



COMMERCIAL REAL ESTATE

LAND FOR SALE



Development Opportunity

10701 Capitola Road
Tallahassee, FL 32317

MARK BEAUDOIN

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

DEVELOPMENT OPPORTUNITY

10701 CAPITOLA ROAD, TALLAHASSEE, FL 32317



OFFERING SUMMARY

Sale Price: \$750,000.00

Price / Acre: \$9,214

Lot Size: 81.4 Acres

APN: 12-35-20-008-0100
12-35-20-008-0090
12-35-20-008-0140
12-35-20-008-0000

Zoning: RC (Rural Community)

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Development Opportunity! Four contiguous lots in East Leon County and zoned Rural Community. Adjacent to St. Marks Headwaters Greenway, L. Kirk Edwards Wildlife and Environmental Area, and Wood Sink. This property is less than five miles to Mahan Drive, which encompasses many restaurants, grocery stores, retail shops and professional offices. Located on Capitola Road at Cap Tram Road and just East of the St. Marks River, this acreage and warehouse is perfect for agriculture, equestrian or residential uses. Mostly pasture with 6,000 sq. ft. warehouse on two fenced acres.

PROPERTY HIGHLIGHTS

- 6,000 sq. ft. warehouse on site renovated in 2016 (formerly a Cannabis Grow Facility)
- 4 large HVAC units at warehouse site
- Entire property is fenced
- 4 major roadways including Buck Lake Rd., Cap Tram Rd., US HWY 27 and I-10

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ADDITIONAL PHOTOS

DEVELOPMENT OPPORTUNITY

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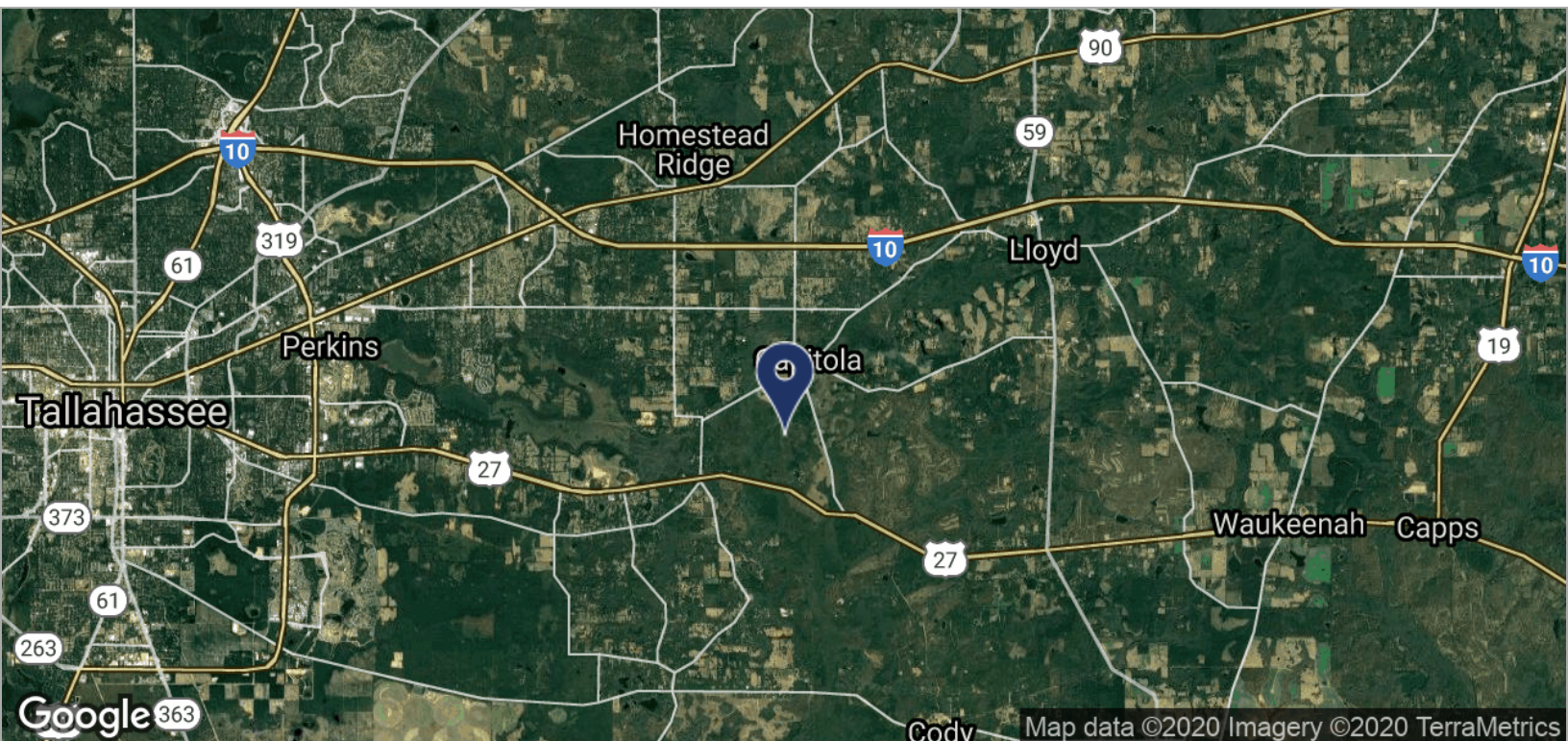
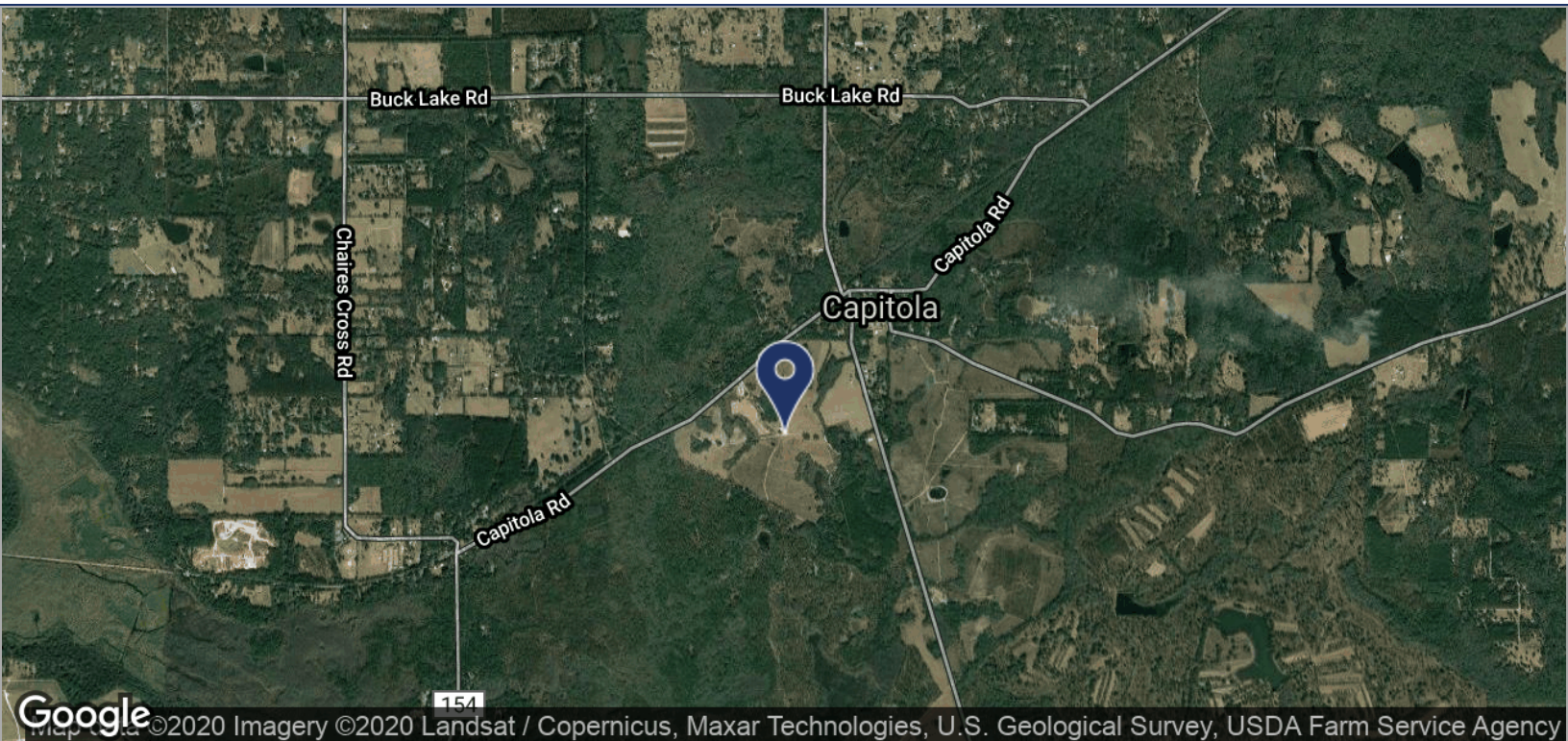




LOCATION MAPS

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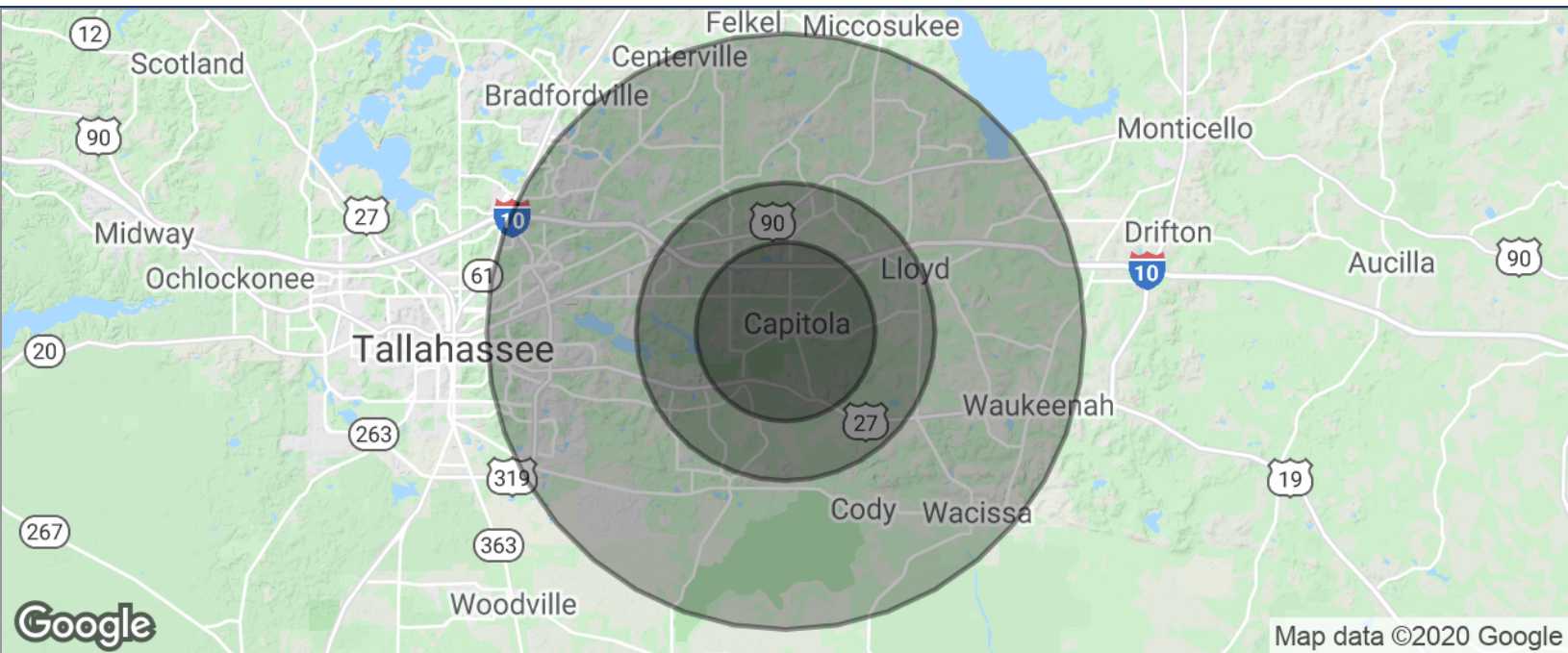




DEMOGRAPHICS MAP

DEVELOPMENT OPPORTUNITY

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,553	15,867	72,020
MEDIAN AGE	41.8	41.2	38.5
MEDIAN AGE (MALE)	39.3	39.8	37.3
MEDIAN AGE (FEMALE)	42.8	41.9	39.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,039	5,959	29,437
# OF PERSONS PER HH	2.7	2.7	2.4
AVERAGE HH INCOME	\$89,825	\$87,998	\$78,030
AVERAGE HOUSE VALUE	\$280,680	\$273,247	\$248,446

* Demographic data derived from 2010 US Census

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