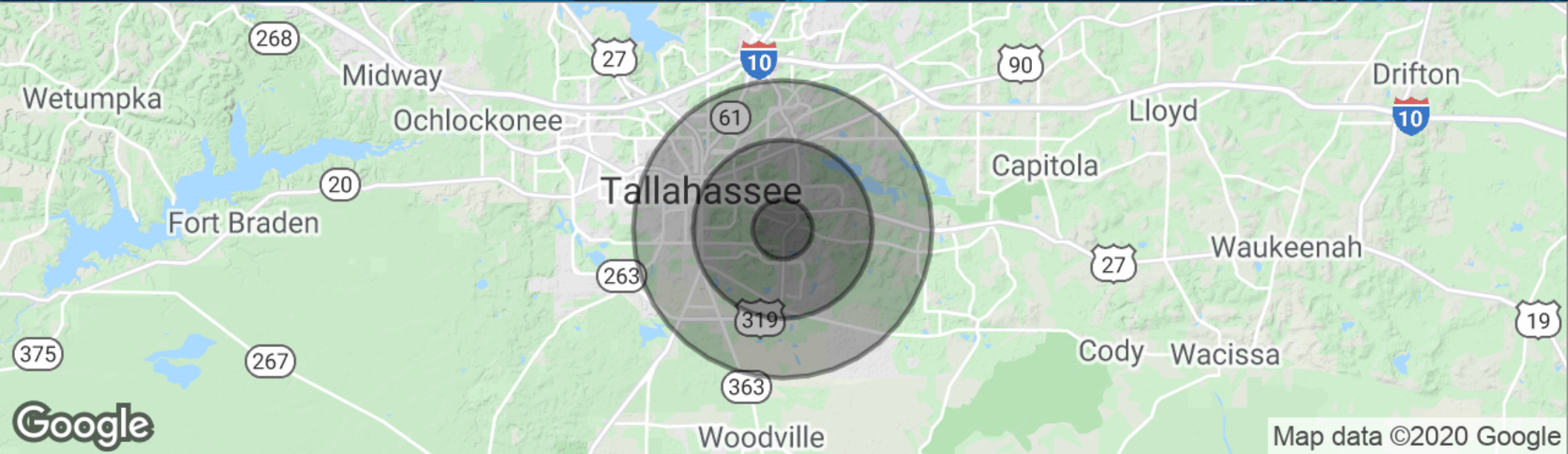
	1 MILE	3 MILES	5 MILES
Total households	3,935	19,308	45,835
Total persons per hh	1.9	2.1	2.3
Average hh income	\$44,740	\$51,263	\$52,369
Average house value	\$149,963	\$175,234	\$212,454
	1 MILE	3 MILES	5 MILES
Total population	7,644	40,463	107,397
Median age	27.3	31.3	31.8
Median age (male)	26.3	29.3	30.6
Median age (female)	28.0	33.0	32.7

* Demographic data derived from 2010 US Census



DEMOGRAPHICS

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,644	40,463	107,397
Population Density	2,433	1,431	1,367
Median Age	27.3	31.3	31.8
Median Age (Male)	26.3	29.3	30.6
Median Age (Female)	28.0	33.0	32.7
Total Households	3,935	19,308	45,835
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