



For Sale
Land
 11.92 Acres | \$2,400,000

4150 North Monroe Street

Tallahassee, Florida 32303

Property Highlights

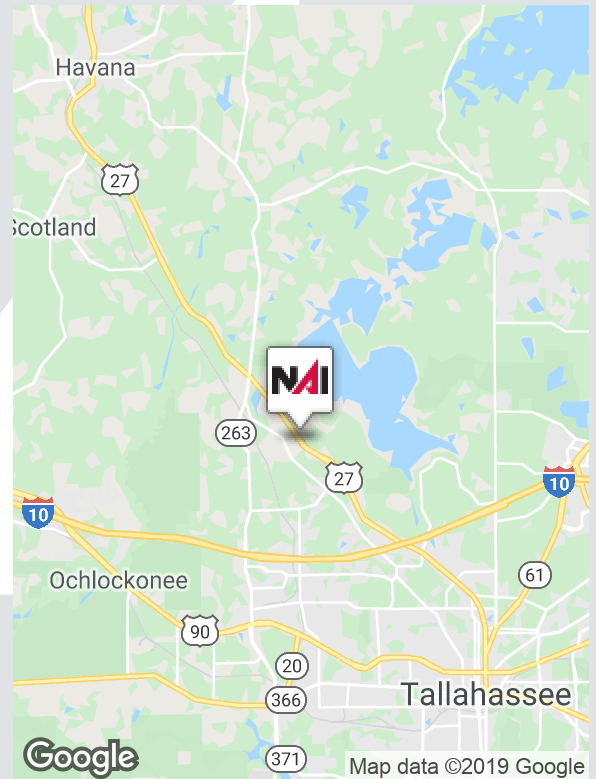
- 11.923 +/- Acres
- 33,500 vehicles per 24 hours
- TAX ID#210525 E0010, #210525 E0040, & #210525 E0050
- PUD Zoning

Property Description

This large acreage of vacant land contains entitlements for 80,000 SF of commercial development based on the approved PUD and includes an off-site storm water operating permit. Additionally, Talquin utilities are available to the site.

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,507	10,826	31,997
Total Population	3,684	27,424	80,230
Average HH Income	\$66,480	\$58,415	\$49,136



For more information

E. Edward Murray, Jr., SIOR, CCIM

O: 850 224 2300
 murray@talcor.com



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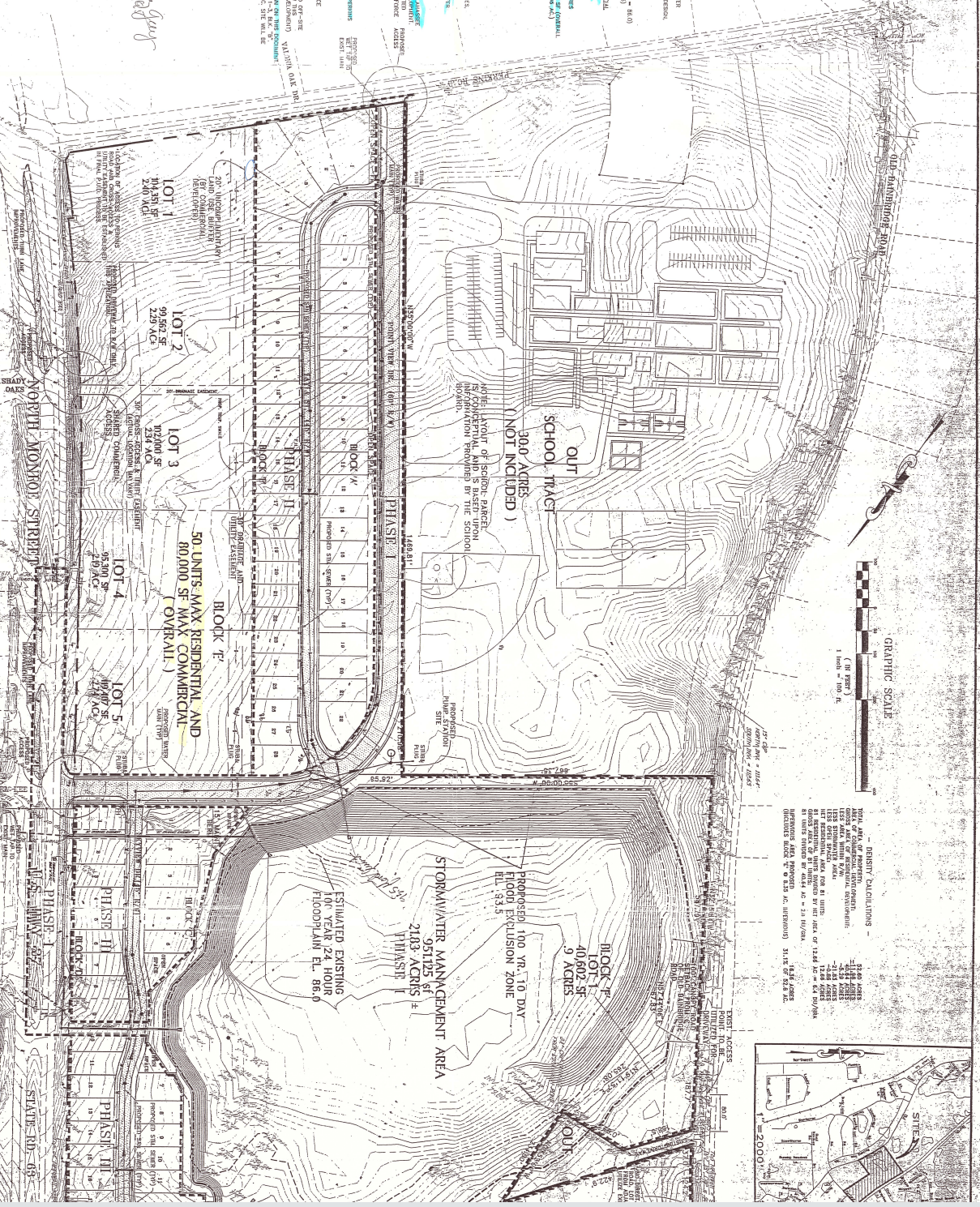
1018 Thomasville Road, Suite 200A,
 Tallahassee, FL 32303
 850 224 2300 tel
 talcor.com



CONCEPT PLAN FOR RESIDENTIAL DEVELOPMENT CONCEPT ONLY FOR COMMERCIAL DEVELOPMENT BLOCK B View Point PUD.

- GENERAL NOTES:**
1. Reference to "THIS PLAN" shall mean the plan as shown on sheets 68-1 through 68-4.
 2. The owner shall be responsible for obtaining all necessary permits from the appropriate agencies.
 3. The owner shall be responsible for obtaining all necessary easements from the appropriate agencies.
 4. The owner shall be responsible for obtaining all necessary approvals from the appropriate agencies.
 5. The owner shall be responsible for obtaining all necessary approvals from the appropriate agencies.
 6. The owner shall be responsible for obtaining all necessary approvals from the appropriate agencies.
 7. The owner shall be responsible for obtaining all necessary approvals from the appropriate agencies.
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 9. The owner shall be responsible for obtaining all necessary approvals from the appropriate agencies.
 10. The owner shall be responsible for obtaining all necessary approvals from the appropriate agencies.

Client Name	View Point Partnership
Project Name	View Point PUD
Address	5028 Tennessee Capital Blvd, Tallahassee, Florida 32303
City	Tallahassee, Florida
State	FL
County	Alachua
Prepared By	Moore, Bass and Biber, Inc.
Checked By	[Signature]
Date	10/6/21



Block B Owner	View Point Partnership
Block F Owner	View Point Partnership
Block G Owner	View Point Partnership
Client Name	View Point Partnership
Project Name	View Point PUD
Address	5028 Tennessee Capital Blvd, Tallahassee, Florida 32303
City	Tallahassee, Florida
State	FL
County	Alachua
Prepared By	Moore, Bass and Biber, Inc.
Checked By	[Signature]
Date	10/6/21

Lot 1	174,351 SF 2.00 AC
Lot 2	99,562 SF 2.29 AC
Lot 3	110,000 SF 2.54 AC
Lot 4	95,300 SF 2.18 AC
Lot 5	110,000 SF 2.54 AC

Block B	300 ACRES (NOT INCLUDED)
Block F	50 UNITS MAX RESIDENTIAL AND 80,000 SF MAX COMMERCIAL (OVERALL)
Block G	40,602 SF 9 ACRES

Stormwater Management Area	210.3 ACRES ±
Estimated Existing Flooded Area Through Phase I	951,125 SF
Proposed 100 Year 24 Hour Flood Elevation Zone	EL. 93.1

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REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED & RESUBMITTED FOR P.C.H.	10/6/21
2	REVISED PER T.C. PLANNING DEPARTMENT COMMENTS	10/6/21

CLIENT NAME: VIEW POINT PARTNERSHIP
ADDRESS: 5028 TENNESSEE CAPITAL BLVD, TALLAHASSEE, FLORIDA 32303
PHONE: 904/575-8200

LAND USE PLANNING • ENGINEERING DESIGN • ENVIRONMENTAL PERMITTING
MOORE, BASS AND BIBER, INC.
 318 NORTH CALHOUN STREET • TALLAHASSEE, FLORIDA 32301
 904-222-6678

PROJECT NAME: VIEW POINT
SHEET TITLE: PLANNED UNIT DEVELOPMENT OVERALL MAP

DATE: 10/6/21
JOB NO.: 54-028
CONTRACT NO.: 293,003
DRAWN BY: JMM
CHECKED BY: JMM
FILE NO.: 293,003
SCALE: 1"=100'