

Land

FOR SALE

# 3936 CRAWFORDVILLE HIGHWAY

Crawfordville, FL 32327

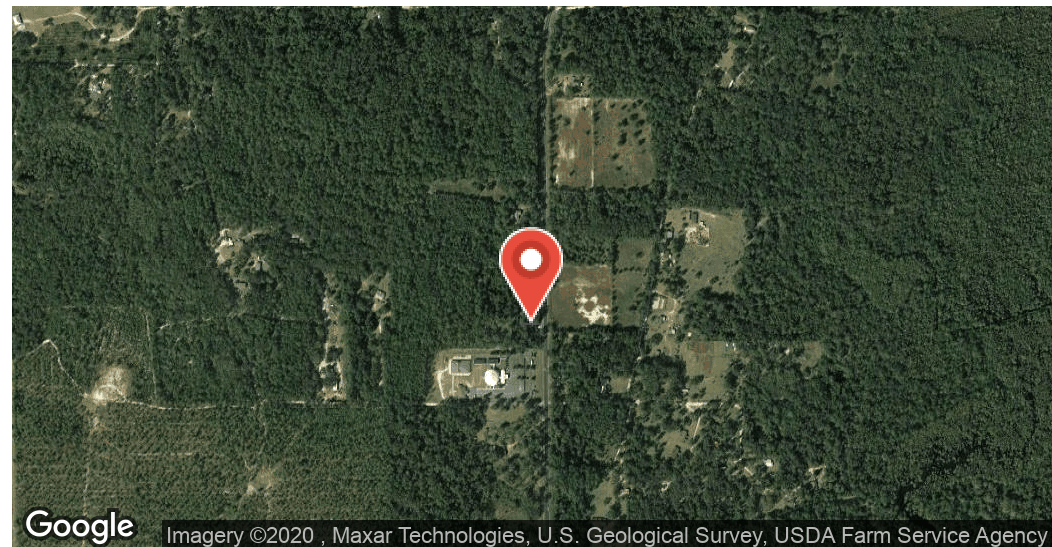
**AL RUSSELL**

**850.508.4242**

**[arussell@teampcg.com](mailto:arussell@teampcg.com)**



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## OFFERING SUMMARY

Sale Price:	\$69,000
Lot Size:	1.75 Acres
Price / Acre:	\$39,429

## PROPERTY OVERVIEW

This 1.75 acre strip of land is ideally located on Crawfordville highway with outstanding visibility frontage from all passing traffic in Wakulla county  
Within minutes from the heart of Crawfordville, St. Marks, and Wakulla springs  
Ideal Office, retail, or restaurant site

## PROPERTY HIGHLIGHTS

- bullet 1
- bullet 2

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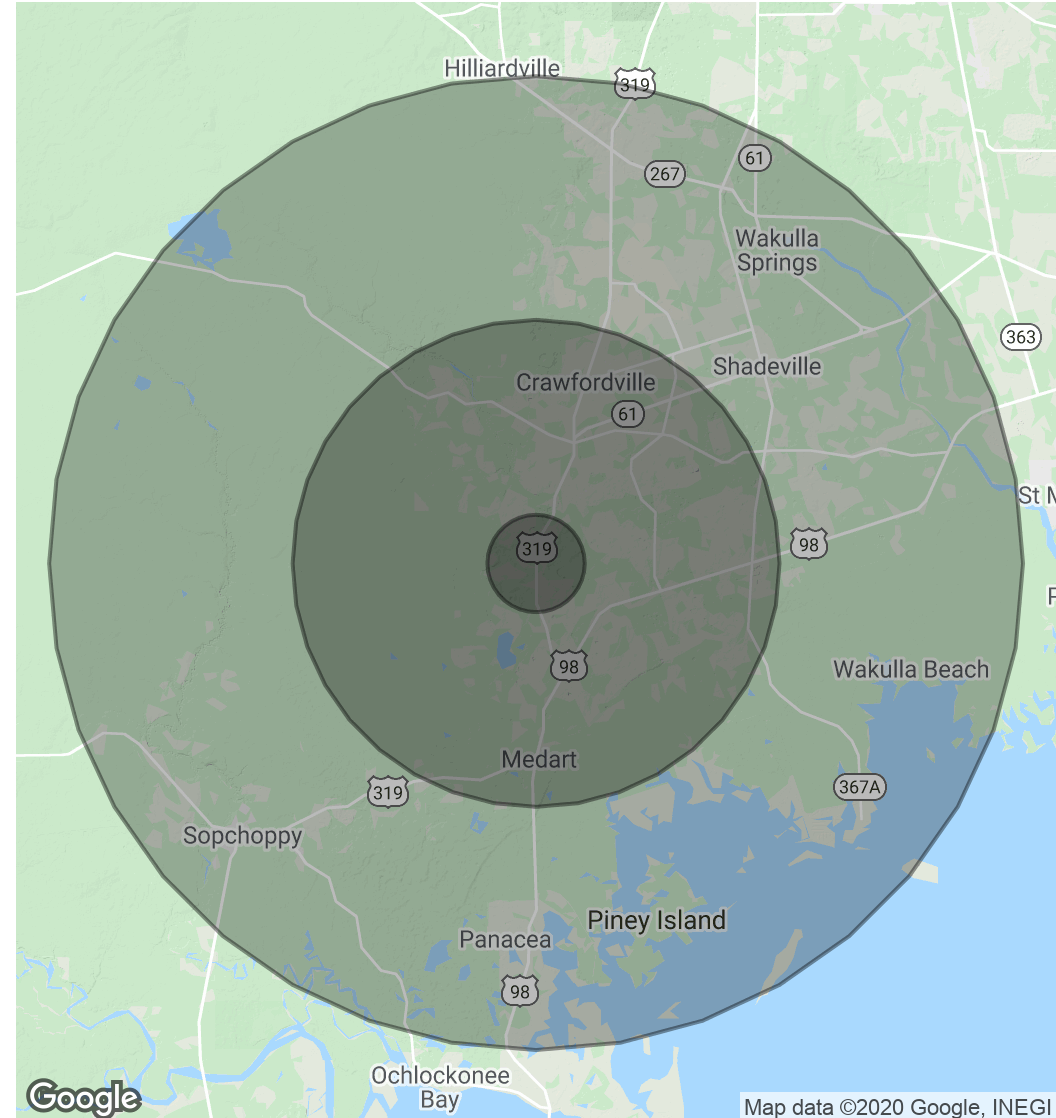
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	404	7,667	18,633
Average age	36.7	37.1	37.9
Average age (Male)	36.6	36.8	37.3
Average age (Female)	36.6	37.2	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	151	2,895	6,926
# of persons per HH	2.7	2.6	2.7
Average HH income	\$59,502	\$58,806	\$59,306
Average house value	\$179,170	\$178,646	\$182,166

\* Demographic data derived from 2010 US Census



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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.

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