



# SINGLE FAMILY DEVELOPMENT LAND

2736 PECAN RD.  
TALLAHASSEE, FL 32303

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	10 Acres
Zoning:	R-1 [Single Family Detached]
Market:	West Tallahassee
Submarket:	West
Price / Acre:	\$47,500

## PROPERTY OVERVIEW

This 10 acre tract of land is zoned R-1 for Single Family Detached Dwelling Unit development. The property has approximately 292 linear feet of frontage along Pecan Road and 1,492 linear feet along Willie Vause Road. The property has City utilities to the site along Pecan Road and is in the City limits of Tallahassee.

The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. [or 36 units for this 10 acre tract]

## LOCATION OVERVIEW

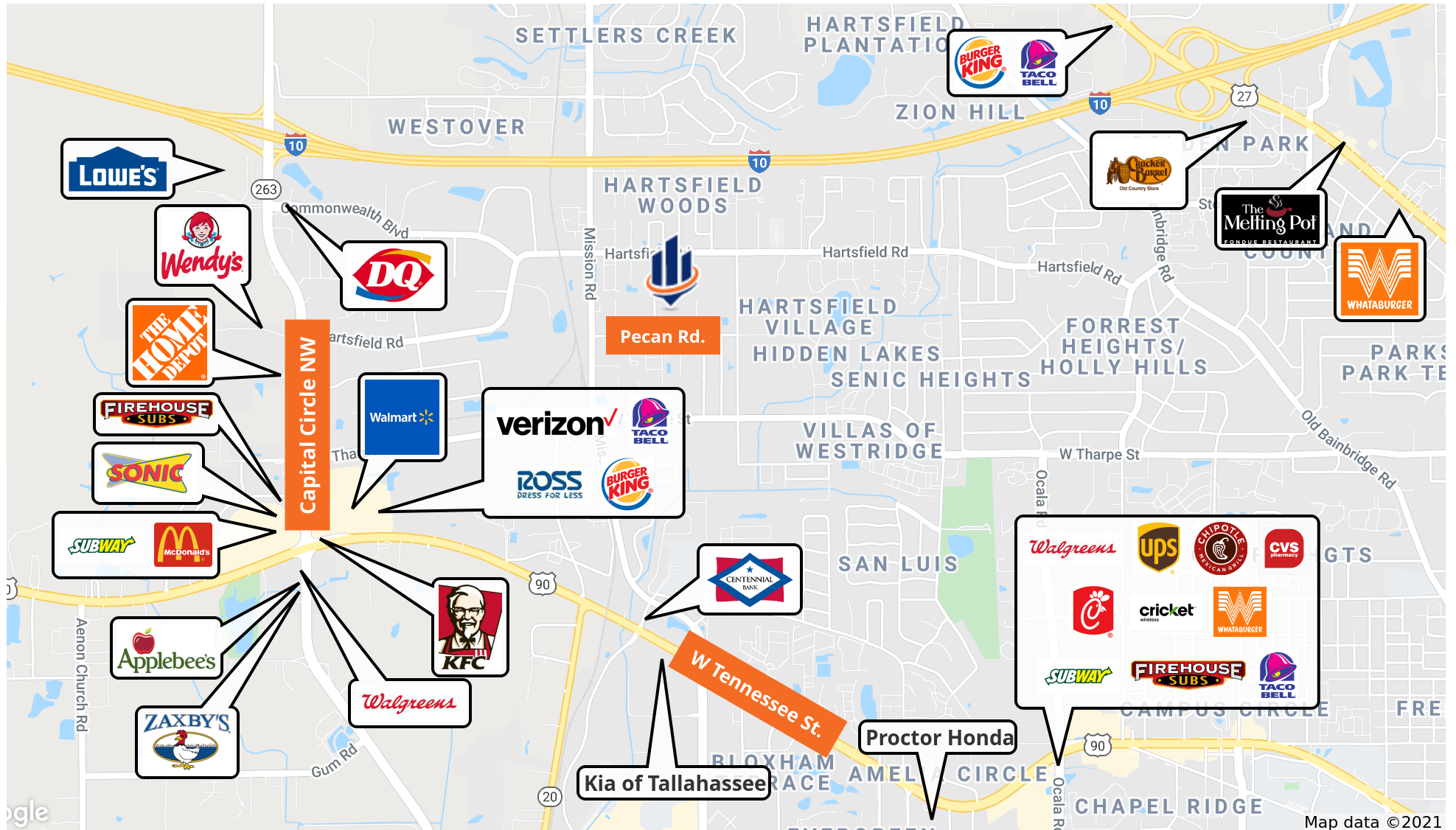
Located near Hartsfield Rd. and Mission Rd. between W. Tennessee St. and I-10.

Less than 2 miles to Tallahassee Community College, Capital Circle NW, I -10, Wal-Mart, and surrounding retail.

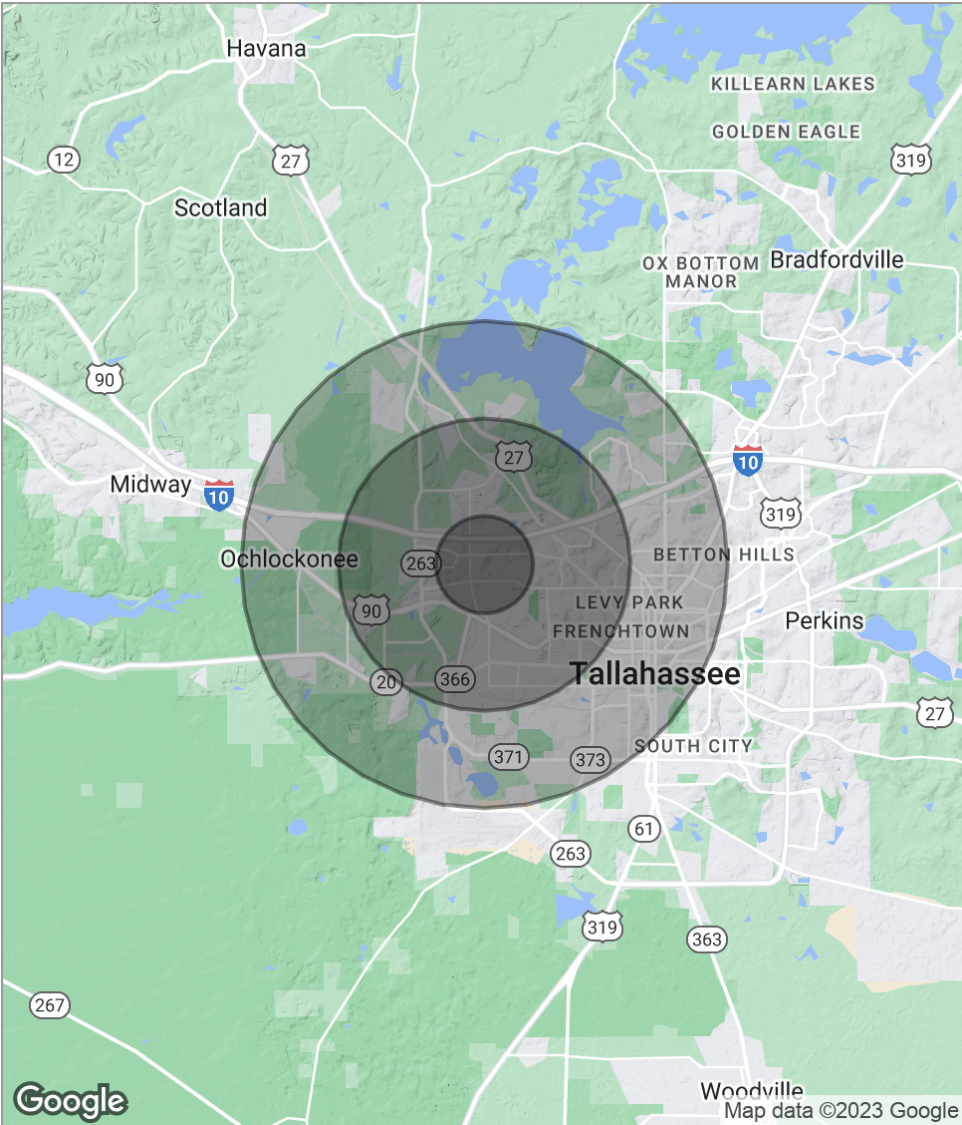
## PROPERTY HIGHLIGHTS

- 10 acres in City limits of Tallahassee
- Zoned R-1, Single Family Detached
- Utilities available along Pecan Road

# Retailer Map



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,313	69,112	133,025
Median age	24.4	24.5	26.9
Median age [Male]	24.4	24.5	26.9
Median age [Female]	24.2	24.4	27.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,233	27,333	51,442
# of persons per HH	2.4	2.5	2.6
Average HH income	\$40,758	\$37,583	\$41,998
Average house value	\$150,276	\$161,098	\$180,865

\* Demographic data derived from 2020 ACS - US Census

## Section 10-244. R-1 Single-Family Detached Residential District.

The following applies to the R-1 Single-Family Detached Residential District:

1. District Intent	PERMITTED USES											
	2. Principal Uses				3. Accessory Uses							
<p>The R-1 district is intended to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.</p> <p><b>Development standards for properties located within the MMTD are established within Division 4 of this Code.</b></p>	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.							
				(2) Golf courses.				(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.				
				(3) Passive and active recreational facilities.								
				(4) Single-family detached dwellings (rooming houses are prohibited).								
DEVELOPMENT STANDARDS												
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions				
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)			
Single-Family Detached Dwellings	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories			
Any Permitted Principal Non-Residential Uses	24,000 square feet	100 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories			

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.