

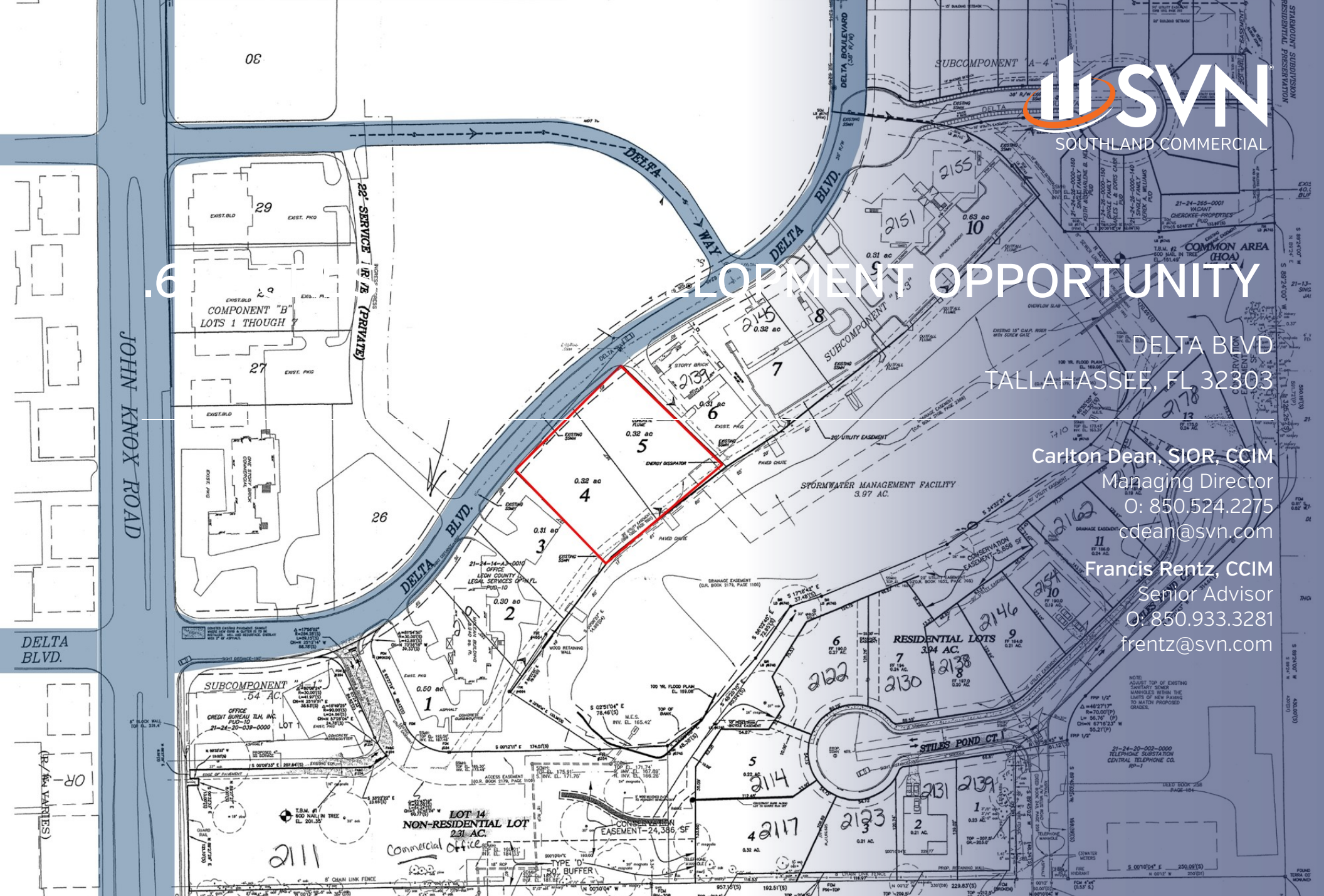


DEVELOPMENT OPPORTUNITY

DELTA BLVD
TALLAHASSEE, FL 32303

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE \$110,000

LOT SIZE 0.65 Acres

ZONING PUD - Hillcrest Office Park

TRAFFIC COUNT 16,767

TRAFFIC COUNT STREET John Knox Rd.

PROPERTY OVERVIEW

This site is .65 acres of vacant land. The parcel encompasses approximately 170+/- feet on Delta Blvd. and is within the city limits with city utilities to the site. A stormwater pond is offsite. The property presents an opportunity for office development and is within the Hillcrest Office Park Planned Unit Development District.

LOCATION OVERVIEW

The property is located on the east side of Delta Boulevard, approximately one block north of John Knox Road and two blocks northwest of the intersection of John Knox Road and Meridian Road. Access to the subject property is made via its frontage on Delta Boulevard.

21-24-14-A3-006-0

162.53'

5

21-24-14-A3-004-0

4

156.95'

21-24-14-A3-003-0

Delta Blvd

21-24-20-015-000-0

21-24-14-001-0

Hillcrest PUD

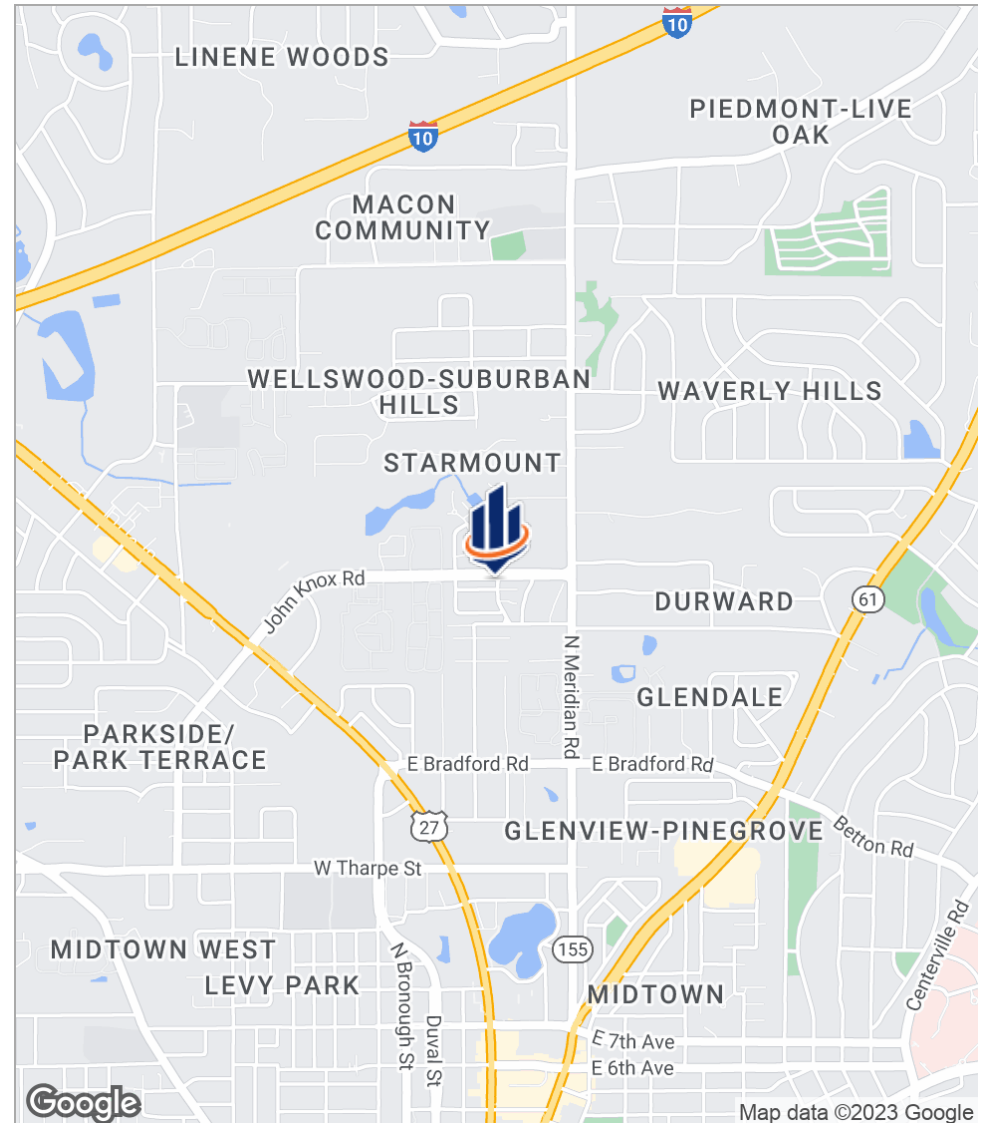
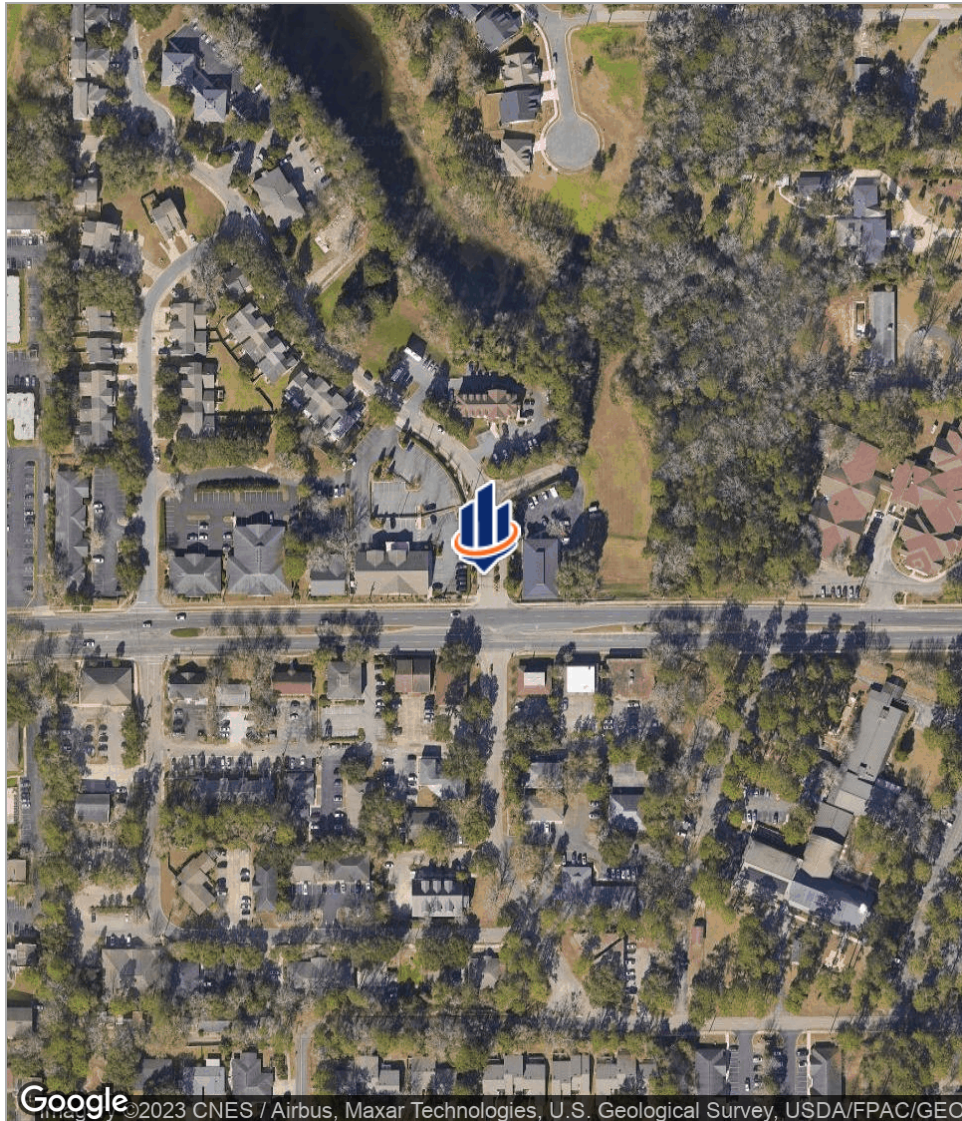
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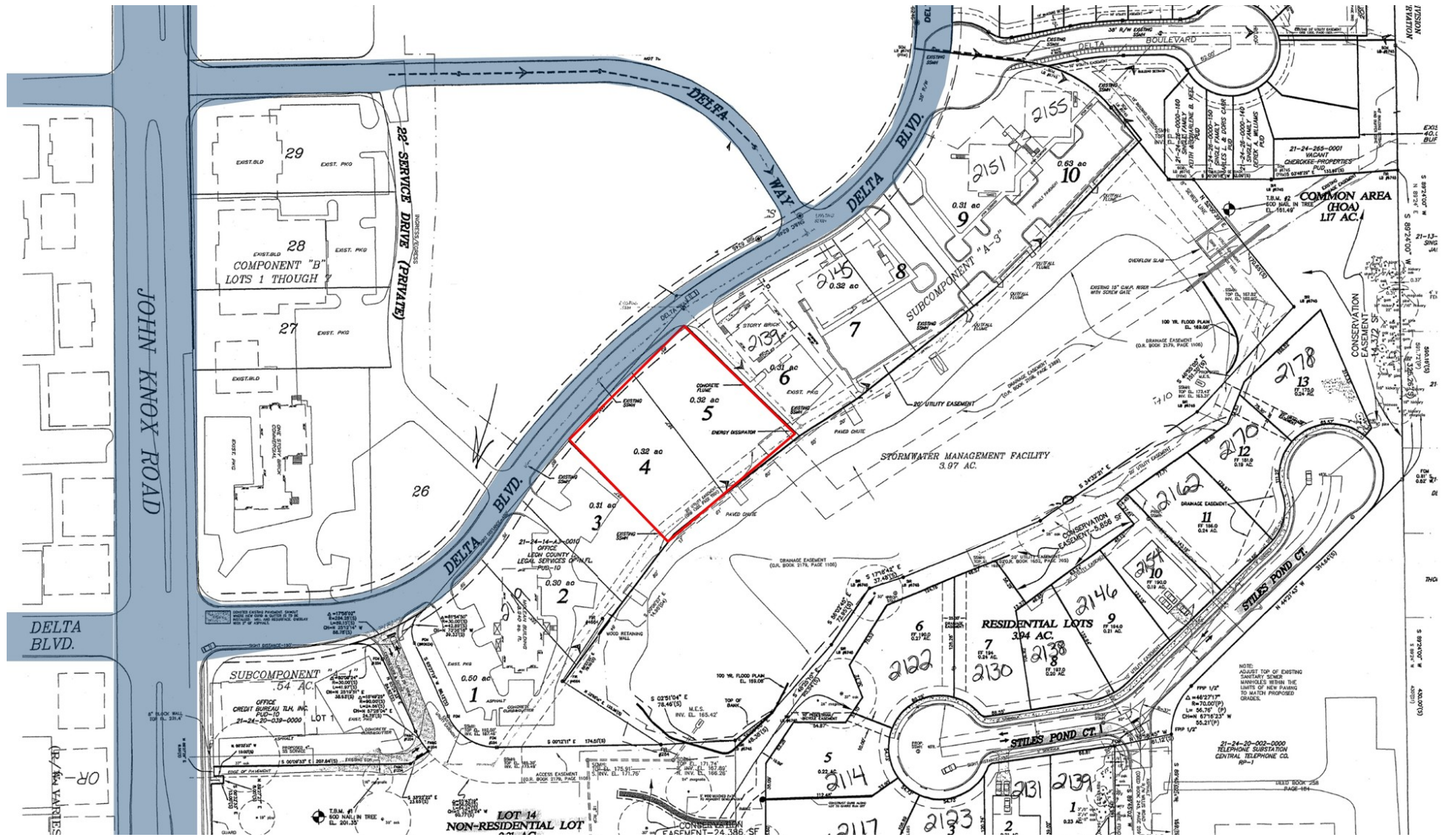
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LOCATION MAPS



CITY PLAT PLAN

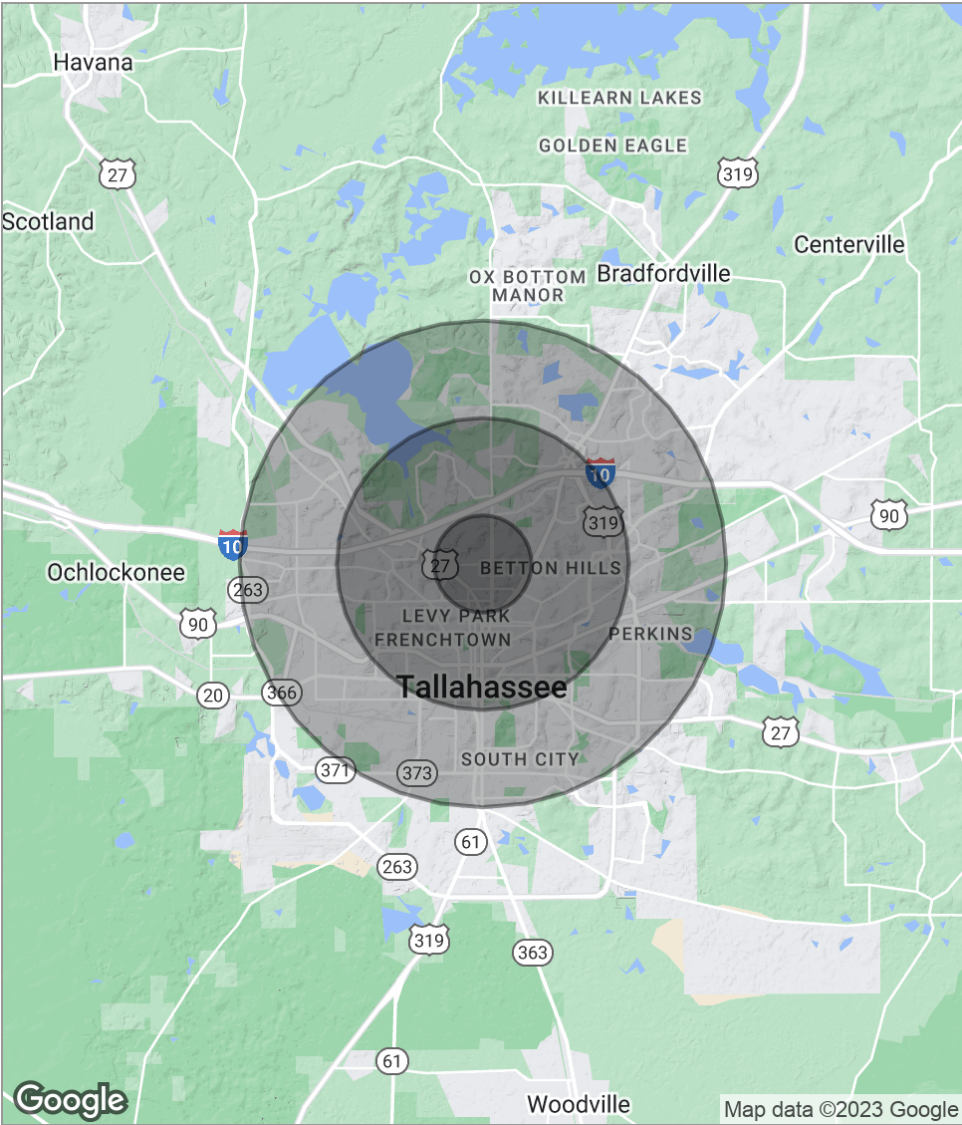


.65 ACRES OFFICE DEVELOPMENT OPPORTUNITY | DELTA BLVD TALLAHASSEE, FL 32303

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DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,098	71,030	169,827
Median age	31.8	30.7	29.7
Median age [Male]	31.5	31.1	29.2
Median age [Female]	32.3	30.4	30.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,207	28,958	71,015
# of persons per HH	2.2	2.5	2.4
Average HH income	\$68,984	\$56,865	\$51,375
Average house value	\$230,910	\$268,618	\$235,380

* Demographic data derived from 2020 ACS - US Census