

# Future Land Development



## OFFERING SUMMARY

Sale Price:	\$3,250,000
Parcel Size:	29.66 Acres
Lot Frontage:	1,896 Feet
Zoning:	Commercial Parkway
Traffic Count:	19,100

## LOCATION OVERVIEW

Located on Capital Circle Southeast [HWY 319], Tallahassee's most heavily traveled traffic artery. This parcel is highly visible with **1,896' of Frontage** and **curb cut access** to both Capital Circle and Woodville Highway. Only 3.5 miles from the Capital Circle Office Center [CCOC] a State Government office park with over **2 million square feet** of office space. Additionally, just 5 Miles from **Tallahassee International Airport**, 5.5 miles from **Florida State University Campus**, and 16 miles from Florida's coast.

## PROPERTY HIGHLIGHTS

- Highly Visible Capital Circle Frontage
- Property Can Be Subdivided
- Near the 2 Million SF CCOC - State Government Office Center
- Adjacent to San Marcos Apartments
- 5 Miles From the Tallahassee International Airport

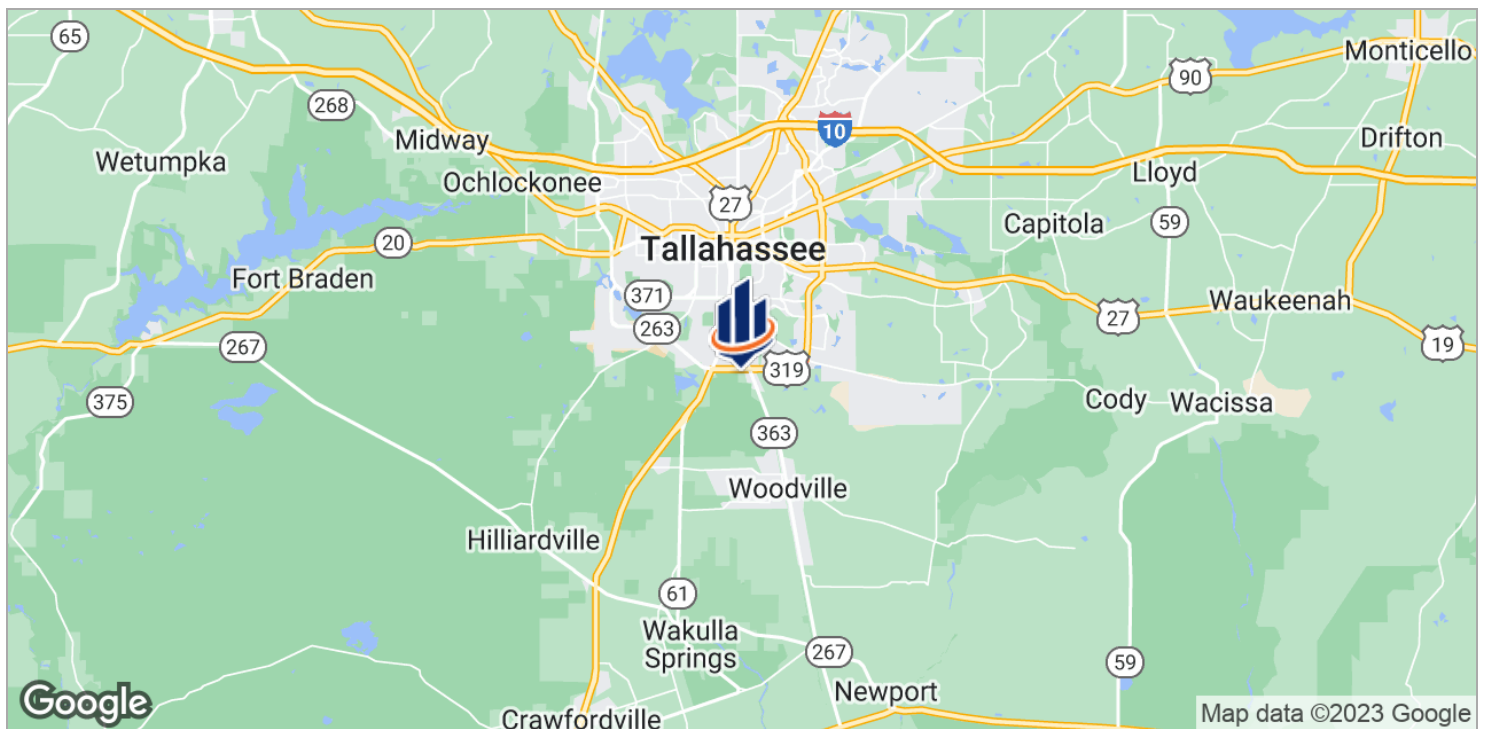
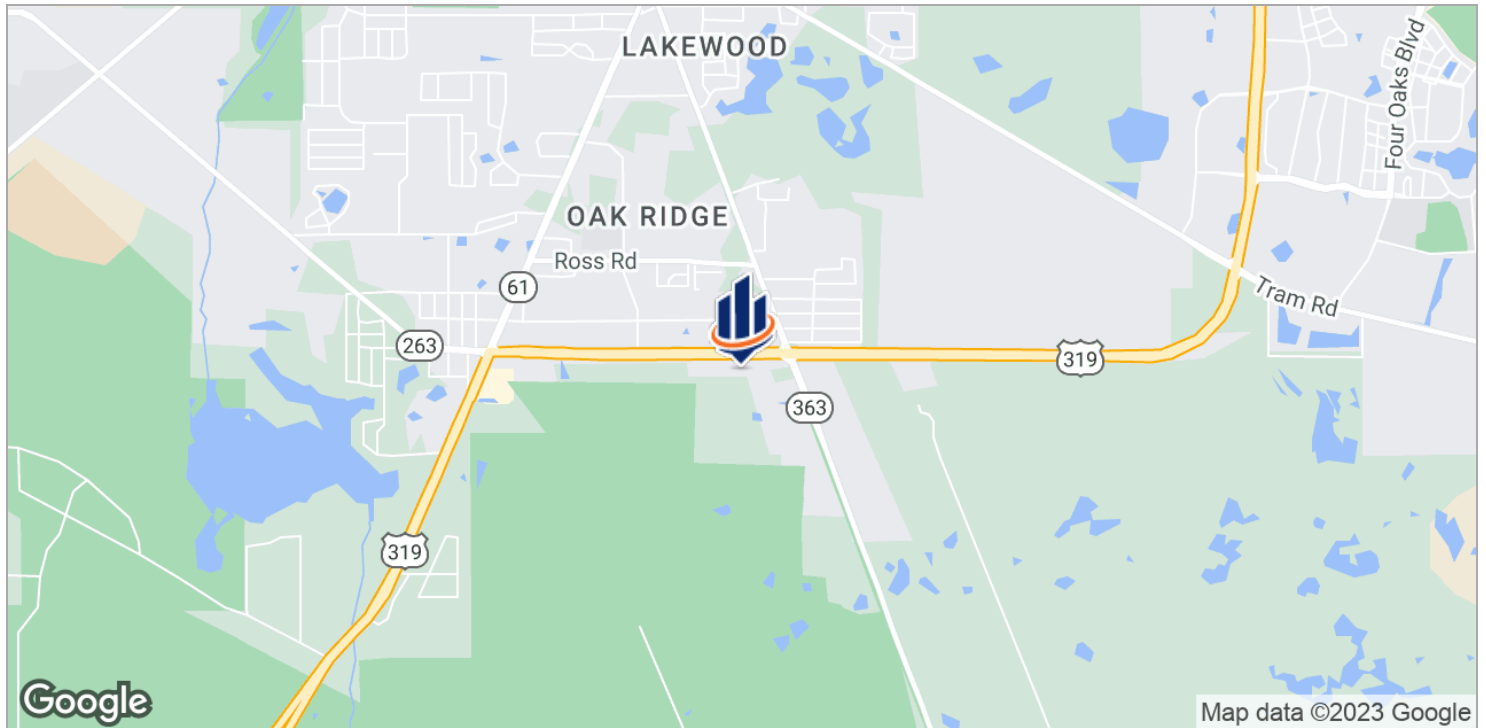
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# Location Maps



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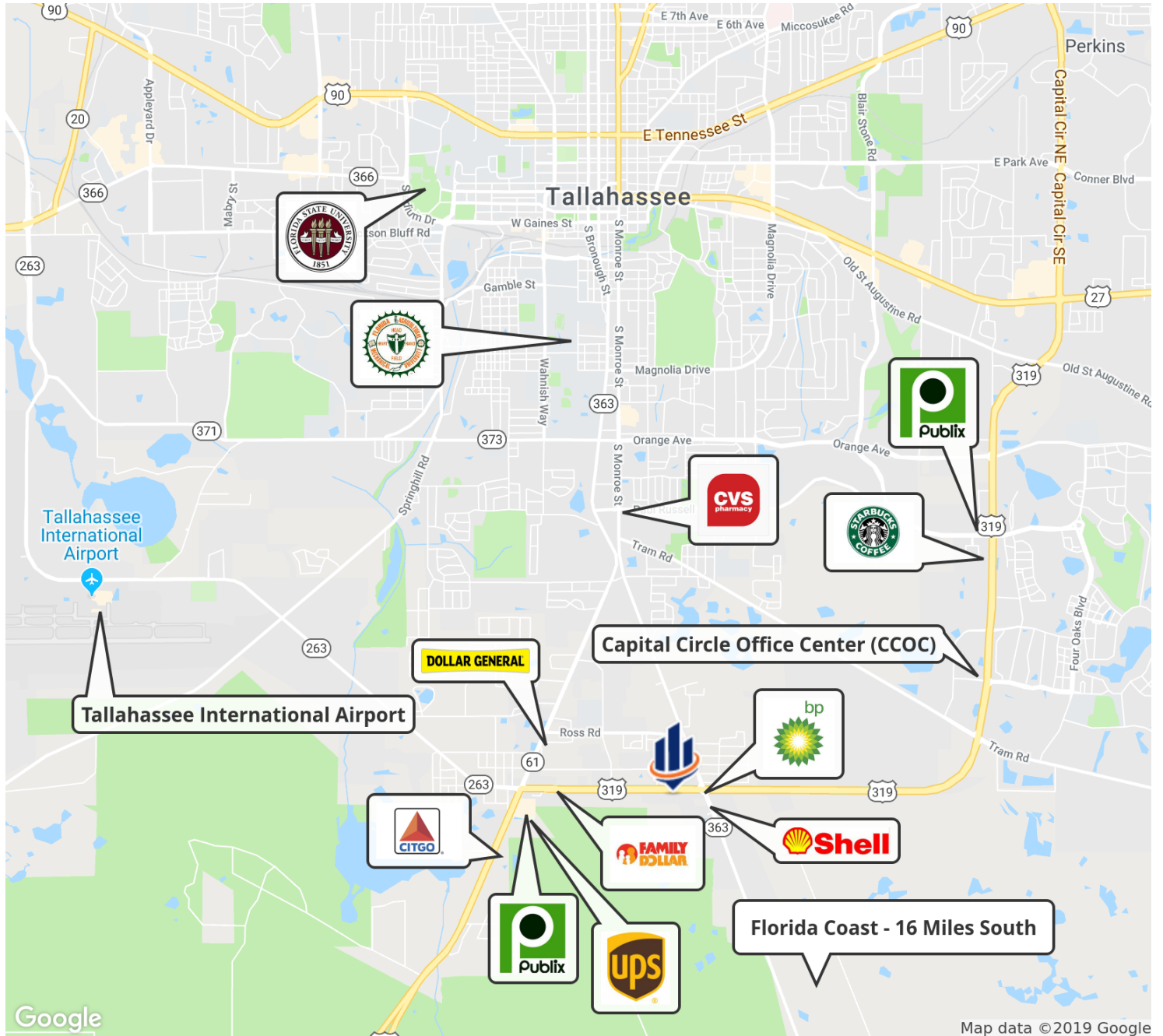
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# Nearby Amenities



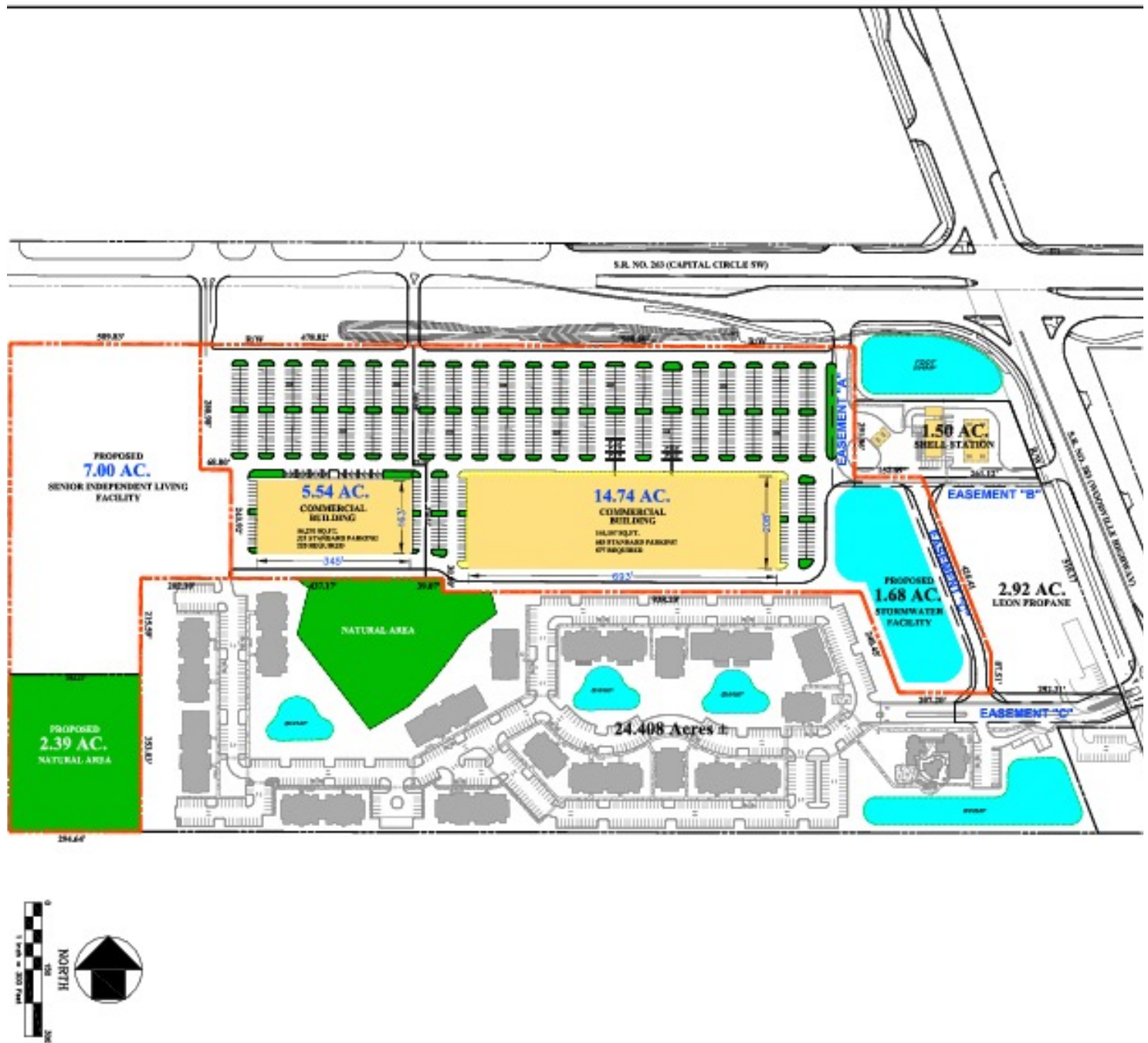
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# Potential Uses



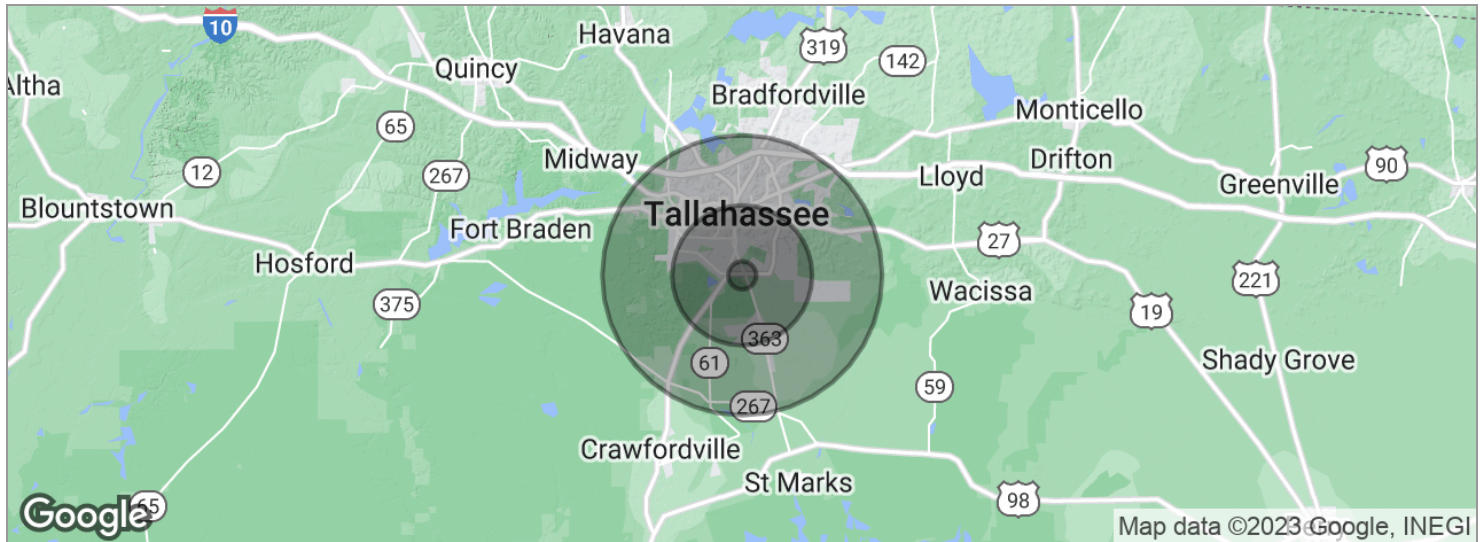
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# Demographics Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,008	87,280	227,732
Median age	30.6	27.1	30.0
Median age [Male]	28.0	25.7	29.2
Median age [Female]	32.3	28.3	30.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,174	33,309	93,845
# of persons per HH	2.6	2.6	2.4
Average HH income	\$37,097	\$33,475	\$49,609
Average house value	\$114,483	\$139,132	\$202,712

\* Demographic data derived from 2020 ACS - US Census

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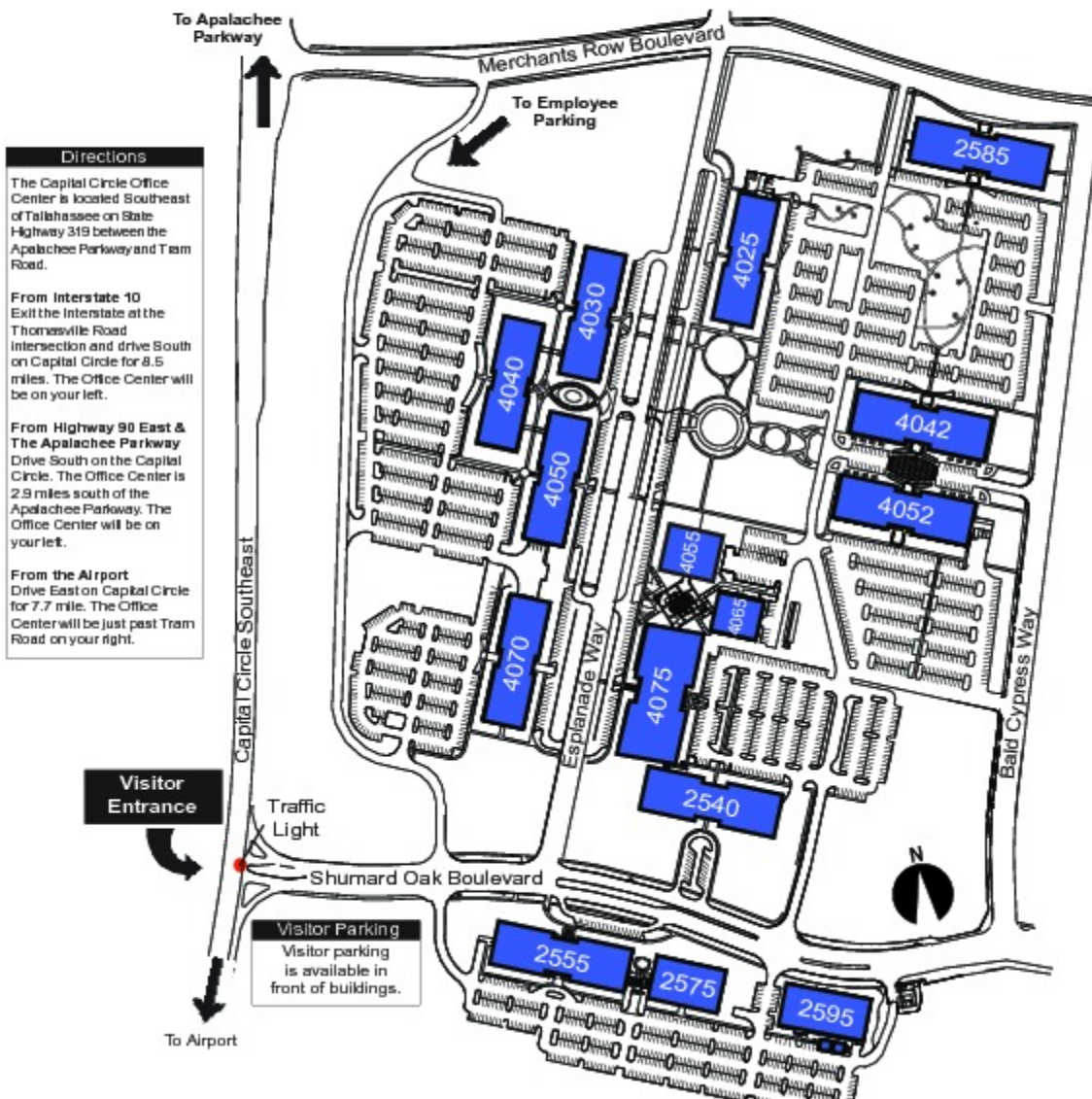
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# Nearby - State Government Office Center

## Capital Circle Office Center

For Information	Current Tenants Of The Capital Circle Office Center		National Recognition
  <b>Facilities Program</b> Facilities Management and Building Construction	Building Occupants and Street Address Numbers		  1998 Innovation Winner The Council of State Governments  1998 Innovation Winner National Association of State Facilities Administrators
	Agency	Street Numbers	
	Public Service Commission	2540	Department of Elder Affairs 4040
	Division of Emergency Management	2555	Department of Health 2585, 4025, 4042 & 4052
	Emergency Operations Center	2575	Central Energy Plant 4065
	Shared Resource Center	2585	Department of Corrections 4070
	Agency for Persons with Disabilities	4030	Betty Easley Conference Center 4075
	Department of Management Services	4030, 4050	Commission on Offender Review 4070
	Agency for State Technology	2555, 4050	Department of Education 4070
	Agriculture & Consumer Svcs.	4040, 4060	Commission on Human Relations 4075
	Crosby's	4055	



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# Nearby - State Government Office Center

## Florida Department of Revenue Buildings 1, 2 and 3



### Building Information



DEPARTMENT OF MANAGEMENT  
**SERVICES**

Division of Real Estate  
Development and  
Management

4050 Esplanade Way  
Tallahassee, Florida 32399  
(850) 488-2074

### Directions

The Capital Circle Office Center (CCOC) is located southeast of Tallahassee on State Highway 319 (Capital Circle Southeast). State Highway 319 divides the CCOC into an east and west campus. The Department of Revenue is located on the west campus.

**From Apalachee Parkway**  
Turn south on State Highway 319 (Capital Circle) and drive 3 miles before turning right on Shumard Oak Boulevard.

**From Interstate 10**  
Exit the Interstate at the Thomasville Road intersection and drive south on State Highway 319 (Capital Circle). In 8.5 miles turn right at Shumard Oak Boulevard.

**From Highway 90 East**  
Turn south onto Capital Circle and travel 3 miles south of the Apalachee Parkway. Turn right at Shumard Oak Boulevard.

**From the Airport**  
Drive east on Capital Circle for 7.7 mile. Turn left at Shumard Oak Boulevard.



### Map Key



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