

Retail Property

FOR SALE



# CANOPY APARTMENTS

Tallahassee, FL 32308

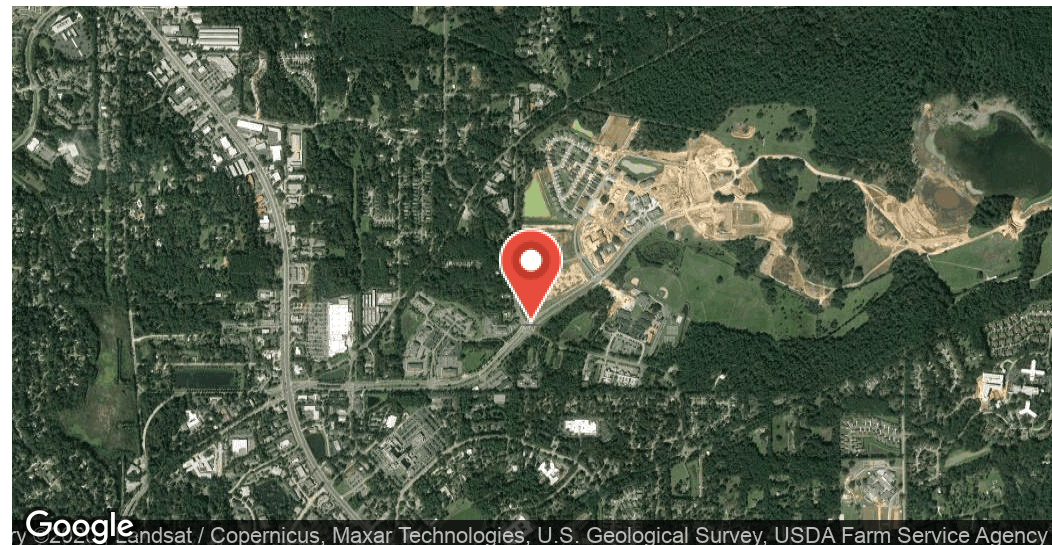
**JUSTIN GHAZVINI**

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## OFFERING SUMMARY

Sale Price:	\$6,290,000
Build-able Acreage:	15 AC
Price / Unit:	\$17,000

## PROPERTY OVERVIEW

370 unit, 15 acre high end multifamily site delivered with a rough grade, off site storm water, off site green space, utilities and storm drain stubbed to parcel, entitlement and concurrency in place. Located at the center of canopy community, the first complex in canopy consisted of 300 units and was fully leased before construction was completed

## PROPERTY HIGHLIGHTS

- Future i10 interchange planned just north of this property project
- Consisting of nearly 1700 residential units, 450,000 SF of commercial, a 60,000 SF church, a 180 bed assistant living facility, 60,000 SF senior center, and a 100,000 SF medical campus provided by Tallahassee Memorial Hospital
- This property is truly the future of Tallahassee with the canopy development being the first 500 acre of a 5,000 acre plantation that has been annexed into the city/urban service area for development purposes
- Canopy is an impeccable demographic zone near all the major corridors in Tallahassee including Capital Circle, highway 90, and i10 - strategically situated between many retailers such as Walmart, Publix, Costco, etc.
- We anticipate the apartment design to be 4 stories

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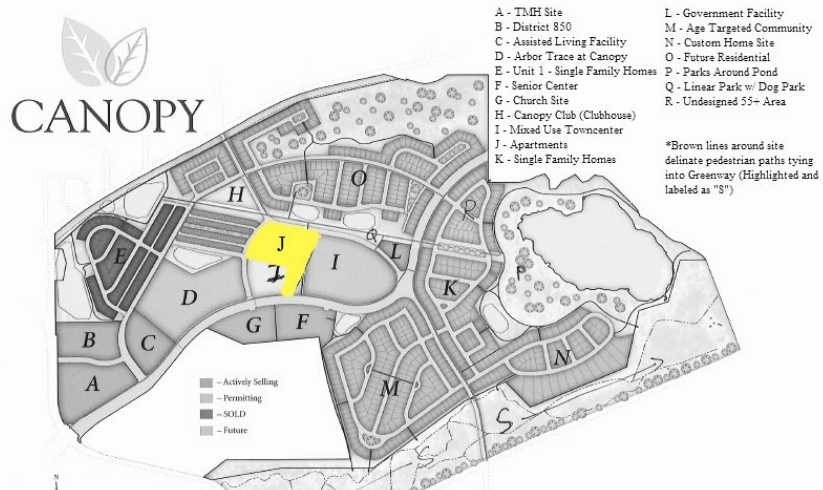


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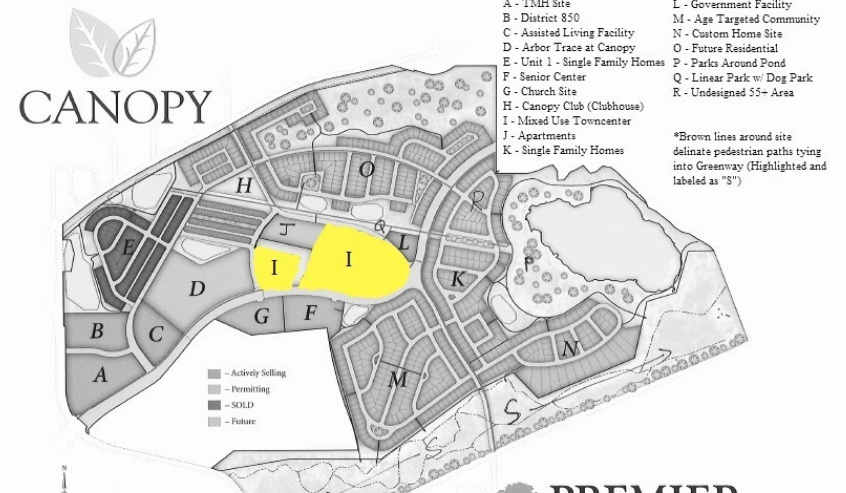
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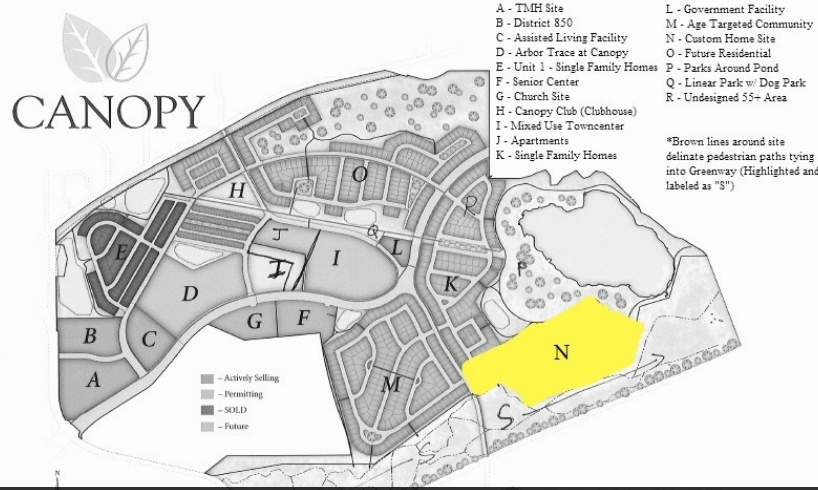
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15 AC Apartment site #2



Town Center 170K SF - Approximately 15 AC



Canopy Estate Lots - 73 Total



Estate Lots zoomed in - 73 lots (8.4M), 71 lots (8M)

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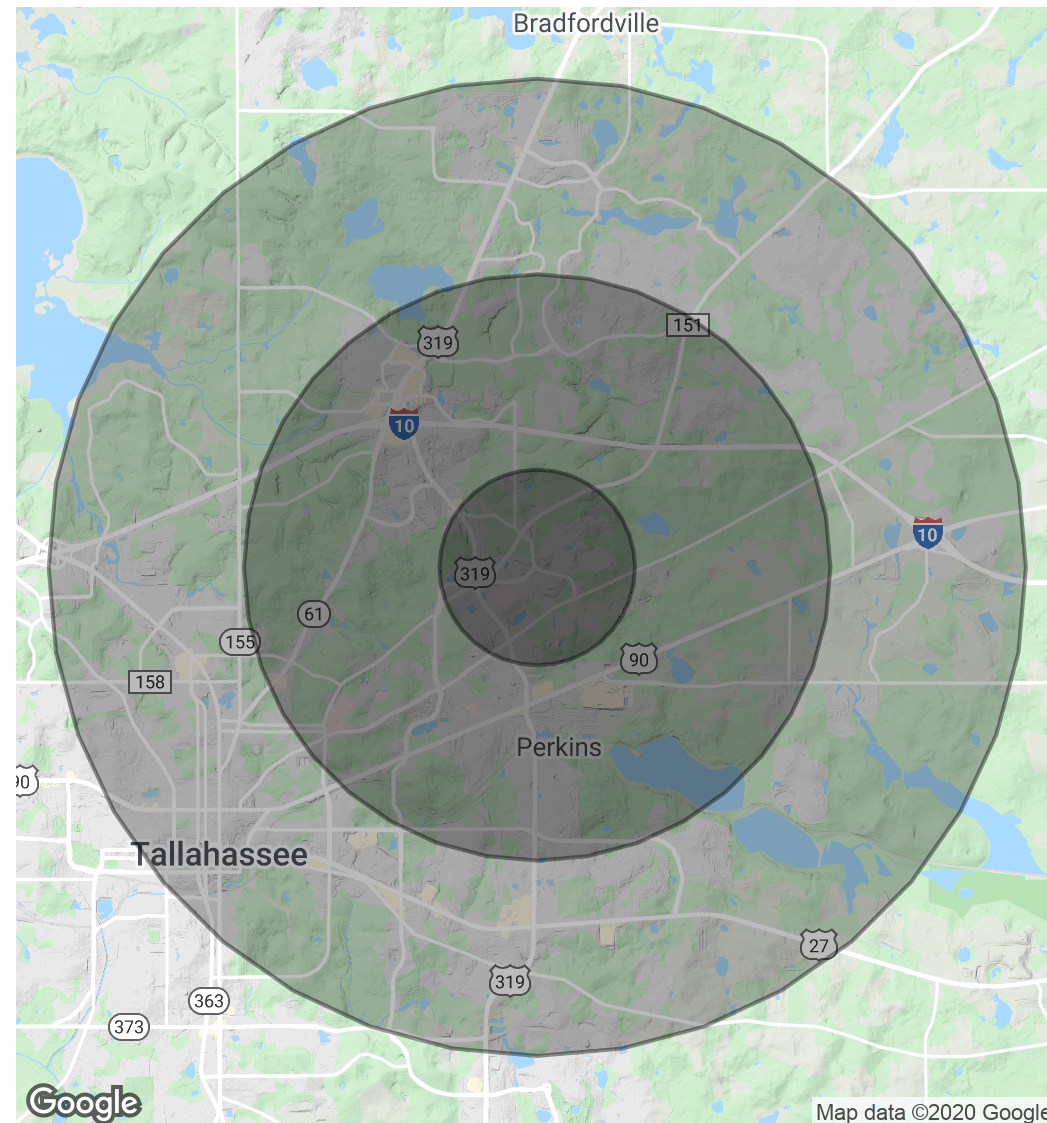
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,174	39,727	99,482
Average age	39.5	39.5	37.6
Average age (Male)	37.1	38.5	36.7
Average age (Female)	41.1	40.6	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,448	18,679	45,721
# of persons per HH	2.2	2.1	2.2
Average HH income	\$66,996	\$75,720	\$73,982
Average house value	\$211,306	\$252,982	\$267,161

\* Demographic data derived from 2010 US Census



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