

Land

FOR SALE



CAPITAL CIRCLE SE

Tallahassee, FL

AL RUSSELL

850.508.4242

arussell@teampcg.com



CAPITAL CIRCLE SE



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	9.01 Acres
Price / Acre:	\$119,866.81
Zoning:	I

PROPERTY OVERVIEW

Parcel 1A (2.38 acres) leased until 12/31/2023 to national credit at \$2,700 per month gross lease

Parcel 1B (2.38 acres) is vacant

Parcel 2 (4.24 acres) leased until 7/31/2022 to local credit at \$3,000 per month gross lease

*Owner willing to subdivide and sell separately

PROPERTY HIGHLIGHTS

- Property has an operational 1,334 sf office building located on Parcel 1A
- 445 ft of Capital Circle Southeast frontage as well as frontage on Woodville highway and Crossway Road.
- This property is located inside of a no flood zone within city limits and zoned for industrial use.
- 2 leases in place produce a 6% cap rate with 3rd in place at market rate, property will yield a 5% cap rate
- Woodville highway (property fronts to the North) is currently in design of a roadway expansion to be four laned
- St Joe Company has a master community called Southwood with thousands of new residential and commercial units within a few blocks.
- Property fully fenced off with utility service in place

AL RUSSELL
850.508.4242
arussell@teampcg.com

FOR SALE // Land

CAPITAL CIRCLE SE



850.933.5899



AL RUSSELL
850.508.4242
arussell@teampcg.com

FOR SALE // Land

CAPITAL CIRCLE SE



850.933.5899

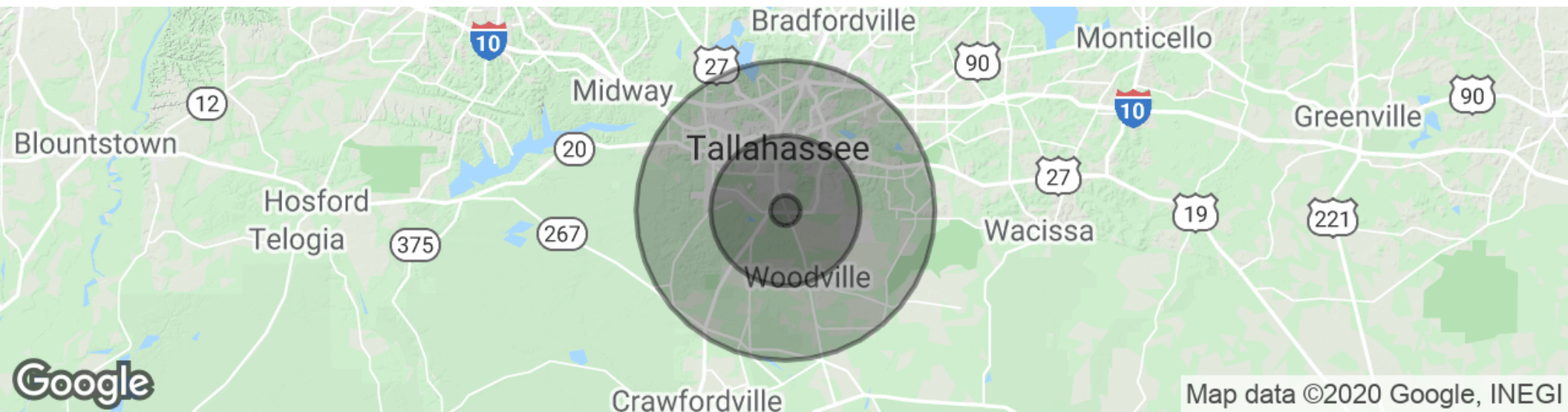


Google

Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

AL RUSSELL
850.508.4242
arussell@teampcg.com

CAPITAL CIRCLE SE



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,449	71,204	229,361
Median age	29.6	28.9	30.6
Median age (Male)	26.6	26.9	29.9
Median age (Female)	33.3	30.7	31.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	673	29,393	94,898
# of persons per HH	2.2	2.4	2.4
Average HH income	\$41,581	\$40,471	\$51,667
Average house value	\$133,517	\$145,645	\$209,473

** Demographic data derived from 2010 US Census*

AL RUSSELL
850.508.4242
arussell@teampcg.com

CAPITAL CIRCLE SE



850.933.5899

All materials and information received or derived from Premier Commercial Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Premier Commercial Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Premier Commercial Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Premier Commercial Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Premier Commercial Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Premier Commercial Group in compliance with all applicable fair housing and equal opportunity laws.

AL RUSSELL
850.508.4242
arusell@teampcg.com