

# FOR SALE

RARE UNDEVELOPED COMMERCIAL SITE  
IN NORTHEAST TALLAHASSEE



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG

**REDUCED  
PRICE!!**



## PROPERTY DETAILS

<b>Sale Price:</b>	<b>\$600,000</b>
Lot Size:	2.89 Acres +/-
Property:	Vacant parcel
Zoning:	AC – Activity Center District
Parcel ID:	#110853 A0041
Taxes:	\$4501.48 (2023)

### **CHIP HARTUNG**

**President, CCIM, SIOR**

850-386-6160 o

850-980-4007 m

[chip@cbhartung.com](mailto:chip@cbhartung.com) email

[cbhartung.com](http://cbhartung.com) website

## **KILLEARN CENTER BLVD TALLAHASSEE, FL 32309**

### HIGHLIGHTS

- Located at the corner of Killlearn Center Blvd & Delaney Dr
- Ideal for professional office or retail
- Rare undeveloped site in NE Tallahassee

### LOCATION:

- Very convenient to I-10/Thomasville Rd interchange
- Walking distance to many businesses, retailers, shops, and dining

**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

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# EASEMENT DETAILS



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## KILLEARN CENTER UNIT NO. 2

A SUBDIVISION OF A PART OF SECTION 8, TOWNSHIP 1-NORTH, RANGE 1-EAST, LEON COUNTY, FLORIDA, AND LYING BEYOND THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

**NOTE:**  
BEARINGS AND DISTANCES THAT APPEAR IN PARENTHESES ARE FROM PREVIOUSLY RECORDED PLATS.

### BLOCK CURVE DATA

CURVE A: R=30.00'  
Δ=90°00'00"  
L=47.12'  
CURVE B: R=30.00'  
Δ=90°00'00"  
L=47.12'

UNPLATTED LAND

KILLEARN ESTATES  
UNIT NO. 2  
Pg. 5 / Pg. 7

### DEDICATION STATE OF FLORIDA COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENTS THAT KILLEARN PROPERTIES, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF FLORIDA, OWNER IN FEE SIMPLE OF THE LAND SHOWN HEREON, PLATTED AS KILLEARN CENTER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A TERRA COTTA MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1-NORTH, RANGE 1-EAST, LEON COUNTY, FLORIDA AND RUN SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST ALONG THE SECTION LINE 998.21 FEET TO A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF KILLEARN CENTER AS RECORDED IN PLAT BOOK 8, PAGE 74 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE SOUTH 00 DEGREES 30 MINUTES 49 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID KILLEARN CENTER 531.15 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY OF LOT 1, BLOCK "B" OF SAID KILLEARN CENTER, SAID CONCRETE MONUMENT LYING ON A CURVE CONCAVE TO THE NORTHERLY, THENCE FROM A TANGENT BEARING OF NORTH 09 DEGREES 34 MINUTES 44 SECONDS EAST 21.11 FEET EASTERLY ALONG SAID CURVE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 33 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 17.91 FEET TO A POINT OF REVERSE CURVE, THENCE ALONG SAID REVERSE CURVE AND ALONG SAID NORTHERLY BOUNDARY WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 27 MINUTES 03 SECONDS FOR AN ARC DISTANCE OF 17.51 FEET, THENCE NORTH 09 DEGREES 28 MINUTES 26 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY 534.31 FEET TO A CONCRETE MONUMENT, THENCE NORTH 00 DEGREES 31 MINUTES 34 SECONDS WEST 60.00 FEET TO A CONCRETE MONUMENT, THENCE NORTH 09 DEGREES 28 MINUTES 26 SECONDS EAST 422.60 FEET TO A CONCRETE MONUMENT ON THE EAST BOUNDARY OF SAID SECTION 8, THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST ALONG THE SECTION LINE 462.93 FEET TO THE POINT OF BEGINNING CONTAINING 11.33 ACRES, MORE OR LESS, THE FOREGOING DESCRIBED PROPERTY BEING SUBJECT TO A CITY OF TALLAHASSEE POWERLINE EASEMENT.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL ROADS, AND ALLEYS AND OTHER RIGHTS OF WAY, AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING HOWEVER, THE REVERSION OR REVERSIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED OR ABANDONED OR THE USE THEREOF DISCONTINUED AS DESCRIBED BY LAW BY APPROPRIATE ACTION BY THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THIS 24<sup>TH</sup> DAY OF SEPTEMBER A.D., 1980.

*J. T. Williams, Jr.* AS ITS PRESIDENT  
*Juanice Hagan* AS ITS SECRETARY

### STATE OF FLORIDA COUNTY OF LEON

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS MADE BY THE TALLAHASSEE-LEON COUNTY PLANNING BOARD ON THE 30<sup>TH</sup> DAY OF SEPTEMBER A.D. 1980.

EXECUTIVE SECRETARY OF THE PLANNING BOARD: *Frank Brown*  
APPROVED BY THE LEON COUNTY COMMISSION THIS 30<sup>TH</sup> DAY OF SEPTEMBER A.D. 1980.

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF LEON

ACCEPTED FOR FILE AND RECORDED THIS 11<sup>TH</sup> DAY OF FEBRUARY IN PLAT BOOK 8, ON PAGE 82 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

*Robert R. Henderson* CHAIRMAN  
*Edwin S. ...* COUNTY ATTORNEY  
*Russell ...* COUNTY ENGINEER  
*Paul J. ...* CLERK OF THE CIRCUIT COURT

BEFORE ME THIS DAY PERSONALLY APPEARED J.T. WILLIAMS, JR. AND JUANICE HAGAN, PRESIDENT AND SECRETARY, RESPECTFULLY OF KILLEARN PROPERTIES, INC., A FLORIDA CORPORATION, OWNER IN FEE SIMPLE OF THE LAND SHOWN HEREON, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED ON BEHALF OF SAID CORPORATION AND BY THE AUTHORITY GRANTED THEM BY THE BOARD OF DIRECTORS. WITNESS MY HAND AND SEAL AT TALLAHASSEE, FLORIDA THIS 24<sup>TH</sup> DAY OF SEPTEMBER A.D. 1980 A.D.

NOTARY *Juanice A. O'Brien* MY COMMISSION EXPIRES: NOV 15, 1992

### CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AND THAT THE SURVEY DATA AND THE MONUMENTATION COMPLY WITH PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES.

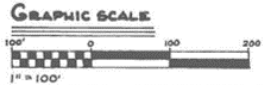
*Broward P. Davis*  
BROWARD P. DAVIS  
REGISTERED FLORIDA LAND SURVEYOR  
CERTIFICATE NO. 1254

PREPARED BY: BROWARD DAVIS & ASSOC., INC.  
ENGINEERING AND LAND SURVEYING TALLAHASSEE, FLA.

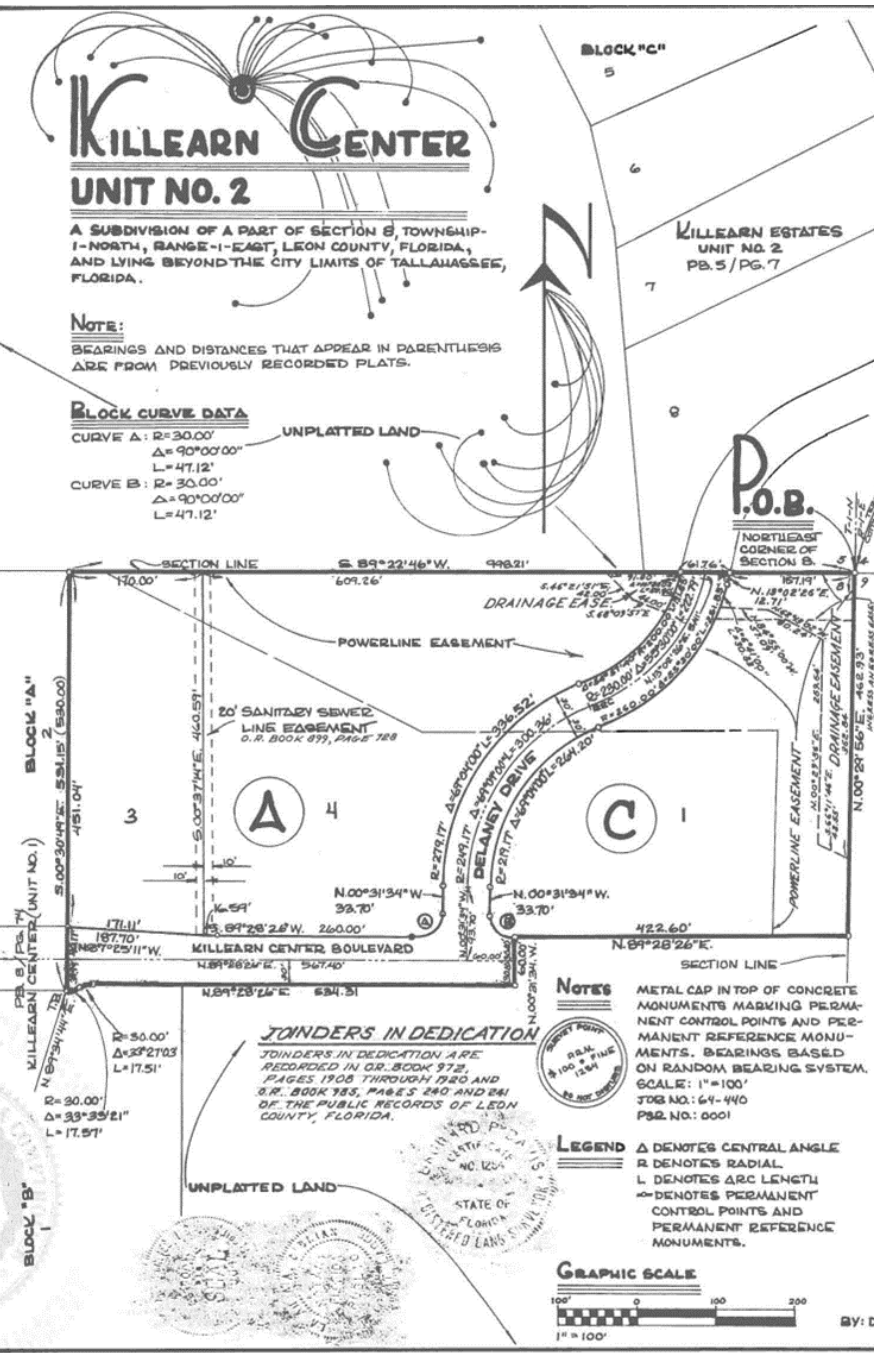
BY: DEBORAH D. ELDER

**Notes**  
METAL CAP IN TOP OF CONCRETE MONUMENTS MARKING PERMANENT CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS. BEARINGS BASED ON RANDOM BEARING SYSTEM.  
SCALE: 1"=100'  
JOB NO.: 64-440  
PSS NO.: 0001

**LEGEND**  
Δ DENOTES CENTRAL ANGLE  
R DENOTES RADIAL  
L DENOTES ARC LENGTH  
— DENOTES PERMANENT CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS.



**JOINERS IN DEDICATION**  
JOINERS IN DEDICATION ARE RECORDED IN GR. BOOK 972, PAGES 1908 THROUGH 1920 AND GR. BOOK 985, PAGES 240 AND 241 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.



# LAND DEVELOPMENT REGULATIONS



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## Sec. 10-167. High Intensity Urban Activity Center District

(a) Purpose and Intent. The purpose and intent of this zoning district is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. This district is intended to provide large scale commercial activities to serve the retail market of region as well as the community. The intense commercial of this district promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egress, and internal circulation systems. The district will also allow residential development of complimentary intensity of sixteen (16) to forty-five (45) dwelling units per acre.

(b) Allowable Uses. For the purpose of this chapter, the following land use types are allowable in this zoning district and are controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan and Schedules of Permitted Uses.

- (1) Minor Commercial
- (2) Neighborhood Commercial
- (3) Community Commercial
- (4) Regional Commercial
- (5) Highway Commercial
- (6) Minor Office
- (7) Major Office
- (8) Office Park
- (9) Medium Density Residential
- (10) High Density Residential
- (11) Passive Recreation
- (12) Active Recreation
- (13) Community Services
- (14) Light Infrastructure
- (15) Post Secondary
- (16) Light Industrial--Minor

(c) List of Permitted Uses. See Schedules of Permitted Uses, subsection 10-238(1). Non-residential uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and Special Exception Uses must meet the criteria in article VII of this chapter. Chapter 9, Article III sets forth the development approval process required for allowable uses.

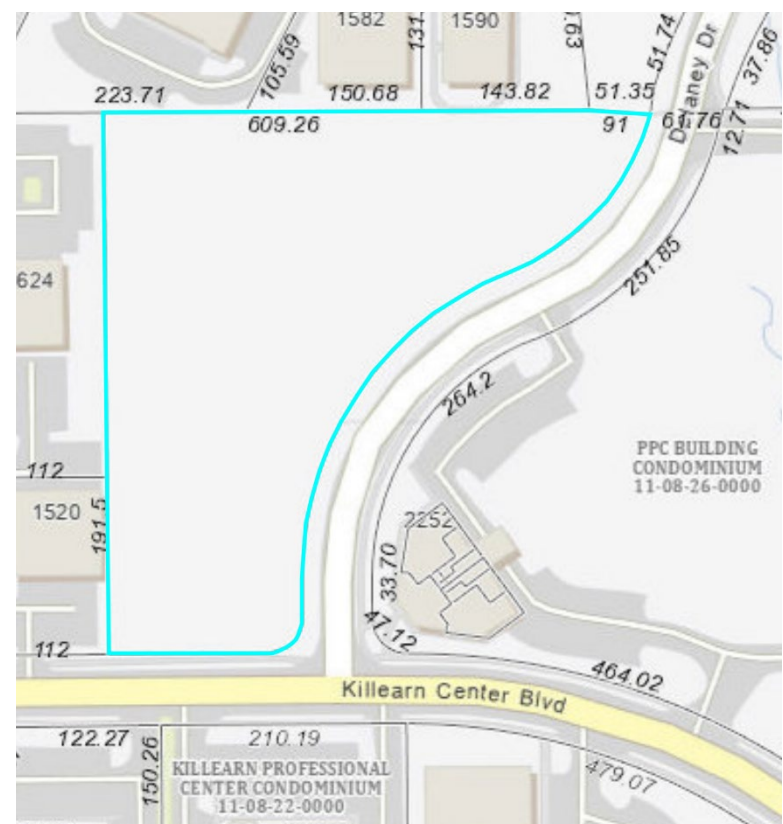
(d) *Development Standards.* All proposed development shall meet the Land Use Development Criteria specified in subsections 10-238(2) and (3); Commercial Site Location Standards (section 10-174); Buffer Zone Standards (section 10-177); criteria of the Land Development Standards Schedule (article IV, division 4 of this chapter); and Parking and Loading Requirements (article VI of this chapter).



# STREET IMAGE + GIS MAPS



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# RETAIL MAP + TRAFFIC COUNTS



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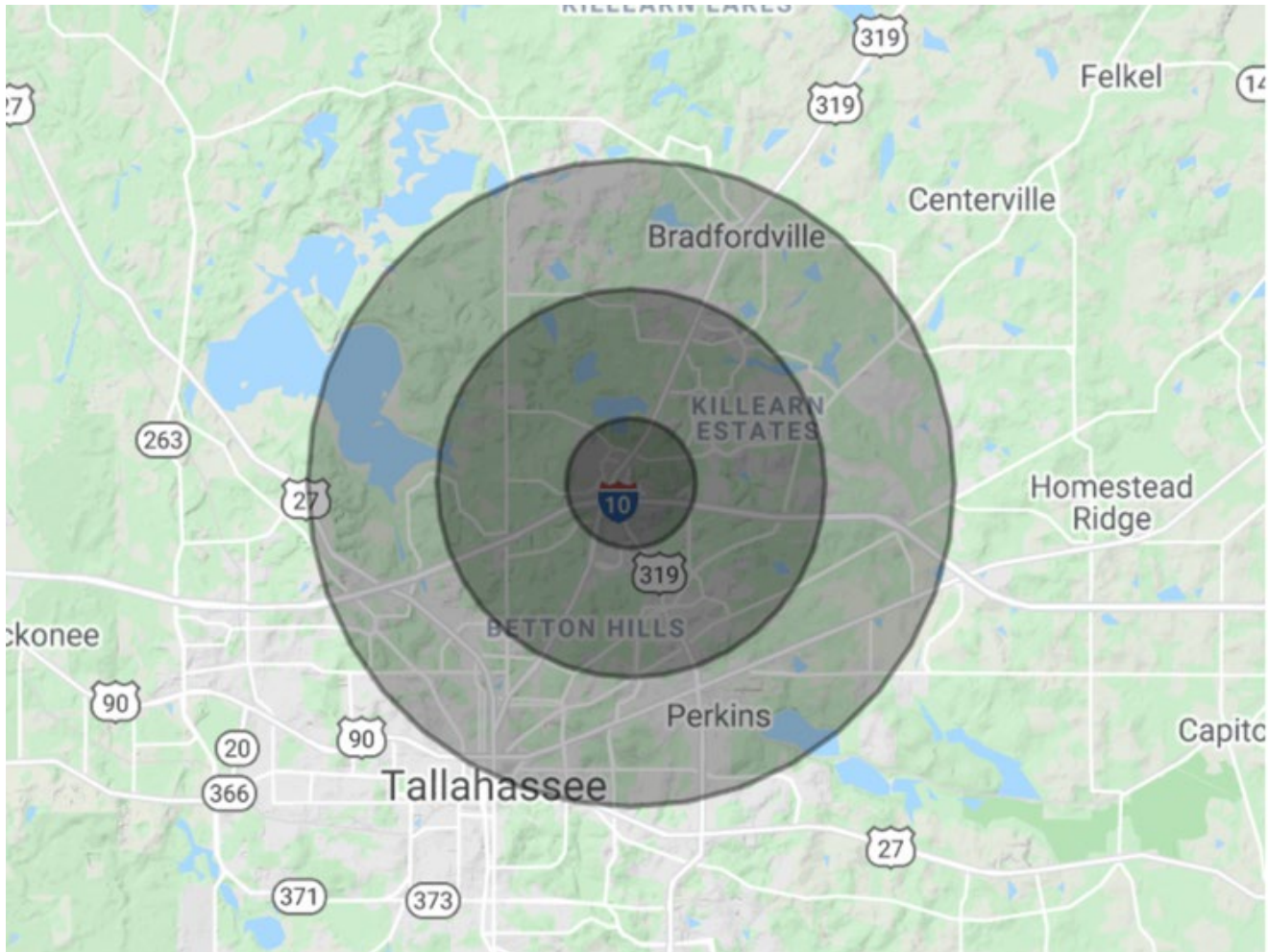




# DEMOGRAPHICS



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,504	35,458	96,294
Average age	40.8	42.7	37.7
Average age (Male)	40.5	42.6	37.3
Average age (Female)	42.2	43.2	38.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,016	15,824	42,624
# of persons per HH	2.2	2.2	2.3
Average HH income	\$90,249	\$96,442	\$79,990
Average house value	\$287,412	\$306,244	\$296,762

\* Demographic data derived from 2010 US Census