



LAND FOR SALE

BRADFORDVILLE HILLS



FOR SALE

155 ± ACRES DEVELOPMENT LAND
IN NORTH TALLAHASSEE

NAI TALCOR

FOR MORE INFORMATION CONTACT:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Name	Bradfordville Hills
Address	Thomasville Rd. @ Lawton Chiles Ln.
City, State, Zip	Tallahassee, FL 32312
County	Leon
Use	Planned Unit Development
Acres	155±
On Site Improvements	Existing water and sanitary sewer service exists adjacent to the site Talquin has previously addressed their plans to expand sprayfield availability for the development. The Bradfordville Sector Plan includes the PUD properties in their Water and Sewer service Area Map.
Current Zoning	Bradfordville Hills PUD
Gross Price	\$15,000,000



5 Miles

Minutes away
from I-10



17 Miles

To the Tallahassee
International Airport



11 Miles

From Downtown Tallahassee

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PROPERTY

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,566	48,907	154,648
Median Age	39.2	40.6	37.1
Median Age (Male)	38.6	40.1	36.5
Median Age (Female)	39.5	41.4	37.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	538	18,528	647,26
# Of Persons Per HH	2.9	2.6	2.4
Average HH Income	\$116,004	\$107,859	\$79,442
Average House Value	\$506,548	\$367,239	\$290,242

PROPERTY

OVERVIEW

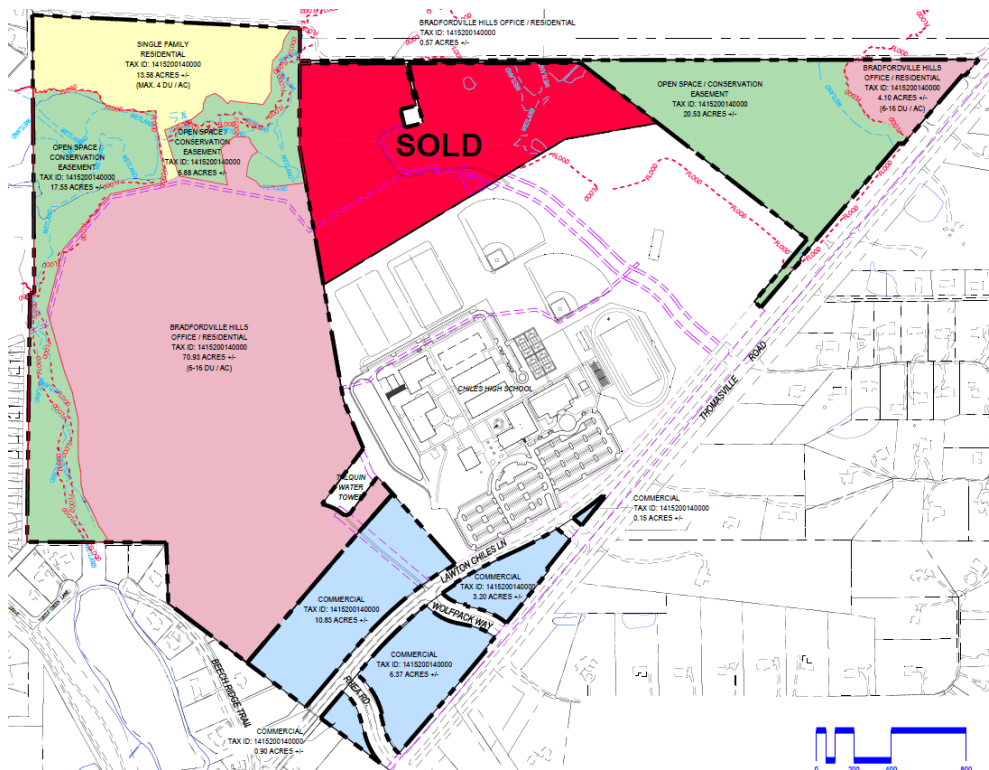


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PROPERTY OVERVIEW

The Bradfordville Hills PUD encompasses approximately 155± acres surrounding Chiles High School that had historically been used as a silviculture operation for more than 30 years. The property was expanded into the Urban Services Area in 2020 to allow a new zoning classification that will allow for additional development rights. The zoning subdistricts include Office / Residential, Single Family Residential, and Open Space / Conservation Easement.

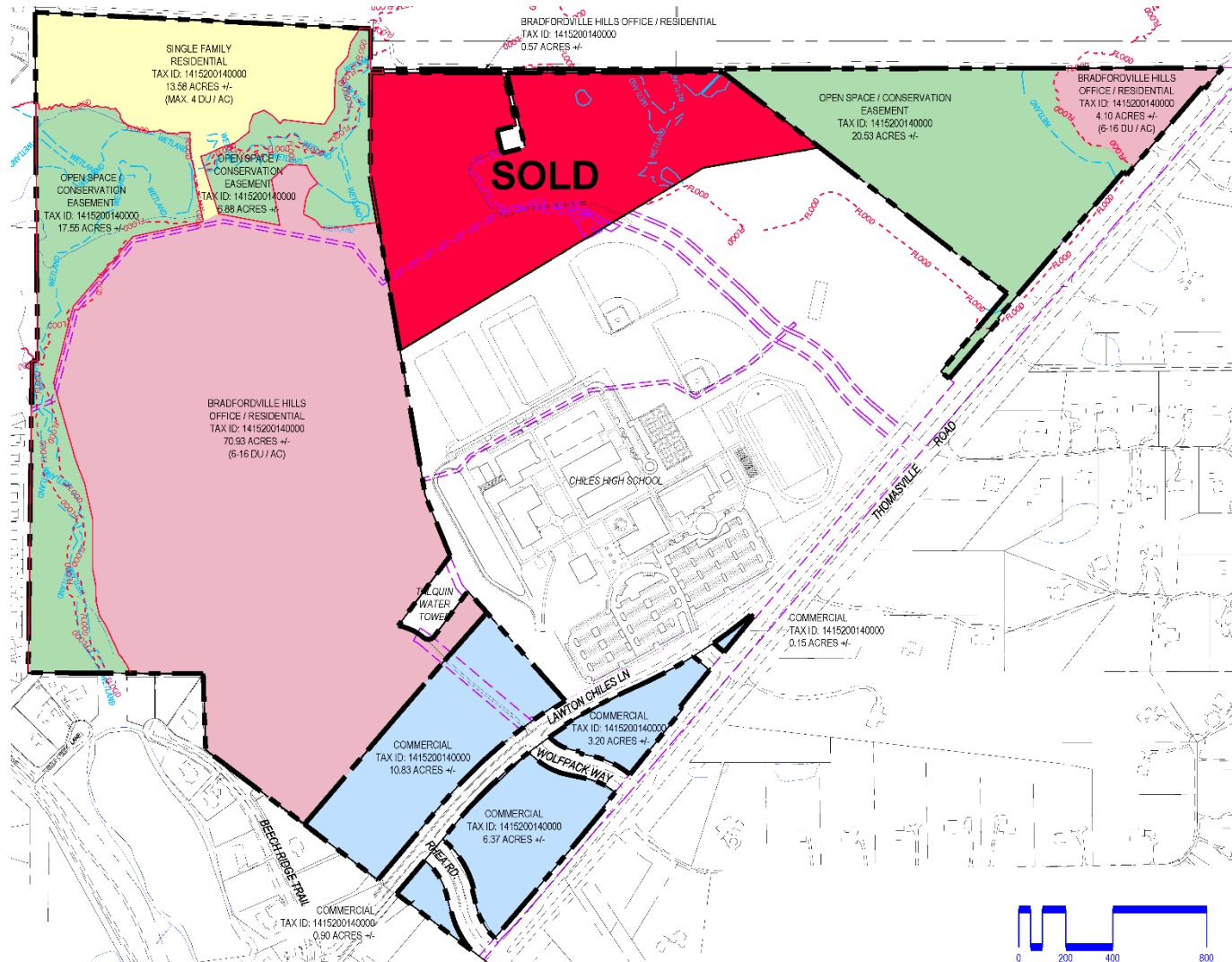


LAND TYPE	PARCEL SIZE
Commercial	0.15
Commercial	3.2
Commercial	6.37
Commercial	0.9
Commercial	10.83
COMMERCIAL TOTAL	21.45
Office/Residential	70.93
Office/Residential	4.10
Office/Residential	0.57
OFFICE/RESIDENTIAL TOTAL	75.60
Open Space / Conservation Easement	24.43
Open Space / Conservation Easement	20.53
OPEN SPACE / CONSERVATION EASEMENT TOTAL	44.96
Single Family	13.58
SINGLE FAMILY TOTAL	13.58
TOTAL ACREAGE FOR SALE	155.59

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