



**COMMERCIAL ASSET
PARTNERS**

**Gram's Legacy -
Industrial Zoned Land**

**Thomas Demps Ln
Perry, FL 32348**

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Sale Price: \$5,440,000.00
Acreage (will subdivide): ± 272 Acres
County: Taylor
City: Perry
Land: Development Acreage

PROPERTY OVERVIEW

Commercial Asset Partners Realty is pleased to present 272 acres of industrial zoned development land. This property is conveniently located within the city limits of Perry, FL having easy access to US 27 and Highway 98/19.

Located near one of Area Development's Leading Metro Locations, Tallahassee ranked #4 in the 2024 report. The land allows for outdoor storage under the Industrial zoning with the majority of the property falling outside a flood zone designation. Environmental due diligence has been completed on the property to include Karst Survey Desktop study, Phase 1 ESA, Preliminary Geotech Explanation and Engagement Report, Natural Resources Services and Cultural Resources Desktop Review.

Specifications & Features



Land: Industrial

Electric: Duke Energy

Water:

- City of Perry 6-in line adjacent to site
- Private well on site offering 800,000 gpd

- 12.47-kV distribution line on-site
- 69-kV transmission line
1.5 mi East of site
- Substation 2 mi Northeast
17 MW available

Wastewater: City of Perry 10-in line at 75,000 gpd adjacent to site. Total system capacity is 1.25 mgd

Natural Gas: City of Perry 2-in line at 35 psi adjacent to site
City of Perry 6-in line at 100 psi available approx. 400 mcf/hr

Parcels:

- 05192-000
- 05706-000
- 05706-100
- 05706-075



Coordinates (Lat. Long.): 30.09766, -83.5916059

Site Advantages



Geographic Benefits:

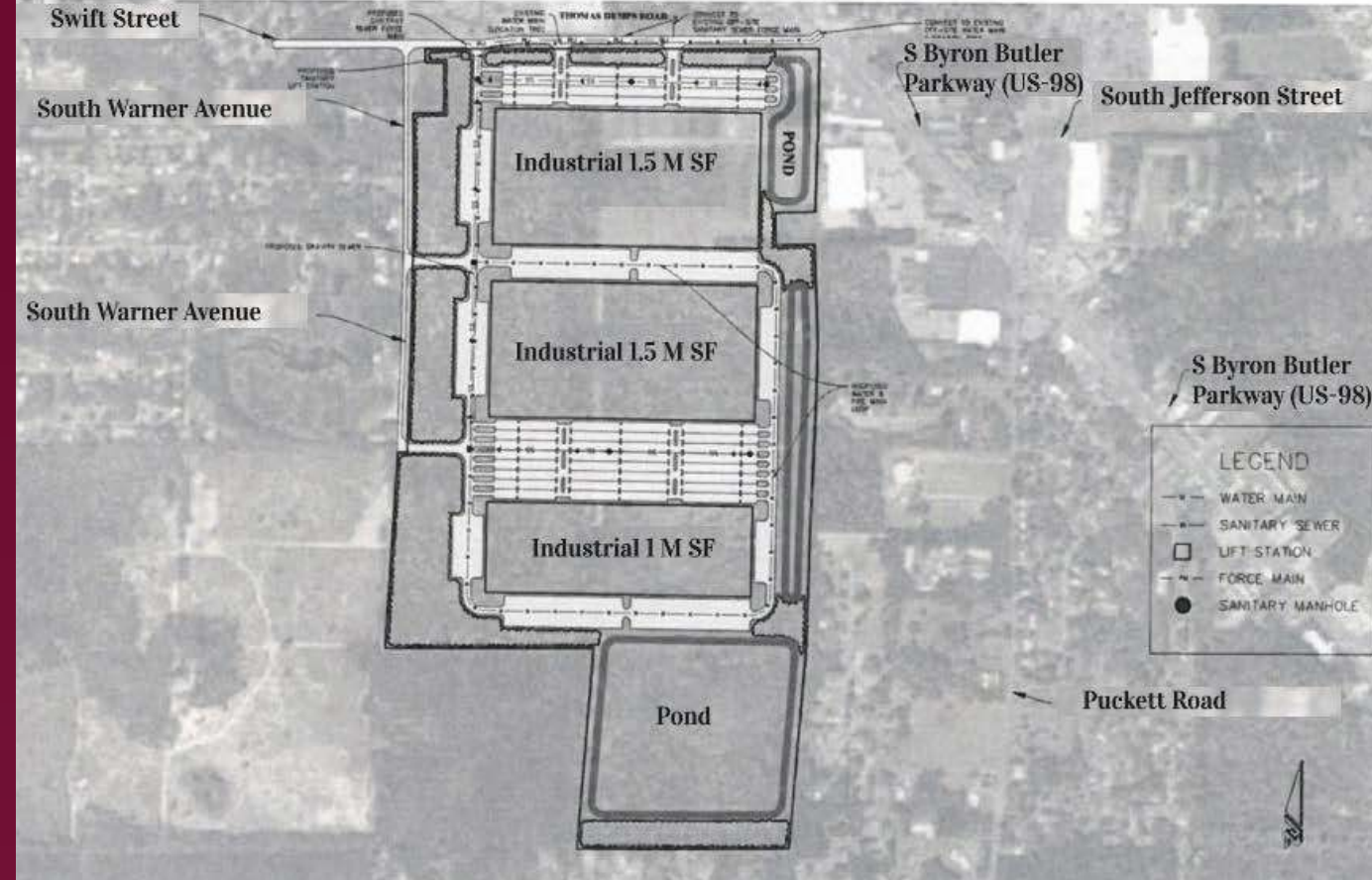
- Opportunity Zone
- Rural Area of Opportunity (RAO)
- Approx. 25 mi. from Gulf of Mexico
- Foreign Trade Zone (FTZ) - available 3rd Quarter 2025

Road Access:

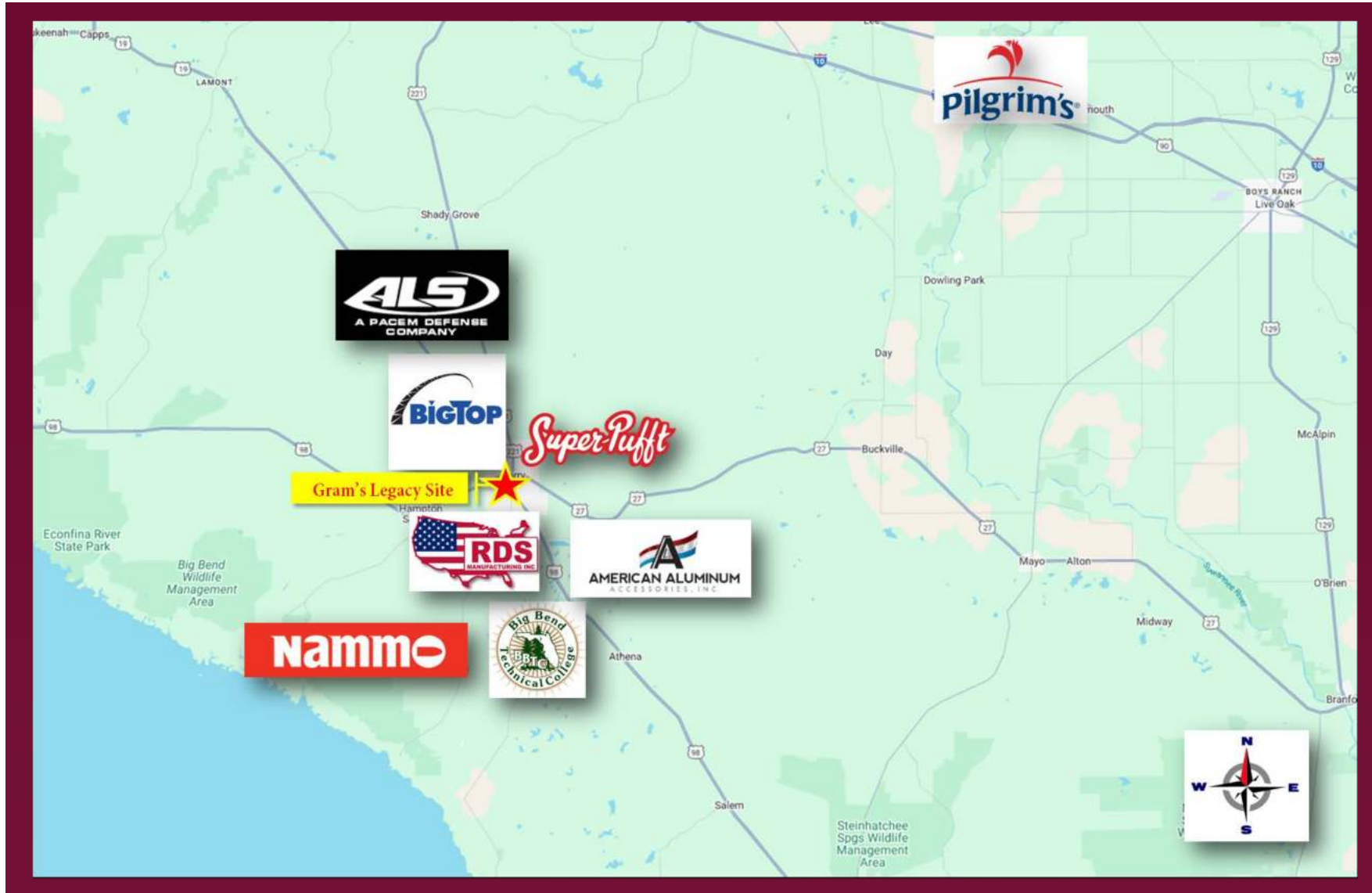
- Frontage - 2545 ft on Thomas Demps Rd
- US Hwy 19 N - Northwest corner of site (4 lane - lightly traveled)
- US Hwy 27 - Approx. 0.75 mi.
- I-10 - 35 mi.

Demographics:

- Population within 60 miles: 707,000
- Workforce within 60 miles: 330,000

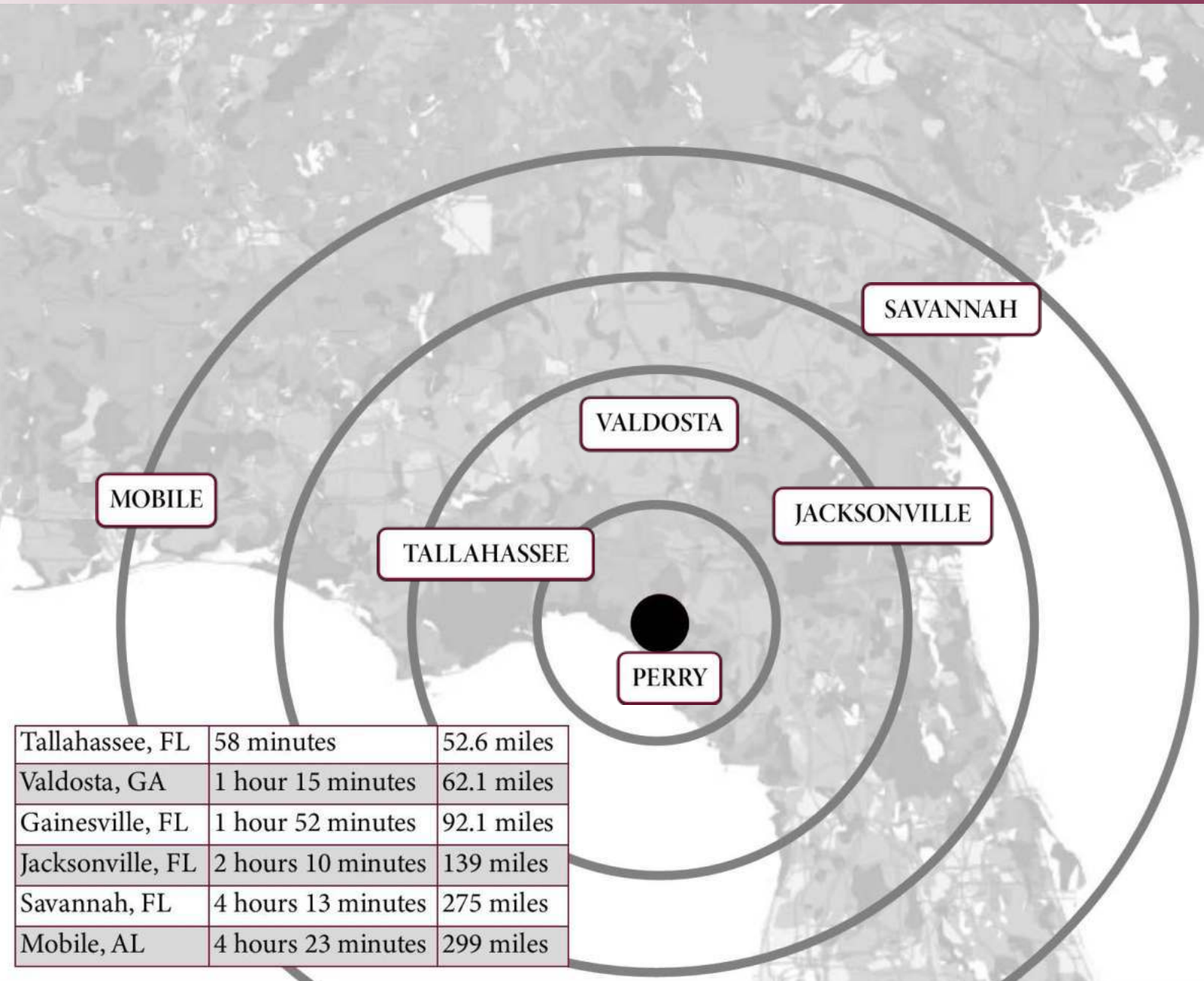


Industries in Area



Existing Industries in Region: Food Manufacturing, Defense Manufacturing, Timber Processing, Metal Fabrication

Location Highlights



Transportation



US HWY 98/US HWY 19
adjacent to site
I-10 approx 35 miles



Regional Airport - 2.2 miles
16 airports within 50 miles



Georgia and Florida Railway spur
located < one mile North



JAXPORT
(Jacksonville, FL)
134 miles
PORT PANAMA CITY
(Panama City, FL)
149 miles
PORT TAMPA BAY
(Tampa, FL)
154 miles