

Crawfordville Commercial/Mixed Use Property:

\$2,400,000

Wakulla County Submarket - Land
2526 Crawfordville Hwy

EXECUTIVE SUMMARY

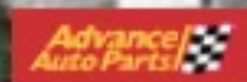
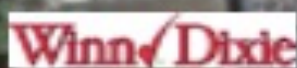


- The property is located within the primary commercial corridor in Crawfordville, Florida
- Crawfordville is the county seat of Wakulla County. It is within the Tallahassee MSA. Wakulla County is immediately south of Leon County. It is experiencing a high growth rate. The school system is very good, and the community is very safe, close knit and friendly. Crawfordville and Wakulla County have evolved into a bedroom community for Tallahassee. There are numerous public and school-based sports organizations. A significant percentage of the work force makes the 20–30-minute daily commute. There are several small coastal communities within Wakulla County. It is a haven for outdoor activities including fishing, kayaking and hunting.
- Crawfordville is quickly becoming a preferred location for national and regional restaurants, retail, healthcare and other uses. Publix has recently opened a Crawfordville location. Tallahassee Memorial Regional Medical Center will soon be breaking ground on a new emergency and walk- in facility.
- Several banks and credit unions have opened locations in Crawfordville. Wal Mart, Pizza Hut, Auto Zone, Taco Bell, Mc Donald's, CVS, Walgreens and many others are now in the market.
- The Property is located just north of a major intersection that includes Wal Mart and Mc Donald's. It is 1/3 mile south of the new Publix location. Zoning is C2, General Commercial, which allows most commercial uses.

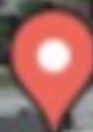
Offering Highlights



- Asking Price: \$2,400,000
- 598 ft of frontage on US 319
- Zoning: C-2
- 8 acres divided into 4 parcels
- 17,100 AADT
- Take advantage of Florida's new "Live Local" law which allows affordable housing on commercially zoned properties
- Ideally suited for mix use development



VCA Wakulla
Animal Hospital



VCA Wakulla
Animal Hospital



Crawfordville



Survey and Plat

