

# We know this land.



# Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)



# Aerial



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to acquire or joint-venture a .85-acre site in downtown Tallahassee, FL that is zoned CC (central Core) allowing for office, retail, hotel, townhomes, apartments, medical, etc. The zoning has no height restriction, no parking minimum, and no setbacks. Site plan shows 286 student beds in a 5-story stick over podium site plan. All utilities are at the site. The site is approx 260 feet by 122 feet. Call for details.

## LOCATION DESCRIPTION

The property is located at 111 W. Bloxham Street in Tallahassee, FL. The site is ideally located across the street from the FSU College of Communications and the Attorney Generals office. The site has frontage on Adams Street, Duval Street and Bloxham Street. The site is located less than 1,200 feet from the new FSU College of Business, Cascade Park, and the Capital Building. It is less than 1,900 feet from Somo Walls, AC Marriott, Proof Brewing, FSU Law School, FAMU, and the Tallahassee Civic Center. It is 1 mile from Doak Campbell Stadium.

## MUNICIPALITY

Tallahassee

## PROPERTY SIZE

0.85 Acres

## ZONING

CC- Central Core

## PARCEL ID

2136300000320, 2136300000340, 2136300000330, 2136300000290, 2136300000570

## PROPERTY OWNER

Gray Ivy Investments Bloxham LLC

## PRICE

Call for details

## CONTACT INFO- DISCLOSURE: OWNER IS A LICENSED REAL ESTATE BROKER IN FLORIDA

**Ryan Sampson, CCIM, ALC**

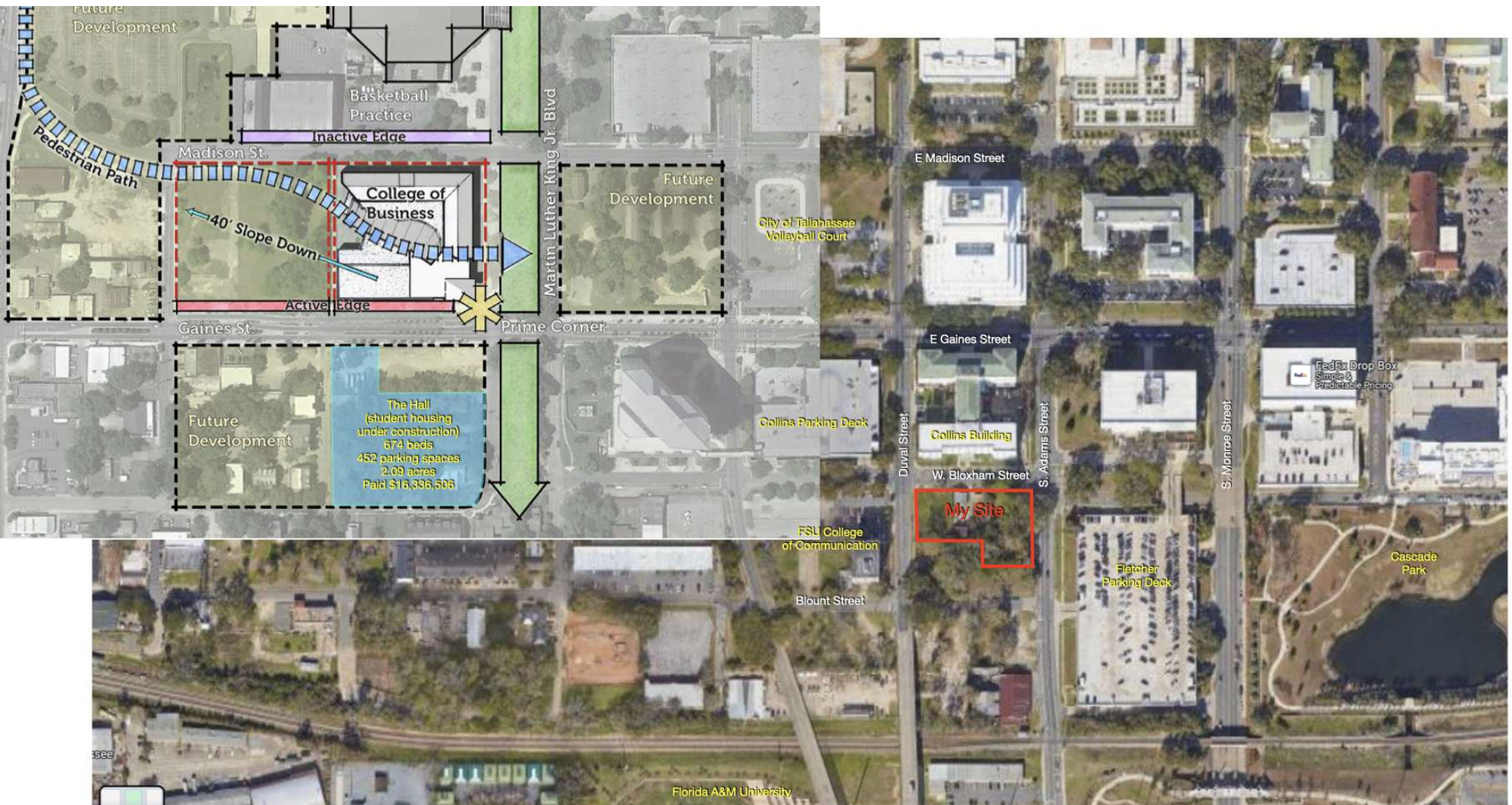
Senior Advisor/Managing Partner

813.287.8787 x104

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)



# Site Photo





# Location Distances





**6** DOWNTOWN TALLAHASSEE SITE // 111 W BLOXHAM ST TALLAHASSEE, FL 32301



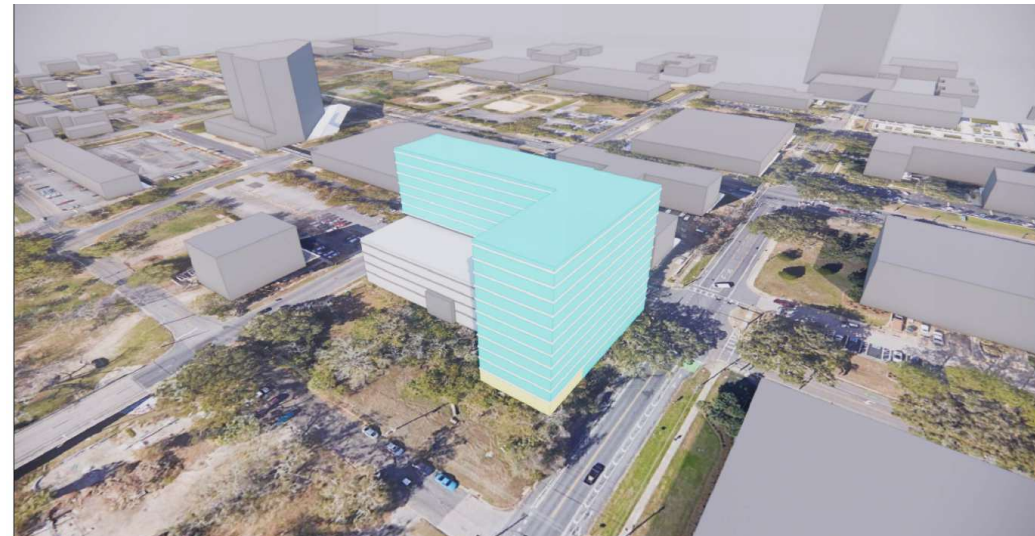


**7** DOWNTOWN TALLAHASSEE SITE // 111 W BLOXHAM ST TALLAHASSEE, FL 32301



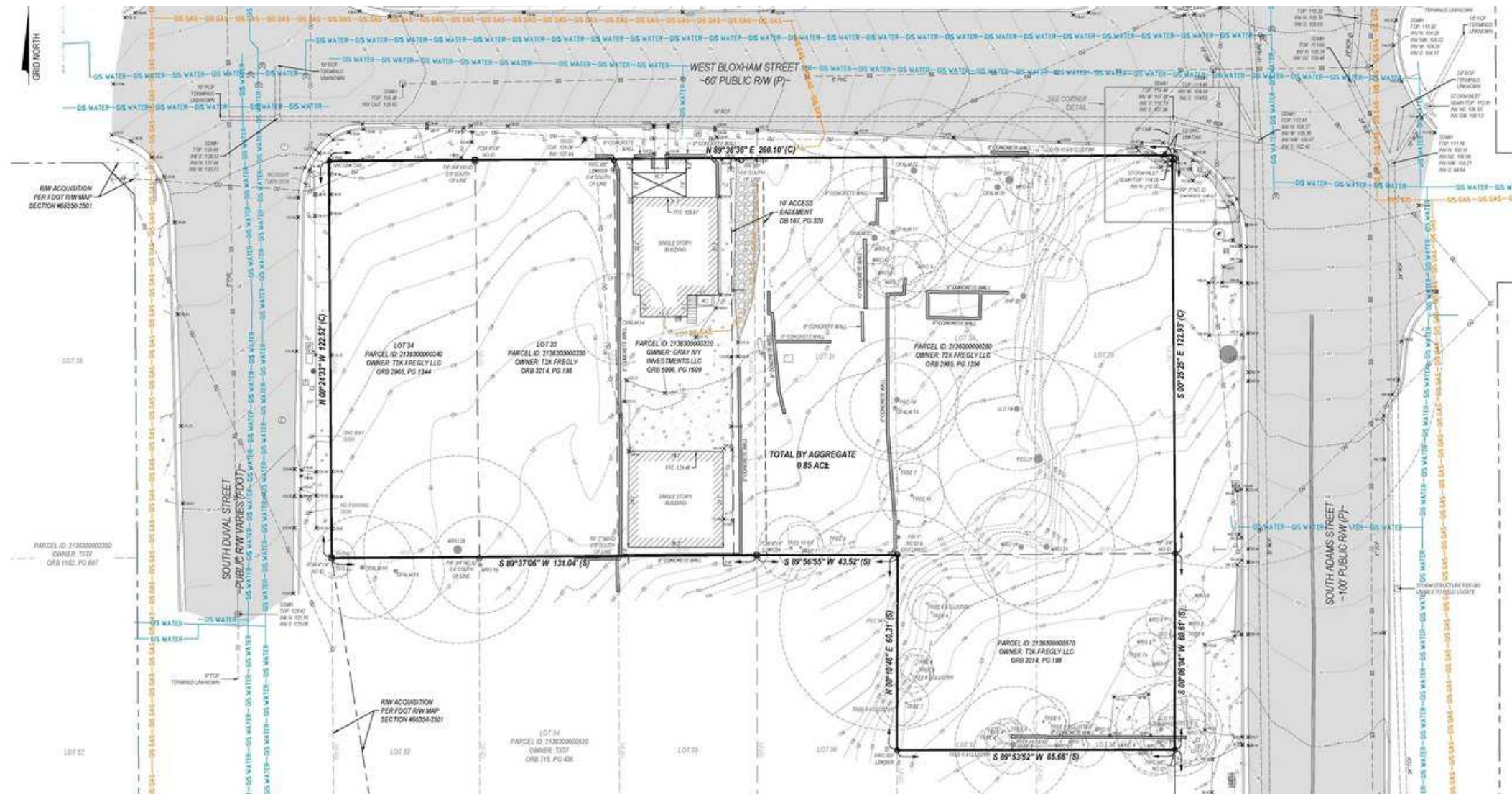


# 9 Story High Rise Plan





# Survey





# Demographics Map & Report

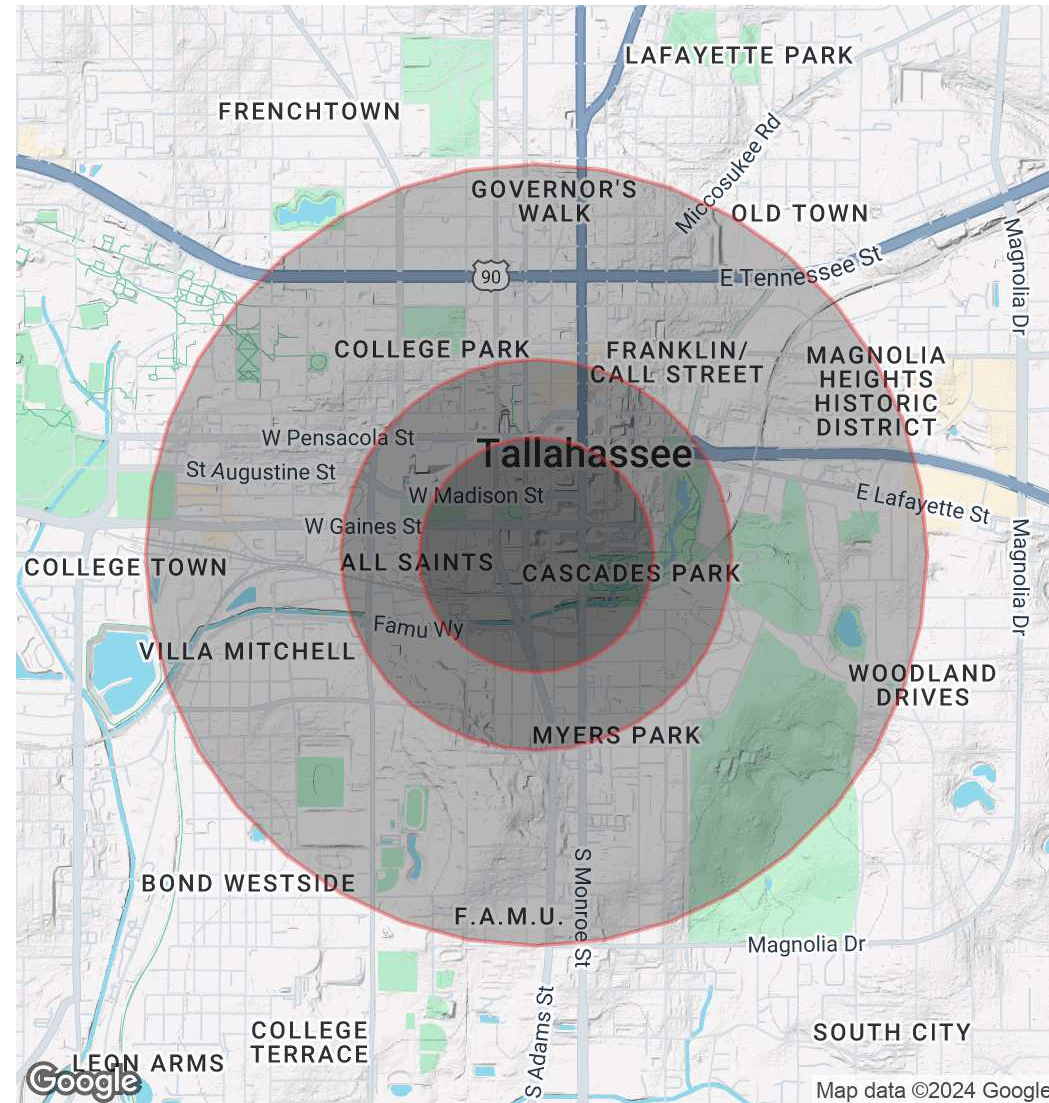
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	294	2,664	17,192
Average Age	30	30	27
Average Age (Male)	31	30	28
Average Age (Female)	30	30	27

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	132	1,347	6,189
# of Persons per HH	2.2	2	2.8
Average HH Income	\$52,319	\$47,977	\$56,392
Average House Value	\$515,390	\$500,267	\$362,802

Demographics data derived from AlphaMap



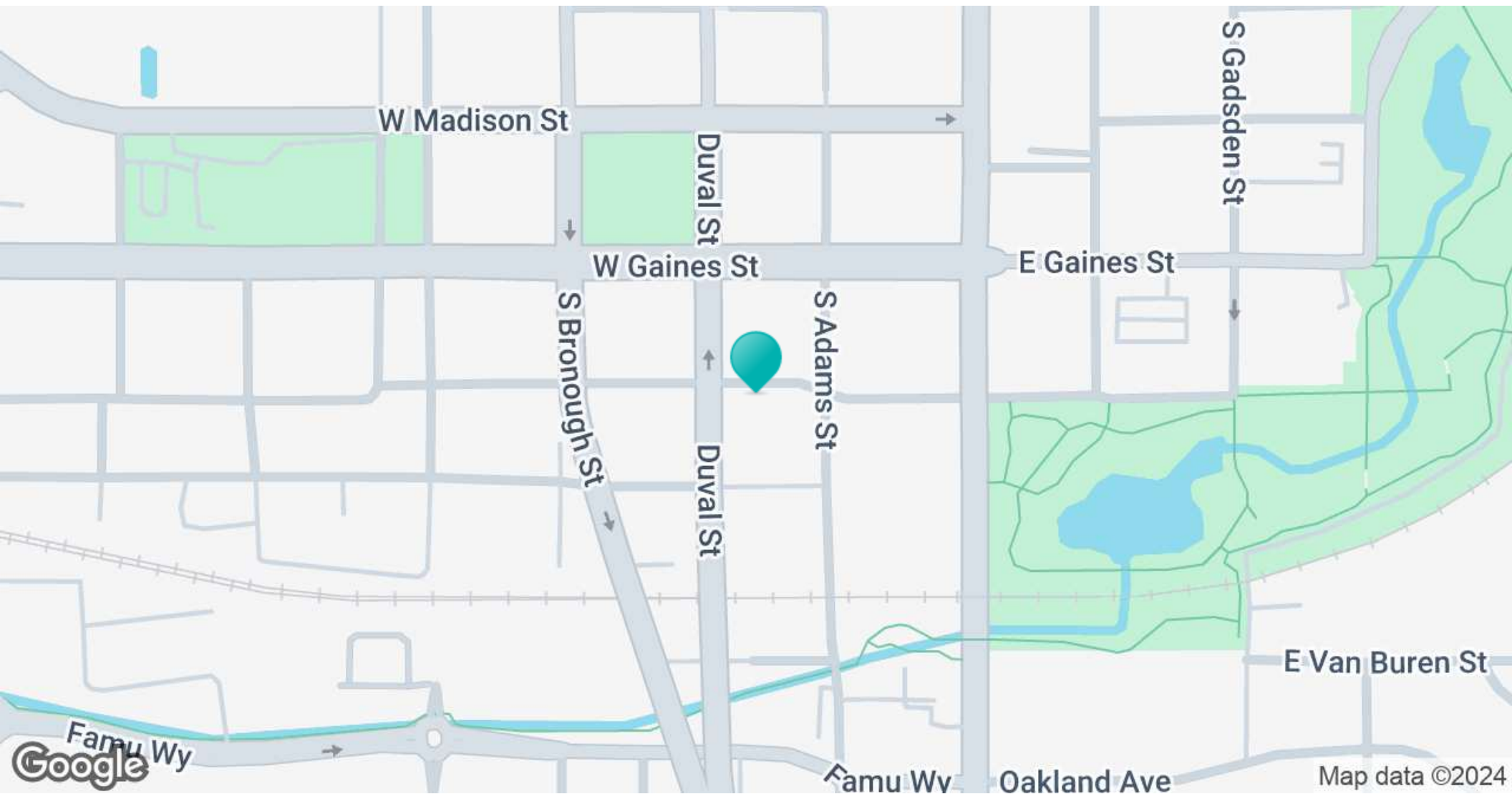


# Regional Map





# Location Map





# Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.