

**TLG**

**COMMERCIAL REAL ESTATE**

LAND FOR SALE



**Segars Property**

Kemp Road, Havana, FL 32333

**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  
**SEGARS PROPERTY**  
 KEMP ROAD, HAVANA, FL 32333



### OFFERING SUMMARY

|                      |                            |
|----------------------|----------------------------|
| <b>Sale Price:</b>   | \$393,540                  |
| <b>Price / Acre:</b> | \$7,000                    |
| <b>Lot Size:</b>     | 56.22 Acres                |
| <b>Zoning:</b>       | AG-1 and AG-2              |
| <b>Gadsden APN:</b>  | 2-26-3N-2W-0000-00440-0100 |

### PROPERTY HIGHLIGHTS

- Beautiful 56.22 acre homesite or recreational tract with 8 +/- acre stocked lake. Convenient to shopping and restaurants.
- Partially cleared land, but loaded with deer, turkey, ducks, bass, and bream!
- Potential subdivision into 10 acre lakefront lots.
- Located 1 mile east of Havana on Kemp Road and across from Havana Middle School.

**Mark Beaudoin**  
 850.545.0395  
[mbeaudoin@tlgproperty.com](mailto:mbeaudoin@tlgproperty.com)

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

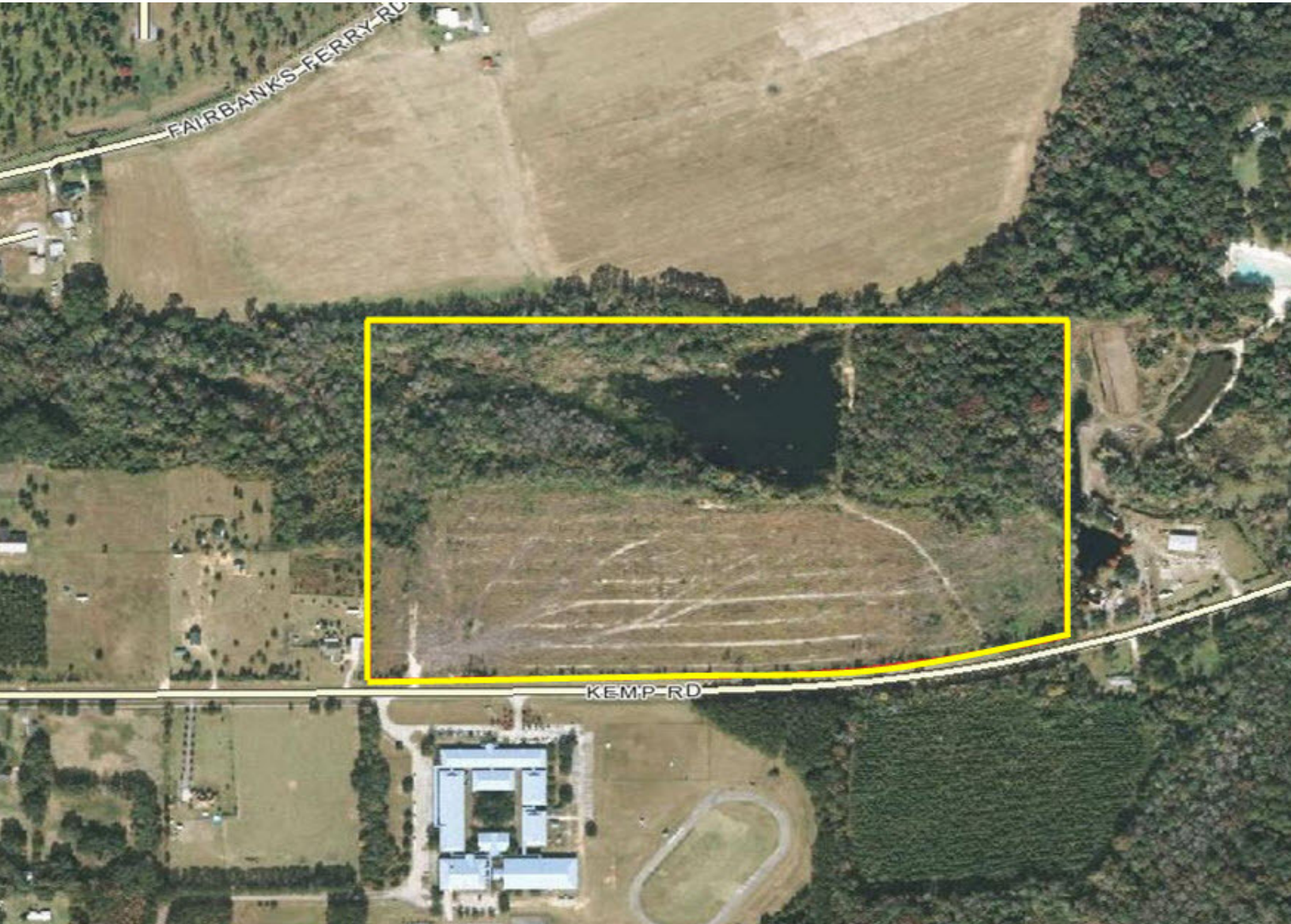






# SEGARS PROPERTY

KEMP ROAD, HAVANA, FL 32333



**Mark Beaudoin**  
850.545.0395  
mbeaudoin@tlgproperty.com

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







ADDITIONAL PHOTOS  
**SEGARS PROPERTY**  
 KEMP ROAD, HAVANA, FL 32333



**Mark Beaudoin**  
 850.545.0395  
[mbeaudoin@tlgproperty.com](mailto:mbeaudoin@tlgproperty.com)

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







ADDITIONAL PHOTOS  
**SEGARS PROPERTY**  
KEMP ROAD, HAVANA, FL 32333



**Mark Beaudoin**  
850.545.0395  
[mbeaudoin@tlgproperty.com](mailto:mbeaudoin@tlgproperty.com)

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



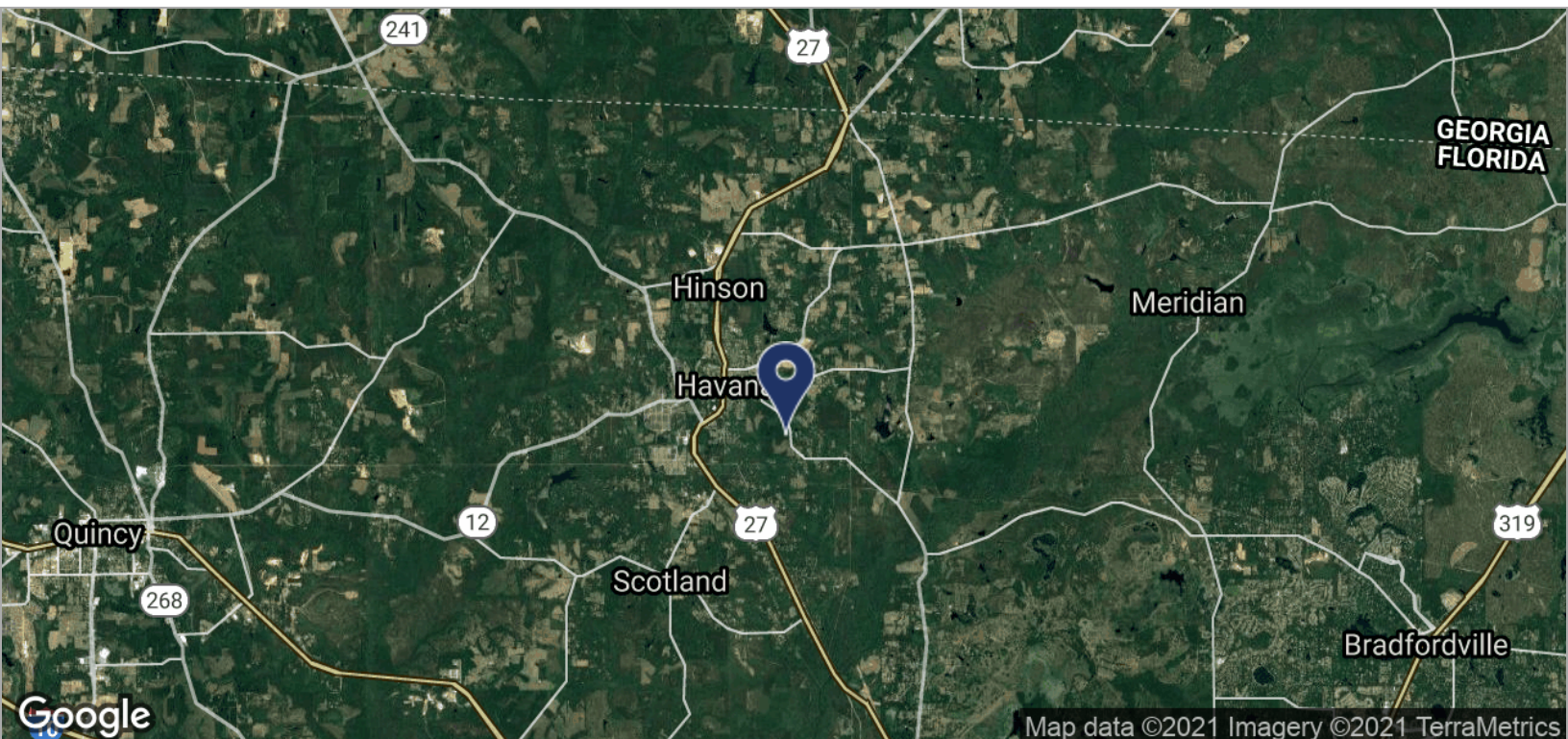
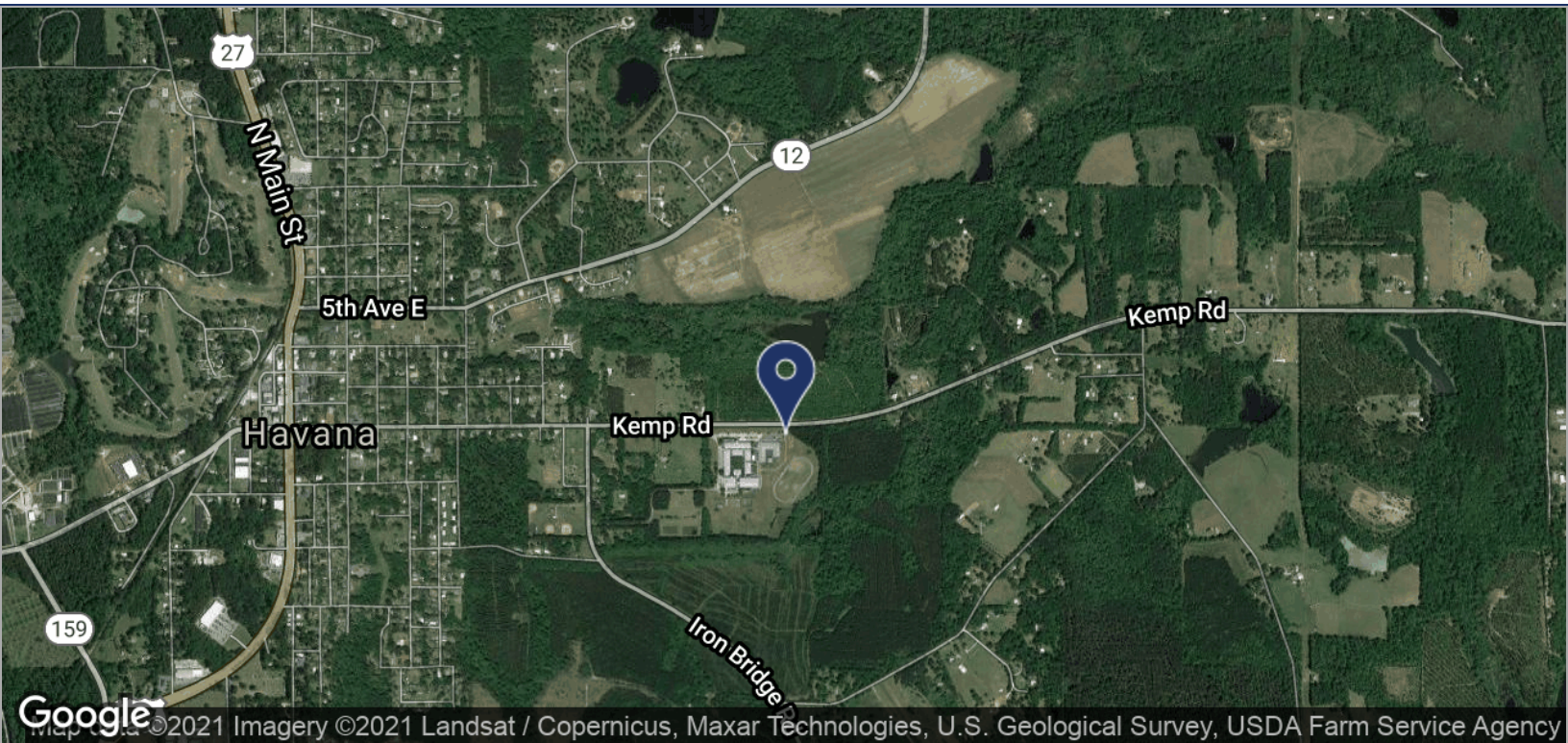




LOCATION MAPS

## SEGARS PROPERTY

KEMP ROAD, HAVANA, FL 32333



**Mark Beaudoin**  
850.545.0395  
mbeaudoin@tlgproperty.com

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



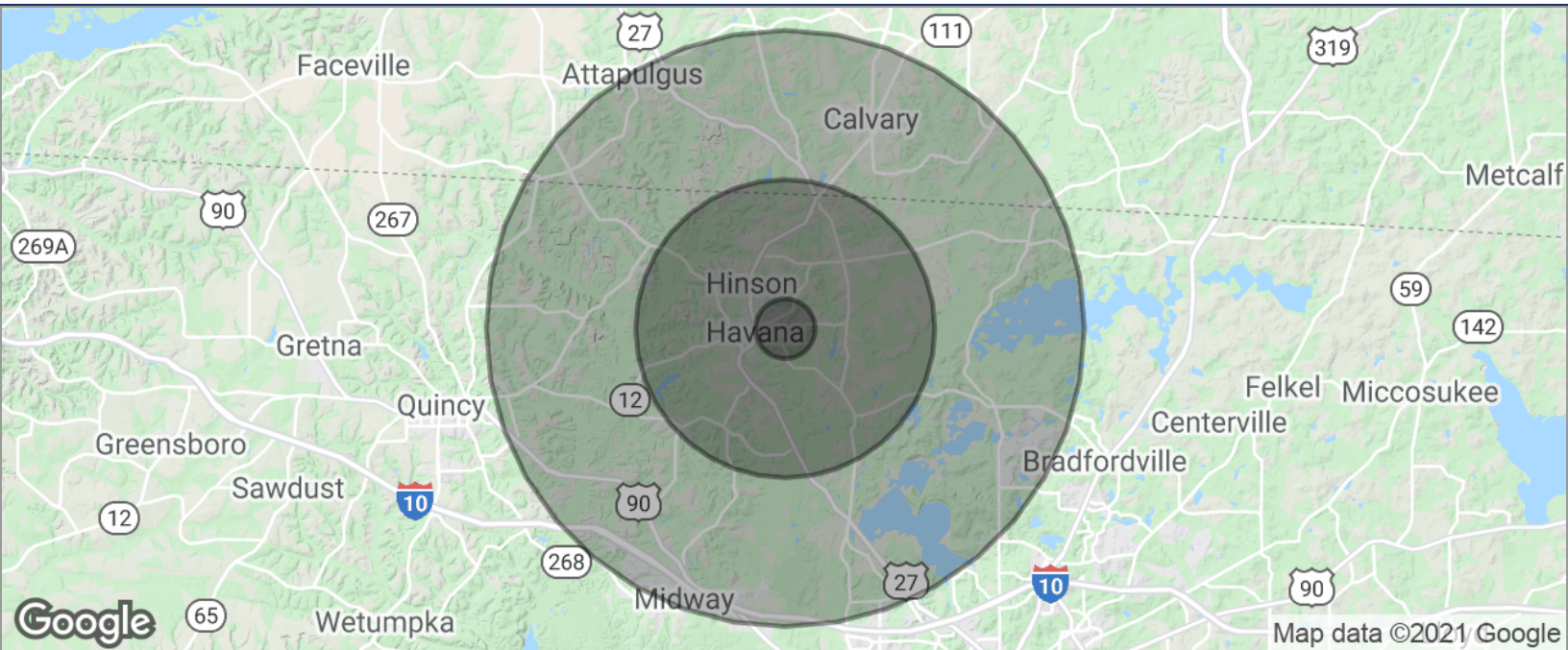




# DEMOGRAPHICS MAP

## SEGARS PROPERTY

KEMP ROAD, HAVANA, FL 32333



| POPULATION          | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| TOTAL POPULATION    | 372      | 7,937     | 38,453    |
| MEDIAN AGE          | 41.4     | 44.0      | 38.8      |
| MEDIAN AGE (MALE)   | 40.0     | 42.3      | 37.3      |
| MEDIAN AGE (FEMALE) | 41.8     | 44.4      | 39.6      |
| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
| TOTAL HOUSEHOLDS    | 152      | 3,270     | 15,196    |
| # OF PERSONS PER HH | 2.4      | 2.4       | 2.5       |
| AVERAGE HH INCOME   | \$48,046 | \$56,081  | \$64,398  |
| AVERAGE HOUSE VALUE |          | \$227,765 | \$249,109 |

\* Demographic data derived from 2010 US Census

**Mark Beaudoin**  
850.545.0395  
mbeaudoin@tlgproperty.com

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

