

Retail Property

FOR SALE

# CANOPY ESTATE

Tallahassee, FL 32308

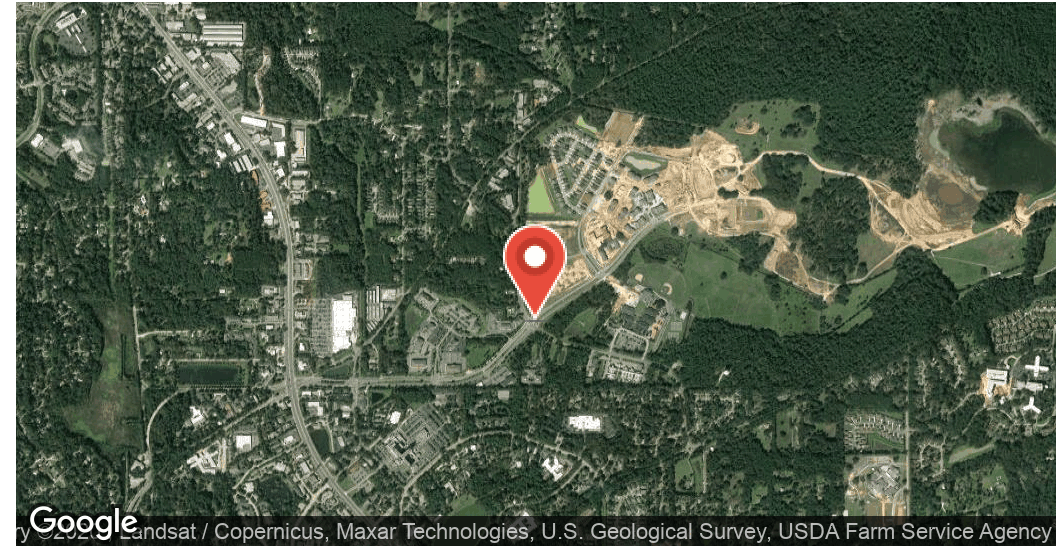
**JUSTIN GHAZVINI**

**850.545.8210**

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



# CANOPY ESTATE LOTS



## OFFERING SUMMARY

Sale Price:	(71) 8,000,000
	(73) 8,400,000
Building Size:	73 (0.3 - 0.6 acre lots)
Price / lot:	\$115,068.49

## PROPERTY OVERVIEW

The Estate lot section in the Canopy development is strategically located between the Miccosukee Greenway and Dove Pond with perimeter lots backing up to each.

There are 71 lots between 0.3 - 0.6 acres available for 8M or 73 lots (including a 1 and 2 acre lot as well) for 8.4M

The lots come fully finished, ready to build, and couldn't be located in any better area in Tallahassee - a market experiencing a housing shortage  
 \*\*We are only willing to do a 2 phased closing, no more. Canopy is established with over 500 filled units and many commercial projects in progress  
 Premier Fine Homes is the largest, most awarded home builder in Tallahassee, and currently building on 50 - 60AC lots with pricing between upper 200's and mid 400's; essentially being a great compliment to the Estate Lot section which is anticipated to be for homes between 500 - 700K

## 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
- 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.

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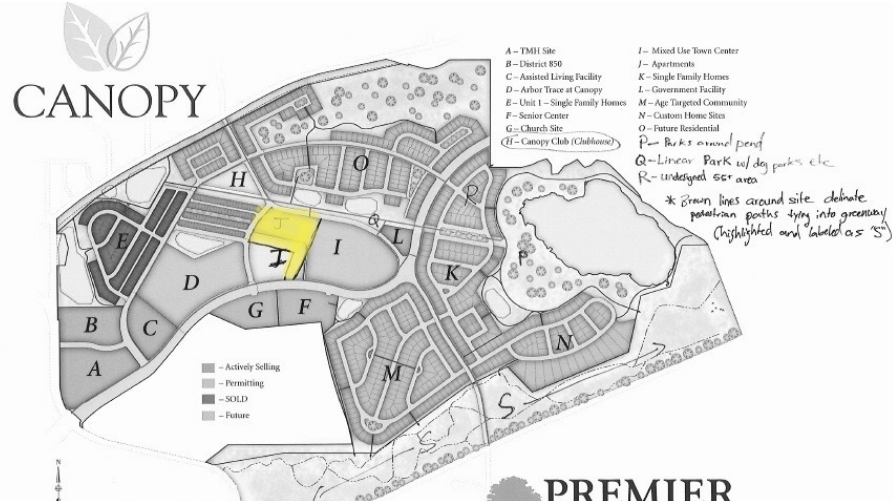
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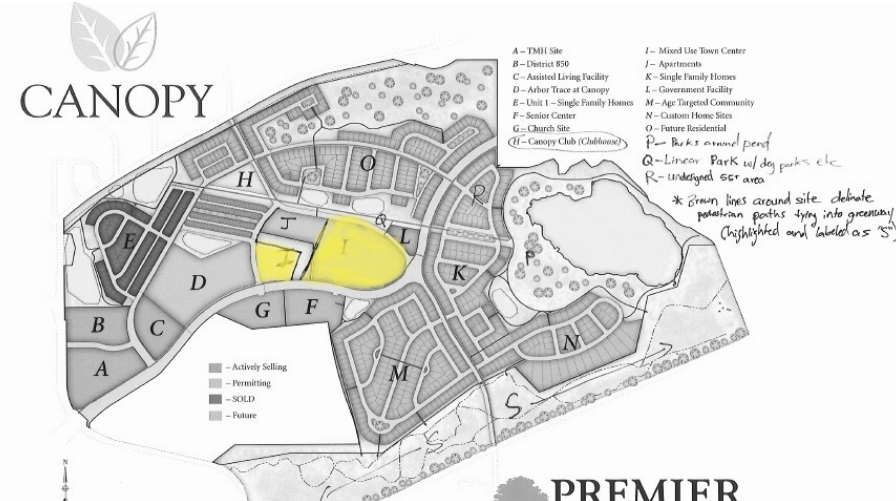
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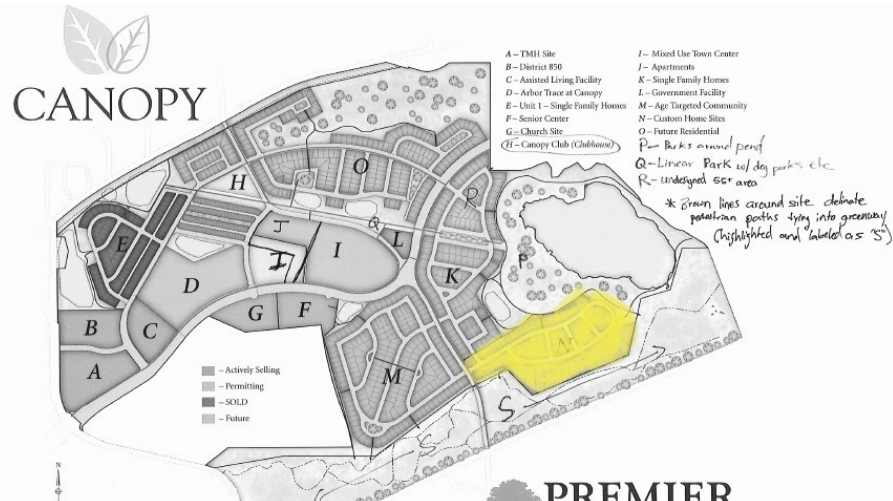
15 AC Apartment site #2

**PREMIER**  
FINE HOMES



Town Center 170K SF - Approximately 15 AC

**PREMIER**  
FINE HOMES



Canopy Estate Lots - 73 Total

**PREMIER**  
FINE HOMES



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

**CANOPY**  
A Community with Deep Roots

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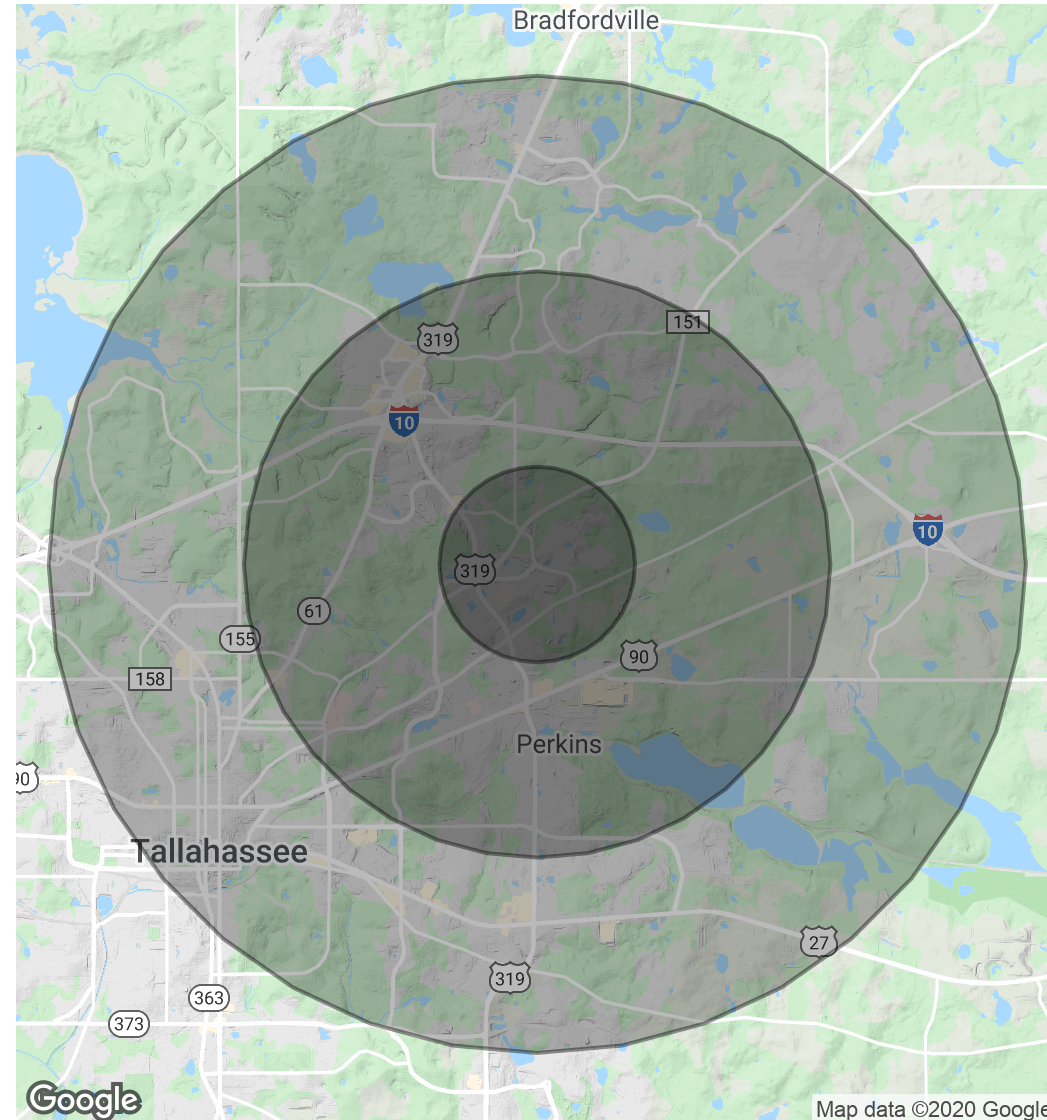
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,174	39,727	99,482
Average age	39.5	39.5	37.6
Average age (Male)	37.1	38.5	36.7
Average age (Female)	41.1	40.6	38.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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