

# SURPLUS CONDO BUILDING PAD SITES

1974 MIDYETTE ROAD  
TALLAHASSEE, FL 32301

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18 Unit Pad Site

24 Unit Pad Site

6 Unit Pad Site

6 Unit Pad Site



Midyette Road



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$648,000
Lot Size:	2.2 Acres
Zoning:	AC, Activity Center District
Market:	Tallahassee

## PROPERTY OVERVIEW

The subject property consists of 54 pad sites or of a total of 72 pad sites within the Midyette Palms Condominium neighborhood. Commonly known as phases 2, 3 and 4 of the development. The pads sites consist of one 24-unit pad site, one 18-unit pad site, one 6-unit pad site, and 6 pad sites remaining on the previously constructed 24 unit pad site. [18 units were constructed, 6 units were not, so the remaining 6 pad sites are included as part of the 54 pad site total. . Pads sites are generally 30' x 60' and would typically support an approximate 1300-1700sf, two-story condo unit. Existing neighborhood amenities include front entrance signage, paved streets w/ concrete sidewalks & curbing, underground utilities and stormwater retention. There are 18 existing improved pad-sites in the neighborhood and the typical condo unit is 3 bedroom and two and one-half baths.

## PROPERTY HIGHLIGHTS

- Vacant Condo Padsites
- Previously approved Pad sites for a total of 54 Condo Units
- Existing Neighborhood Amenities
- Near Large State Office Complex

# Property Aerial (West View)





# Property Aerial (East View)





# Pad Site Photos



24 Unit Pad Site



18 Unit Pad Site



6 Unit Pad Site



6 Unit Pad Site



# Existing Improved Pad Sites



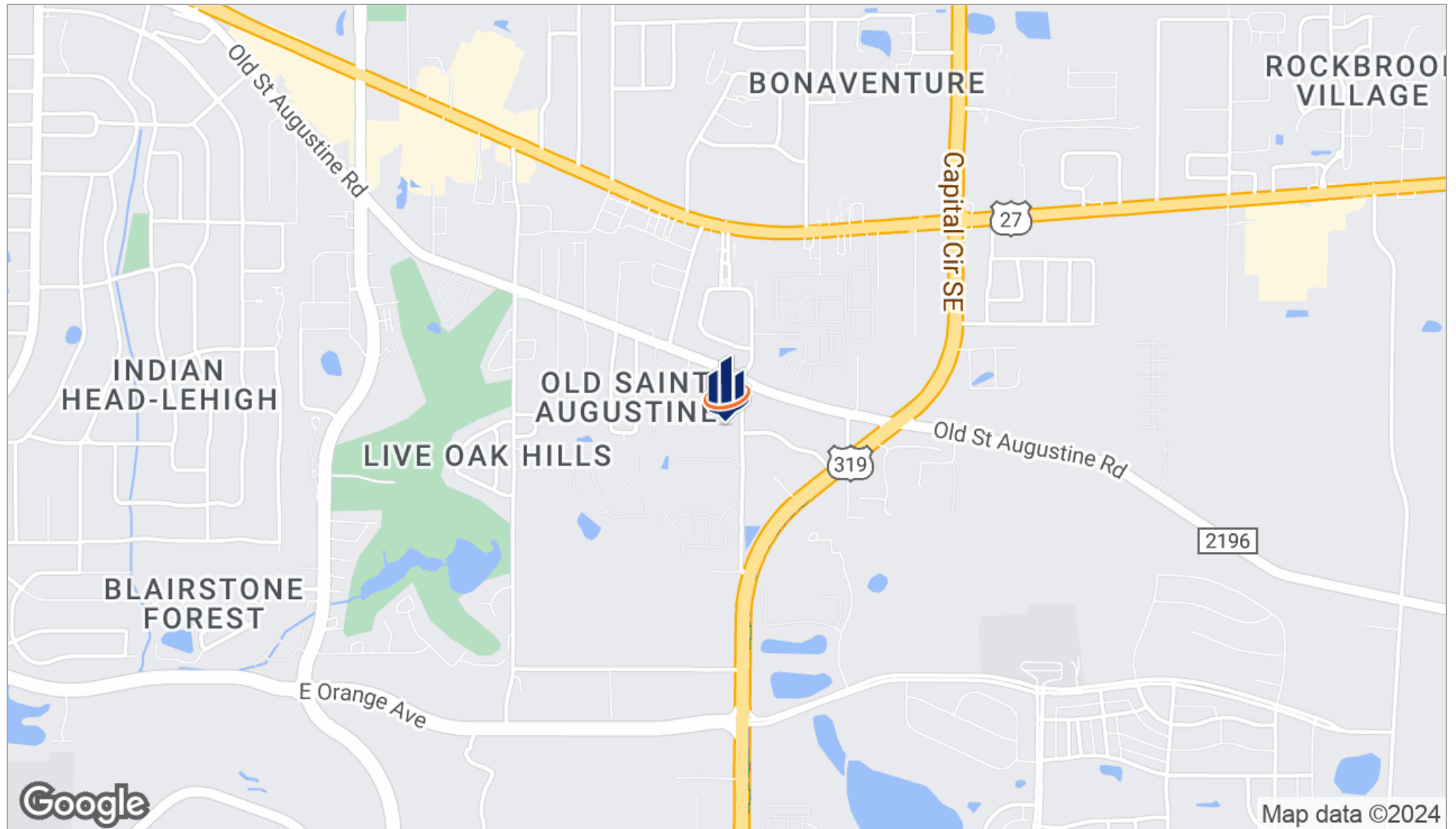


# Parking & Entrance Photos



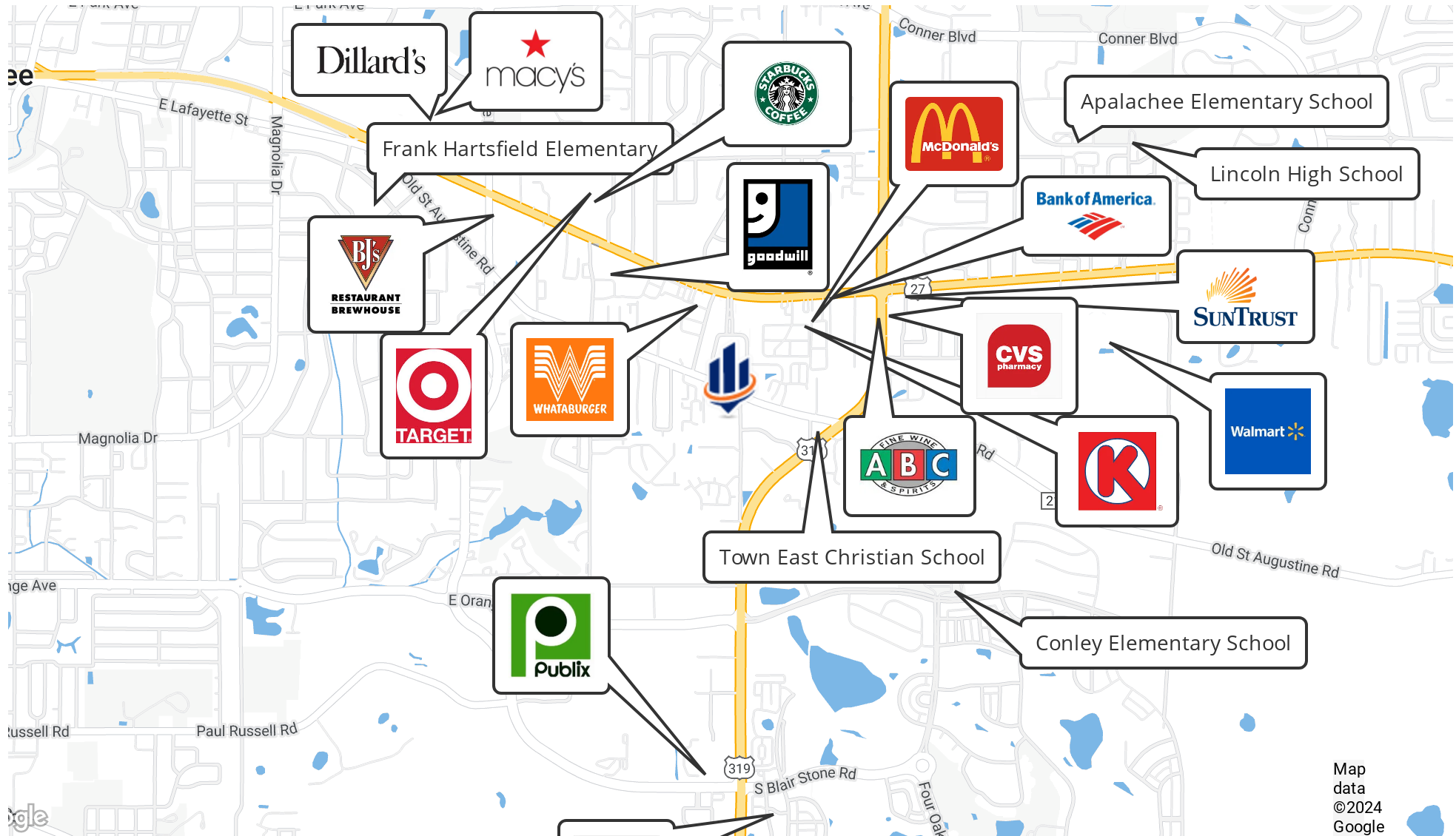


# Location Map





# Area Retail, Grocery & School Map





# Regional Map





# Midyette Oaks

MIDYETTE ROAD, TALLAHASSEE, FLORIDA

SPRINKLERED NFPA 13R TYPE V-A CONSTRUCTION

## DESIGN DATA

Applicable codes  
Florida Building Code, Building (FBC), 2004 Edition with 2005 and 2006 supplements  
Florida Building Code, Mechanical (FBC-M), 2004 Edition with 2005 and 2006 supplements  
Florida Building Code, Fuel Gas (FBC-FG), 2004 Edition with 2005 and 2006 supplements  
Florida Building Code, Plumbing (FBC-P), 2004 Edition with 2005 and 2006 supplements  
Florida Fire Prevention Code (FFPC), 2004 Edition  
National Electrical Code (NEC), 2005 Edition

Project approval  
The contractor shall make available to the Building Department any documentation necessary to verify that all conditions requiring approval per FBC, FBC-M, FBC-FG, FBC-P, FFPC, or other agency approval notices will not be accepted as Florida Approved notices.

Occupancy Group Classification  
Use Group: R2 (Apartment)

Type of Construction Classification  
Type V-A, 12.1 sprinkler system

Building height: 35' 0" high 3-story building  
Building area: 1,454 square feet  
Each unit: 360 square feet  
Total for each unit: 1,454 square feet  
Total for building: 1,454 square feet  
Total for building: 1,454 square feet

Fire protection and requirements  
Requirements: 1. Fire protection and requirements

Light switches, Biometric height: 48" above finished floor  
Electrical and telephone outlets at 12" above finished floor  
Kitchen counter tops and window seats, 48" above finished floor

EXTERIOR ACCESSIBLE AND LAUNCHING FOR THE BUILDING (IN PROJECT)

Accessible entry  
Ground Floor Units of Building A and Building B are accessible units.  
Ground Floor Units of Building C and Building D are not required to be accessible units.  
See drawings for unit layouts.

Number of units  
Ground Floor Units: 12 units  
Second Floor Units: 12 units  
Third Floor Units: 12 units  
Total units: 36 units

Design for Units  
Floor level: 12' 0" above finished floor  
Floor level: 12' 0" above finished floor  
Floor level: 12' 0" above finished floor

Exterior Unit details: 12' 0" high, 12' 0" wide  
Unit Level Specifications: 12' 0" high, 12' 0" wide  
Handing and guard rail design and construction section: 12' 0" high, 12' 0" wide

1. Handing and guard rail to be designed and constructed to meet a load of 100 lbs applied in any direction at the top and to transfer the load through the support of the structure.

2. Handing and guard rail to be designed and constructed for a concentrated load of 200 lbs applied at any point and any direction along the top.

Drainage  
See drawings for unit layouts.

Florida Fire Prevention Code  
Address: 12' 0" high, 12' 0" wide

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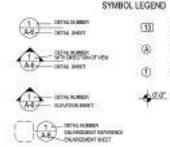
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## ABBREVIATIONS

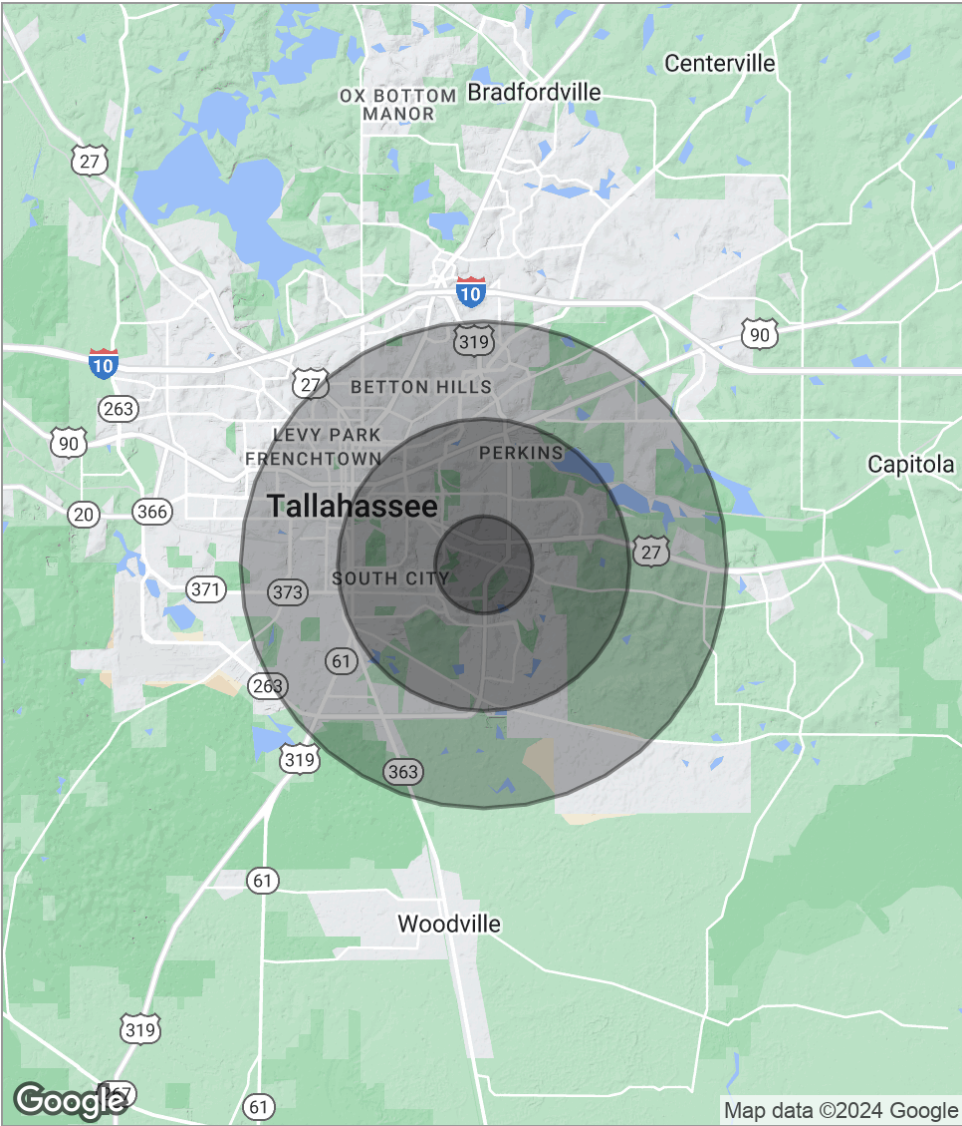
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## GENERAL NOTES

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# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,340	39,191	101,567
Median age	27.3	31.7	32.4
Median age [Male]	26.2	29.8	31.2
Median age [Female]	28.0	33.3	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,754	18,890	44,010
# of persons per HH	2.0	2.1	2.3
Average HH income	\$44,854	\$52,236	\$53,614
Average house value	\$148,580	\$176,787	\$213,339

*\* Demographic data derived from 2020 ACS - US Census*



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