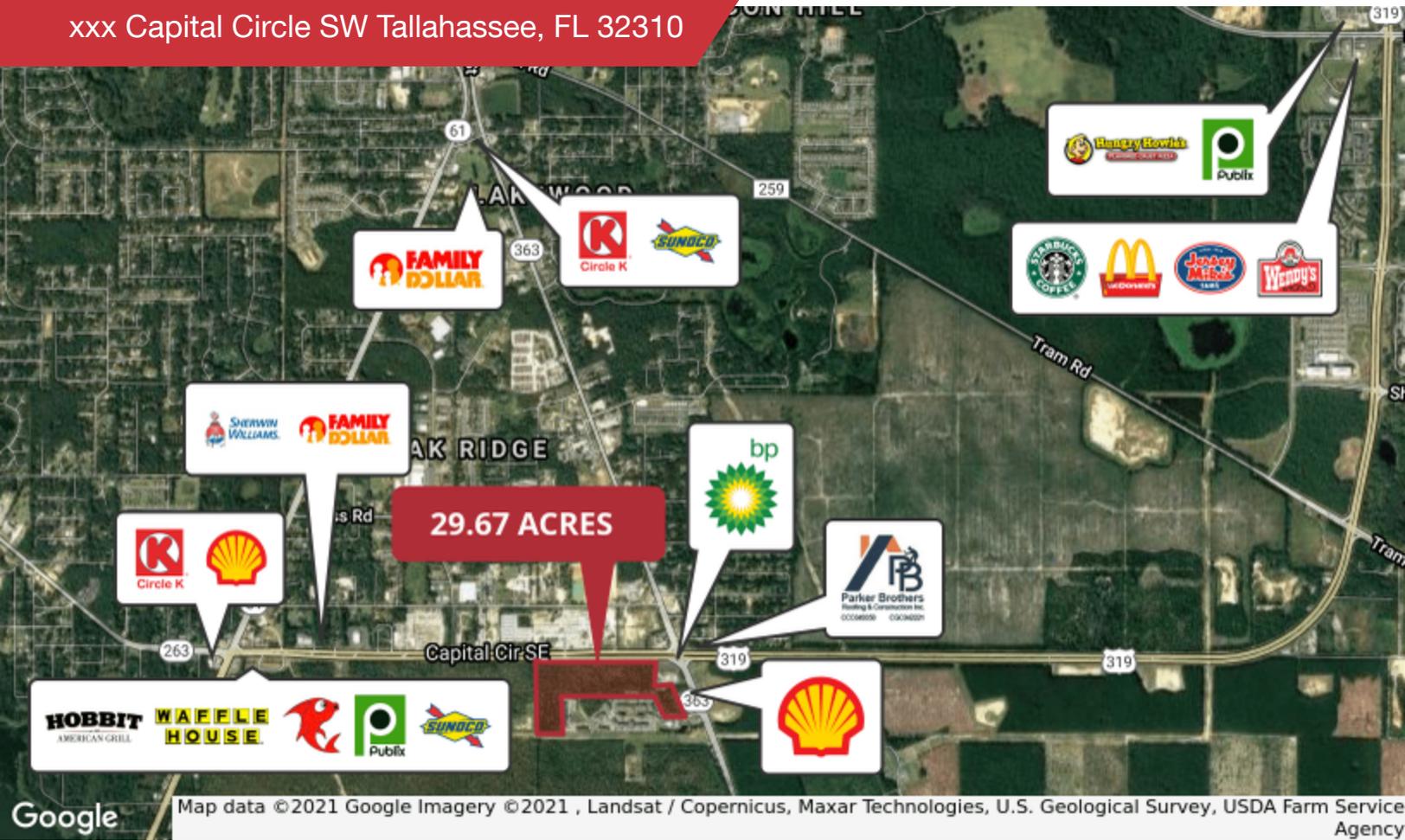


FOR SALE

xxx Capital Circle SW Tallahassee, FL 32310



29.67 ACRES

Land | 29.67 Acres

- 29.67 Acres Fronting on CCSW
- CP - Commercial Parkway Zoning
- Water/Sewer Available
- Located Between Southwood & Airport
- Zoning allows for many uses including apartment, self storage, ALF, automotive & warehouse
- Flat Topography
- Tax ID: 3130202080000

Sale Price: \$2,200,000

| OFFERING SUMMARY | |
|-----------------------|--------|
| ADT CRAWFORDVILLE HWY | 23,000 |
| ADT CAPITAL CIRCLE SW | 19,100 |
| ZONING | CP |

| DEMOGRAPHICS | | |
|--------------|------------|----------------|
| STATS | POPULATION | AVG. HH INCOME |
| 1 MILE | 1,330 | \$41,607 |
| 5 MILES | 67,213 | \$40,610 |
| 10 MILES | 229,178 | \$51,009 |

✉ **Jep Dove**
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jep@talcor.com

✉ **Debbie Ashlin**
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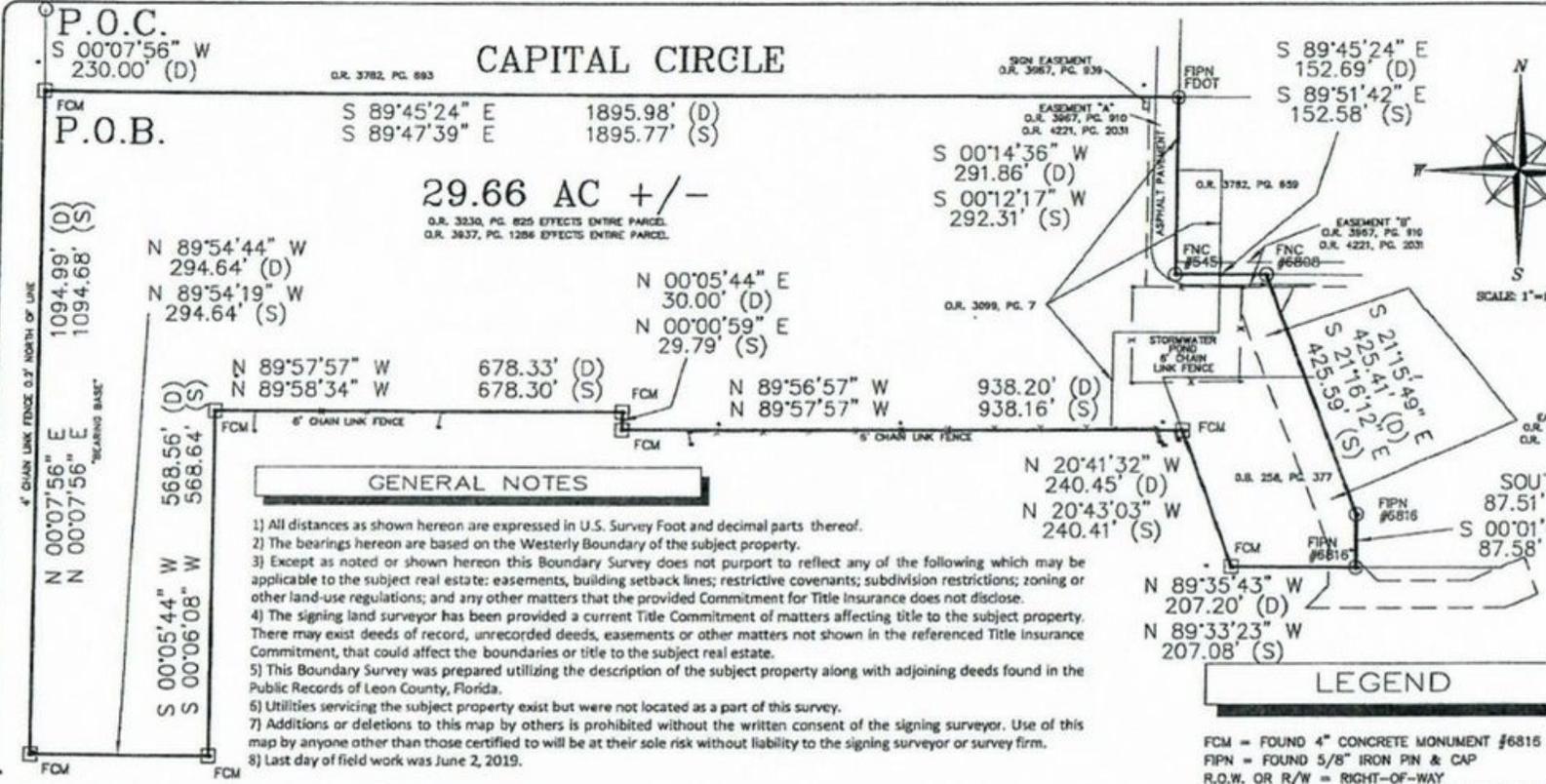
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

SURVEY

xxx Capital Circle SW Tallahassee, FL 32310



29.66 AC +/-

GENERAL NOTES

- 1) All distances as shown hereon are expressed in U.S. Survey Foot and decimal parts thereof.
- 2) The bearings hereon are based on the Westerly Boundary of the subject property.
- 3) Except as noted or shown hereon this Boundary Survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other matters that the provided Commitment for Title Insurance does not disclose.
- 4) The signing land surveyor has been provided a current Title Commitment of matters affecting title to the subject property. There may exist deeds of record, unrecorded deeds, easements or other matters not shown in the referenced Title Insurance Commitment, that could affect the boundaries or title to the subject real estate.
- 5) This Boundary Survey was prepared utilizing the description of the subject property along with adjoining deeds found in the Public Records of Leon County, Florida.
- 6) Utilities servicing the subject property exist but were not located as a part of this survey.
- 7) Additions or deletions to this map by others is prohibited without the written consent of the signing surveyor. Use of this map by anyone other than those certified to will be at their sole risk without liability to the signing surveyor or survey firm.
- 8) Last day of field work was June 2, 2019.

PROPERTY DESCRIPTION

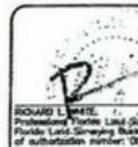
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, THENCE SOUTH 00 DEGREES 07 MINUTES 56 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID SECTION 30, A DISTANCE OF 230.00 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3782, PAGE 693, PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 45 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3782, PAGE 693, A DISTANCE OF 1895.98 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3782, PAGE 659, OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 14 MINUTES 36 SECONDS WEST ALONG SAID WEST LINE AND A SOUTHERLY PROJECTION THEREOF A DISTANCE OF 291.86 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 24 SECONDS EAST A DISTANCE OF 152.69 FEET; THENCE SOUTH 21 DEGREES 15 MINUTES 49 SECONDS EAST A DISTANCE OF 425.41 FEET; THENCE SOUTH A DISTANCE OF 87.51 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 258, PAGE 377 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH AND WEST LINES OF SAID LANDS DESCRIBED IN DEED BOOK 258, PAGE 377, THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST A DISTANCE OF 207.20 FEET AND NORTH 20 DEGREES 41 MINUTES 32 SECONDS WEST A DISTANCE OF 240.45 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 57 SECONDS WEST A DISTANCE OF 938.20 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST A DISTANCE OF 678.33 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS WEST A DISTANCE OF 294.64 FEET TO THE WEST BOUNDARY OF SAID SECTION 30; THENCE NORTH 00 DEGREES 07 MINUTES 56 SECONDS EAST ALONG SAID WEST BOUNDARY A DISTANCE OF 1094.99 FEET TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION

I hereby certify to:
 Prime Meridian Banc
 Frank E. Dorsey;
 First American Title Insurance Company and
 Smith, Thompson, Shaw, Minacci, Colon & Power, P.A.

That this Boundary Survey was made under my direction and meets the Standards of Practice for Land Surveys as set forth in Chapter 5J-17, of the Florida Administrative Code, pursuant to Chapter 472, of the Florida Statutes. Not valid without original signature and embossed seal.



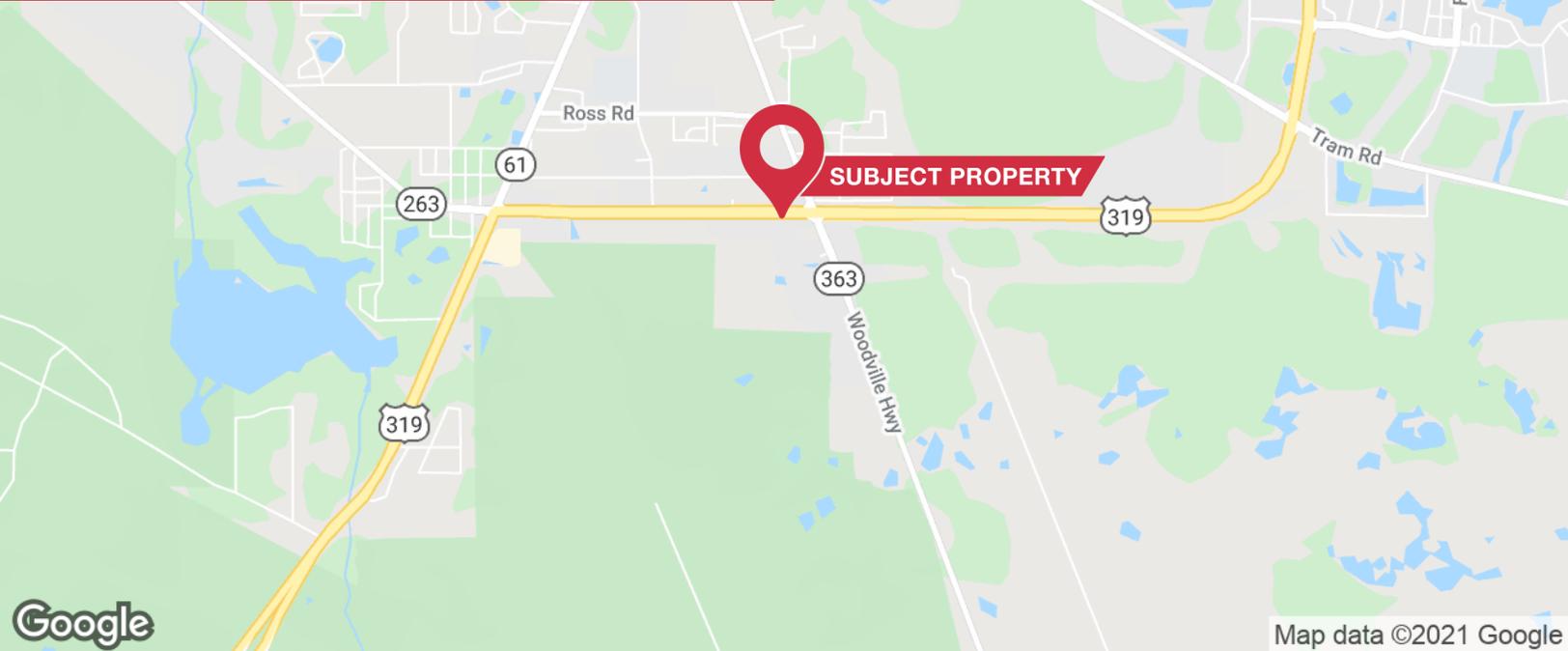
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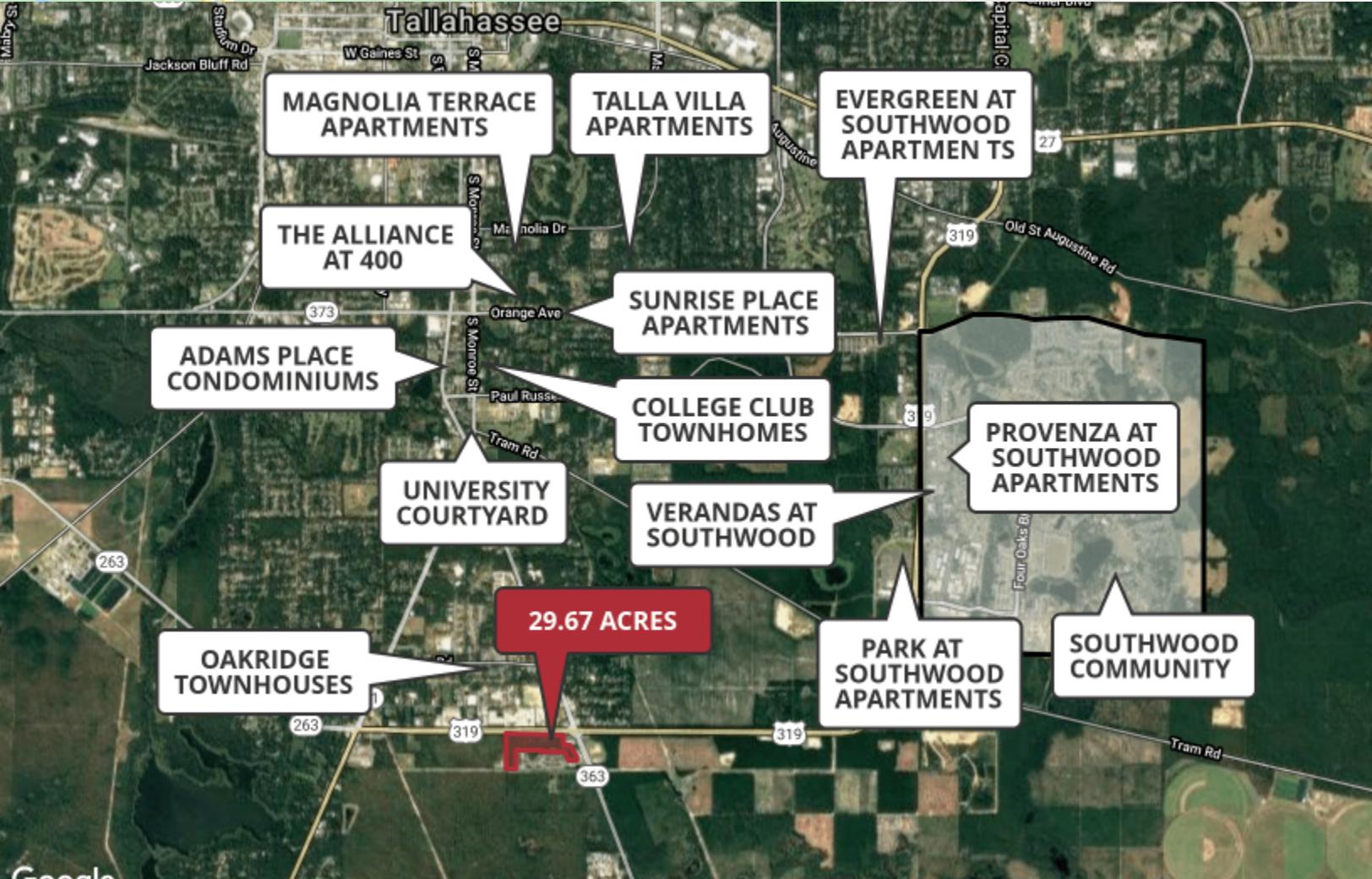


FOR SALE

xxx Capital Circle SW Tallahassee, FL 32310



Map data ©2021 Google



Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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