

Multifamily Property
FOR SALE

Food & Shopping Nearby

Chick-fil-A

Checkers
CURRIES • FRIES • COFEE

Wendy's

McDonald's



PROOF
BREWING CO.

O'Reilly
AUTO PARTS


PREMIER
COMMERCIAL GROUP

FAMU PROPERTIES

Tallahassee, FL

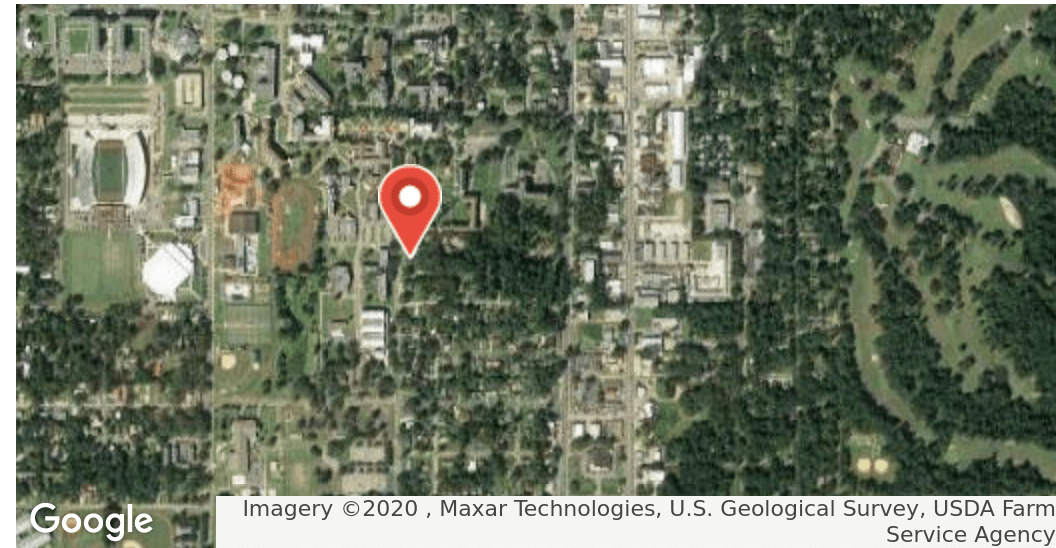
AL RUSSELL

850.508.4242

arussell@teampcg.com



FAMU PROPERTIES



OFFERING SUMMARY

Sale Price:	Varies by Property
Total Lot Acreage:	3.2 AC
Price / AC:	\$312,500
Zoning:	RP-2

PROPERTY OVERVIEW

String of 6 properties aggregating to 3.2 acres, and only two properties away from having a full 4 acre block
Properties are subject to rezoning to UT, allowing for up to 50 units per acre - essentially creating the ideal location for student housing development, or a mixed use student housing with options for retail underneath
The properties border Florida A&M University allowing easy access to and from all areas of campus for the 10,000+ students currently enrolled
This property is also minutes away from FSU, TCC, and Tallahassee's famous "College Town" which is the hub spot for a majority of students and events

PROPERTY HIGHLIGHTS

- Immediate access onto Tallahassee's second largest University
- UT Zoning
- Minutes away from Florida State University and Tallahassee Community College
- Prime location for one large or two small student housing complexes

AL RUSSELL
850.508.4242
arussell@teampcg.com

FAMU PROPERTIES

850.933.5899



AVAILABLE UNIT	ACREAGE/SF	SALE PRICE
1735 S ML King Jr Blvd	0.45 AC 1,344 SF	\$175,000
1737 S ML King Jr Blvd	0.5 704 SF	\$149,000
1739 S ML King Jr Blvd	0.5 545 SF	\$109,000
1743 S ML King Jr Blvd	0.18 2,296 SF	\$200,000
210 Barbourville Dr	0.57 1,157 SF	\$165,000
124 Barbourville Dr	1.02 1,199 SF	\$200,000

OFFERING SUMMARY

Sale Price:	Varying by Property
Number of Units:	6
Building Size:	3.2 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,085	36,607	73,222
Total Population	11,598	90,610	175,694
Average HH Income	\$43,850	\$46,244	\$48,675

AL RUSSELL
850.508.4242
arussell@teampcg.com

FOR SALE // Multifamily Property

FAMU PROPERTIES



850.933.5899



Google

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

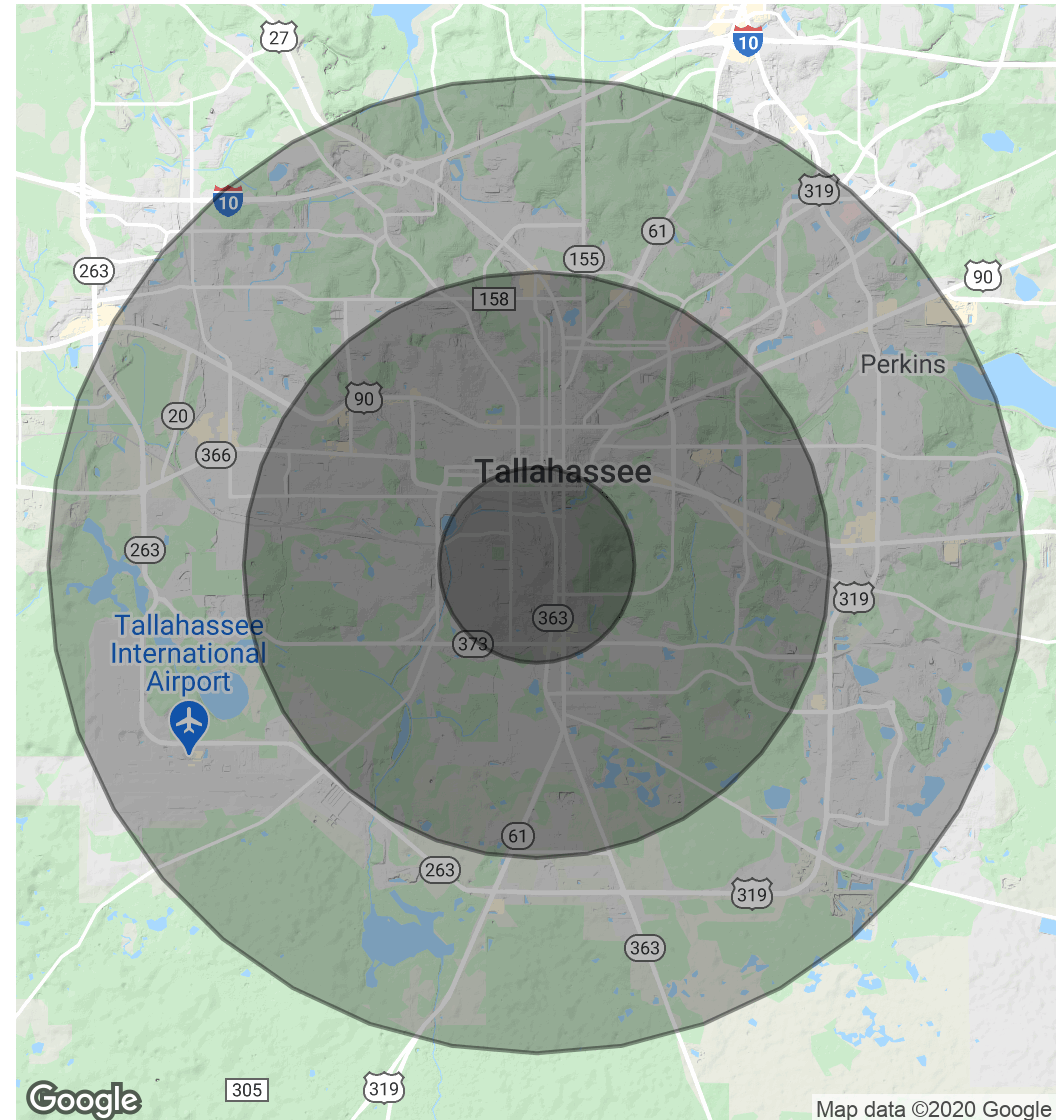
AL RUSSELL
850.508.4242
arussell@teampcg.com

FAMU PROPERTIES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,598	90,610	175,694
Average age	30.1	28.2	29.2
Average age (Male)	30.9	28.3	28.6
Average age (Female)	29.1	28.0	29.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,085	36,607	73,222
# of persons per HH	2.3	2.5	2.4
Average HH income	\$43,850	\$46,244	\$48,675
Average house value	\$230,186	\$243,850	\$220,188

* Demographic data derived from 2010 US Census



AL RUSSELL
850.508.4242
arussell@teampcg.com

FAMU PROPERTIES



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
arussell@teampcg.com