

FOR SALE

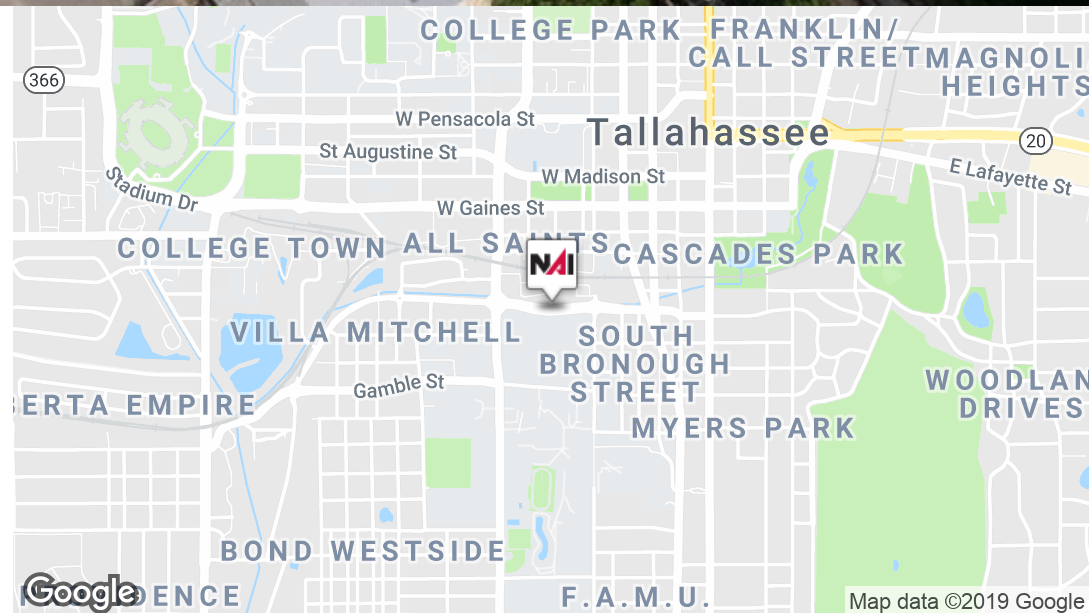
448 FAMU Way Tallahassee, FL 32301

SALE PRICE \$4,950,000



Land | 5.16 Acres

- REDEVELOPMENT OPPORTUNITY!
- Industrial Warehouse on 5.16+/- acres
- Zoning: Central Core - Up to 150 Dwelling Units per Acre
- Within the Opportunity Zone
- 5 Story Maximum Building Height
- No Automobile Parking Space Requirements
- 90% Lot Coverage Maximum, 10% Green Space Minimum
- Exempt From Land Use Matrix
- Walk Score of 74
- Tax ID#s: 4101202060000, 4101202090000



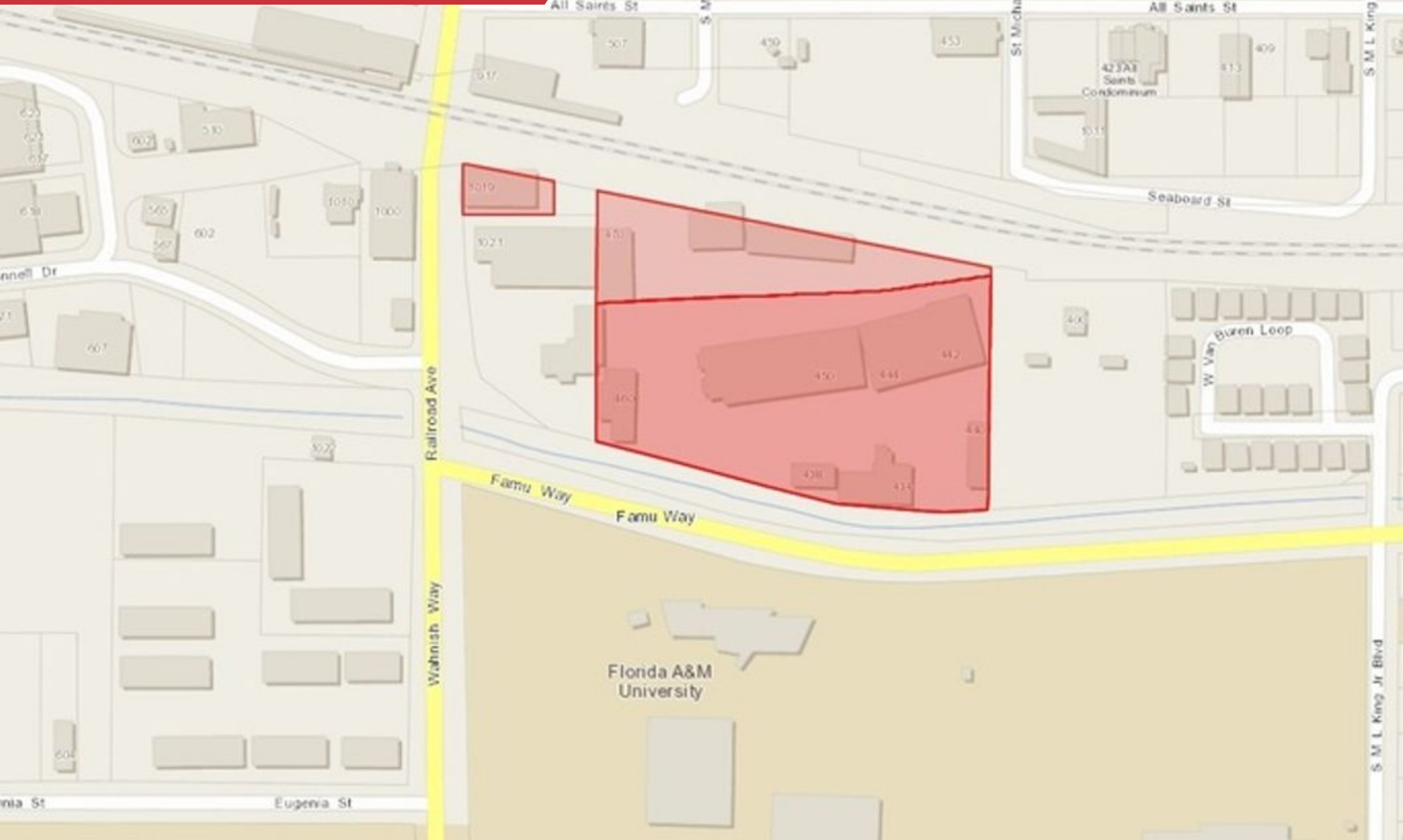
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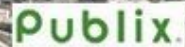
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FREIGHT YARD



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448 FAMU Way Tallahassee, FL 32301

Florida State University
41,717 Students



Future Site for College of Business



**FOR SALE 5.16 +/- Acres -
REDEVELOPMENT OPPORTUNITY!**

FAMU 10,201 Students

Google

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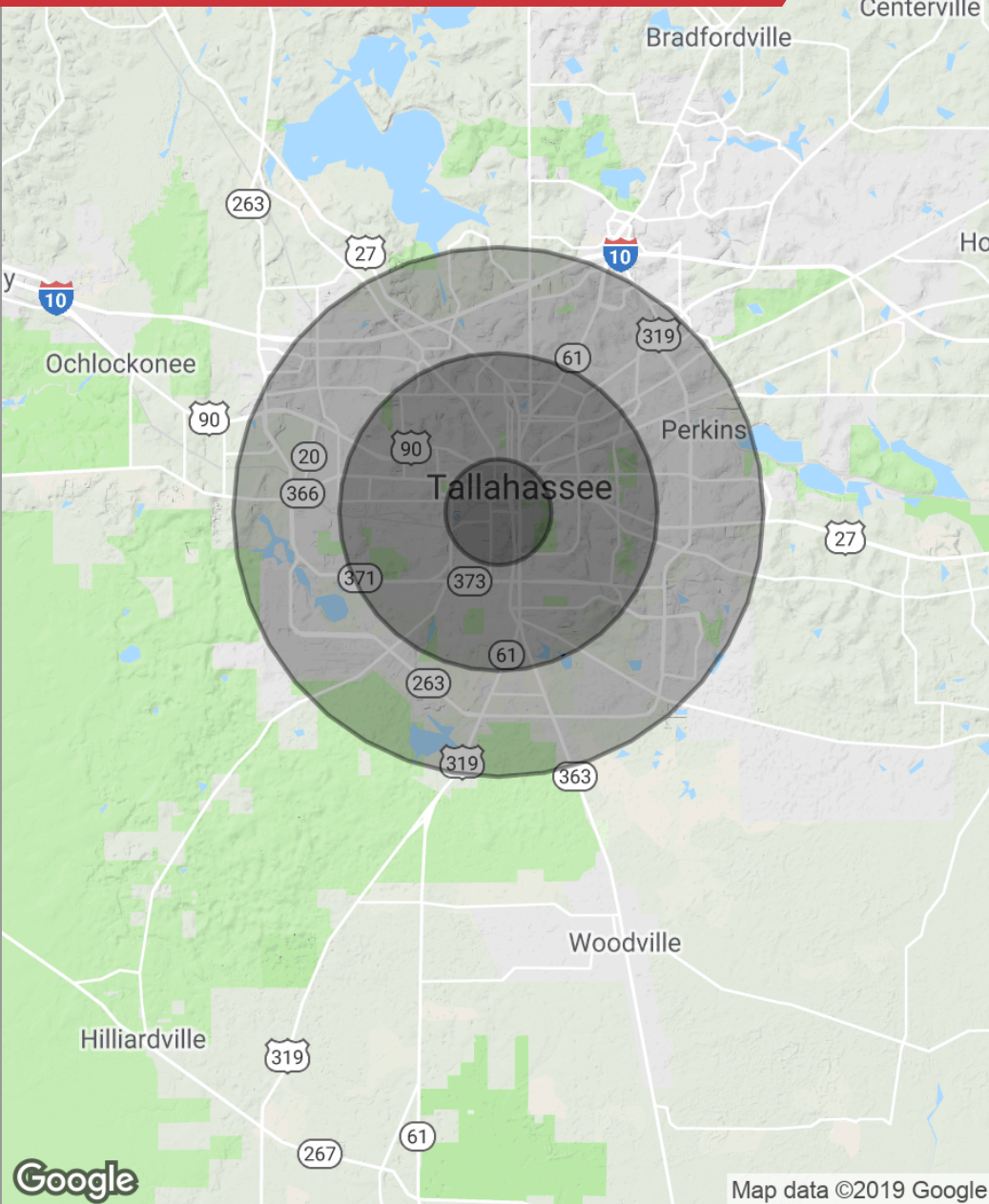
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DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 11,827 | 93,320 | 164,728 |
| Median age | 23.8 | 27.1 | 28.5 |
| Median age (male) | 23.2 | 26.4 | 27.8 |
| Median age (Female) | 24.3 | 27.8 | 29.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,556 | 37,425 | 68,558 |
| # of persons per HH | 3.3 | 2.5 | 2.4 |
| Average HH income | \$28,475 | \$36,339 | \$44,839 |
| Average house value | \$183,180 | \$188,655 | \$201,468 |

ETHNICITY (%)

| | 1 MILE | 3 MILES | 5 MILES |
|----------|--------|---------|---------|
| Hispanic | 4.3% | 6.2% | 6.3% |

RACE (%)

| | | | |
|-----------------|-------|-------|-------|
| White | 41.3% | 50.1% | 53.4% |
| Black | 53.3% | 43.0% | 39.8% |
| Asian | 1.5% | 2.6% | 2.6% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 0.2% | 0.3% | 0.3% |
| Other | 1.8% | 2.2% | 1.8% |

* Demographic data derived from 2010 US Census

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