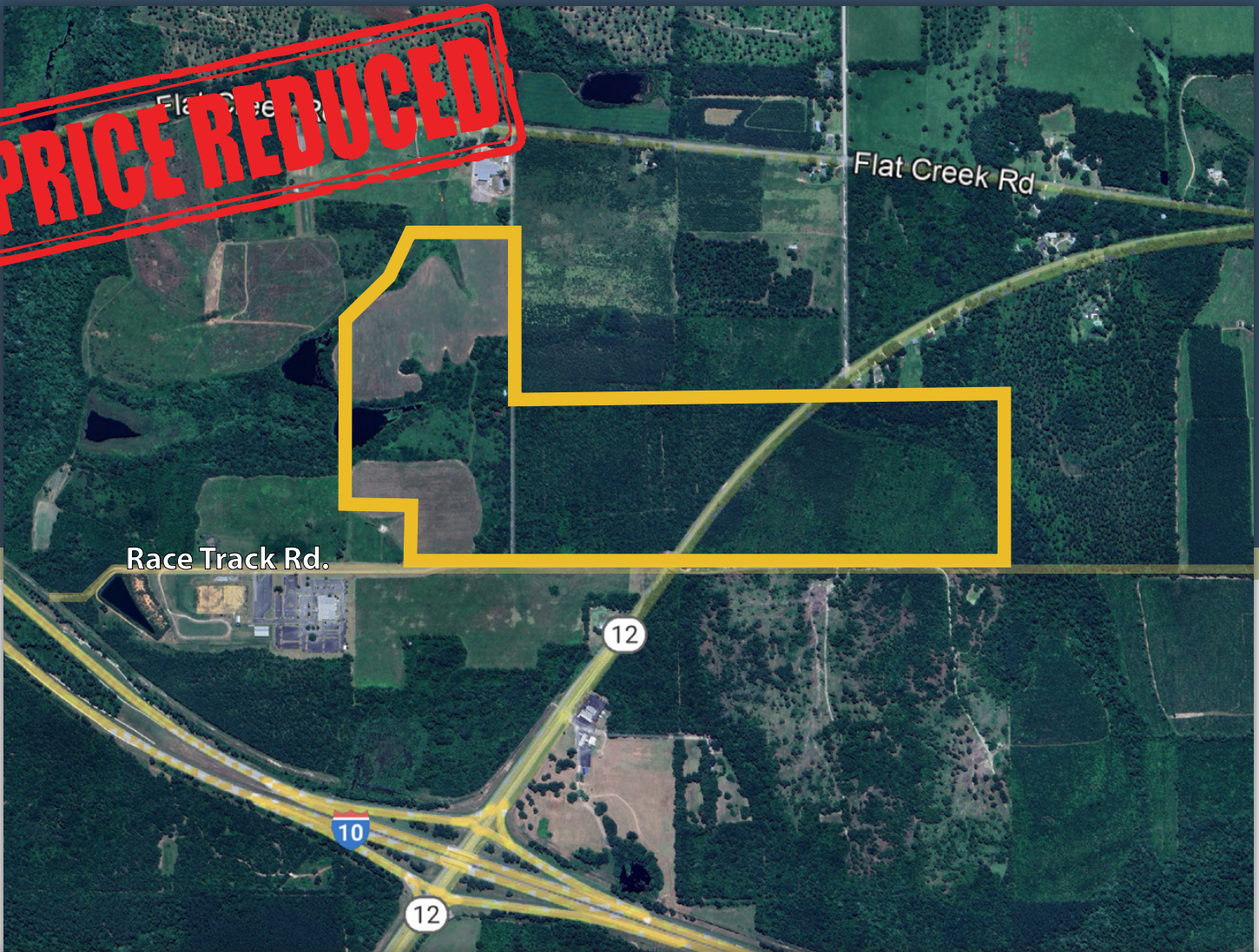




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER

**PRICE REDUCED**



## **±185 AC MIXED-USE INVESTMENT / DEVELOPMENT PROPERTY 25 MINUTES FROM TALLAHASSEE, FL**

**BULK PRICE: ~~\$18,368,900~~ NOW \$7,000,000 (\$38,000/ACRE)**

**62% REDUCTION**

*Contact us today!*

**Jonathan Clayton**

407-670-9113

JClayton@maurycarter.com

**Joe Skinner**

386-747-3618

JSkinner@maurycarter.com

**Lee Barnes**

407-581-6213

LBarnes@maurycarter.com

# PROPERTY DETAILS

- **Location:** 245 Thomas Smith Farm Rd.  
Gretna, FL 32351
- **Parcel ID:** 3-12-2N-5W-0000-00130-0000,  
3-11-2N-5W-0000-00140-0000, 3-12-2N-  
5W-0000-00130-0500
- **Frontage:** ±3,000 ft of along Greensboro  
Highway & ±2,000 ft on Race Track Rd.  
(Thomas Smith Farm Rd.)

- **Size:** ±185 acres
- **Zoning:** Agriculture/Residential
- **FLU:** Municipal
- **Utilities:** Water & Sewer Available

**Bulk Price: \$7,000,000**

**62% REDUCTION FROM ORIGINAL PRICE**

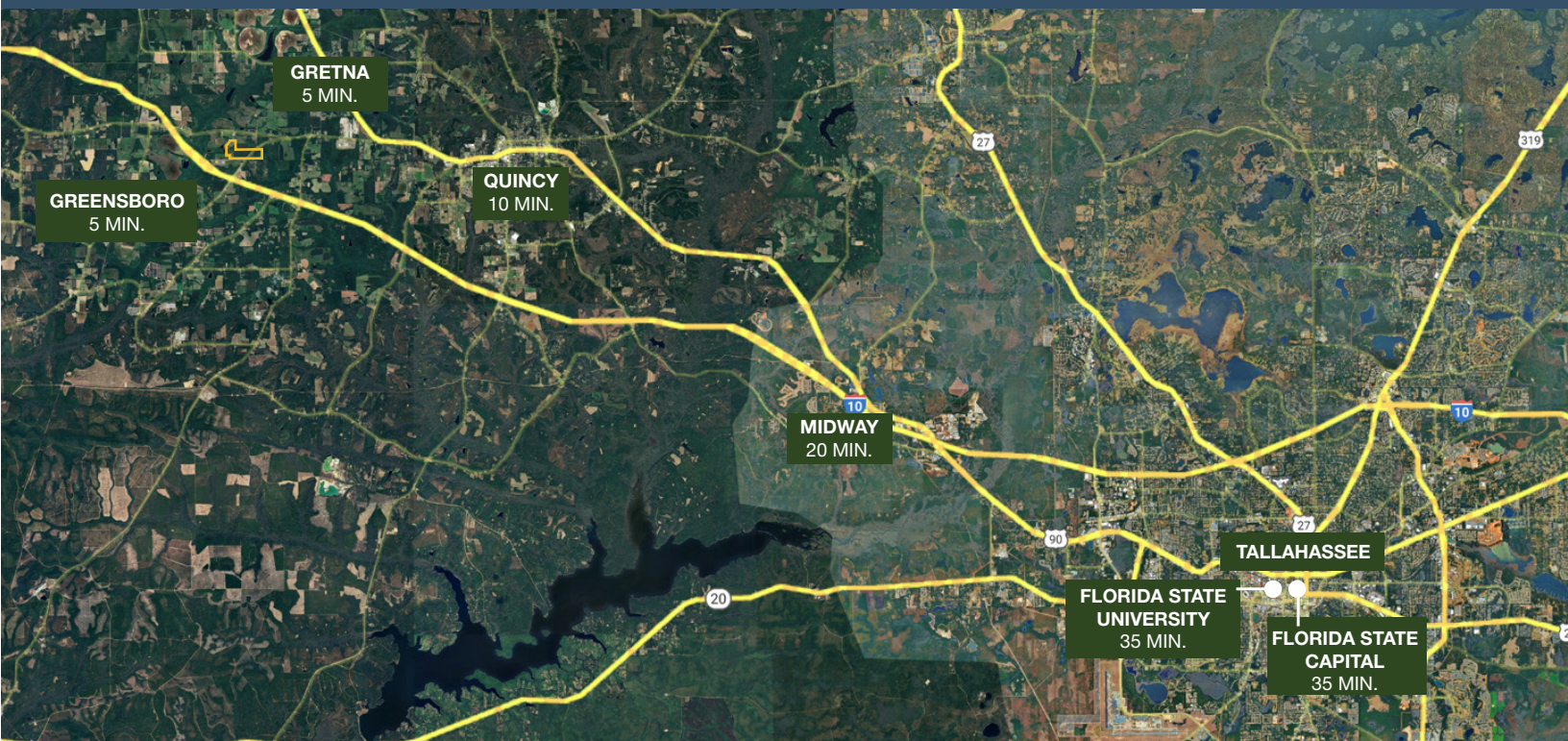
- Single-Family Residential: 373 Units
- Multifamily: 304 units
- Commercial: 40.23 ac

## Up to ±711 Unit Residential Development Site - “Torreya Crossing”

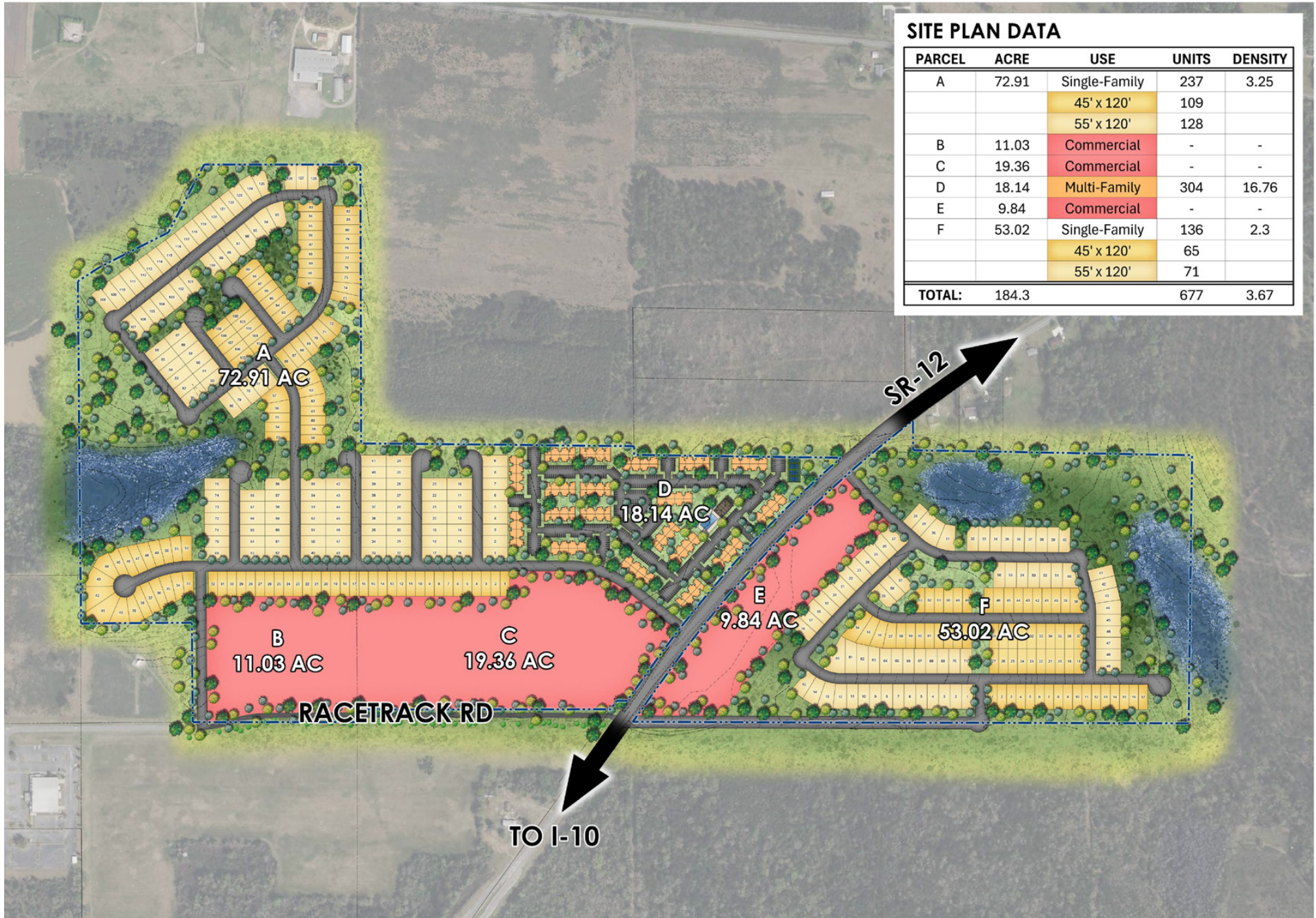
An outstanding entitled development opportunity directly off of a 4 leaf clover exit of I-10 in the heart of Gretna, FL a thriving suburb of Tallahassee, FL (State Capital of FL, Florida State University). This site offers a rare chance to deliver a high-demand residential/commercial product in one of Florida’s fastest-growing suburbs.

Positioned in between Quincy, Greensboro, and Gretna FL and ±3,000 feet of frontage along Greensboro Highway & ±2,000 feet of frontage on Race Track Rd. (Thomas Smith Farm Rd.), the site spans multiple parcels with entitlement for up to ±677 residential units and ±45 acres of Commercial. The project is in the process of entitlement/engineering and will be ready to break ground in the near future—streamlining the path from acquisition to vertical construction.

This Tallahassee market has experienced significant growth fueled by its close proximity to The Florida State Capital and Florida State University (25 minutes), directly off of Interstate-10 (1 minute), and on Greensboro Highway. The area continues to attract a diverse population of professionals, students, and retirees, making this a strategic location for for-sale or for-rent residential product.



# SITE PLANS



# GEOGRAPHICAL DETAILS

## Local Demographics

- Total Population: 16,526
- Median HH Income: \$39,219
- Median Home Value: \$119,600

ZIP 32351, US Census

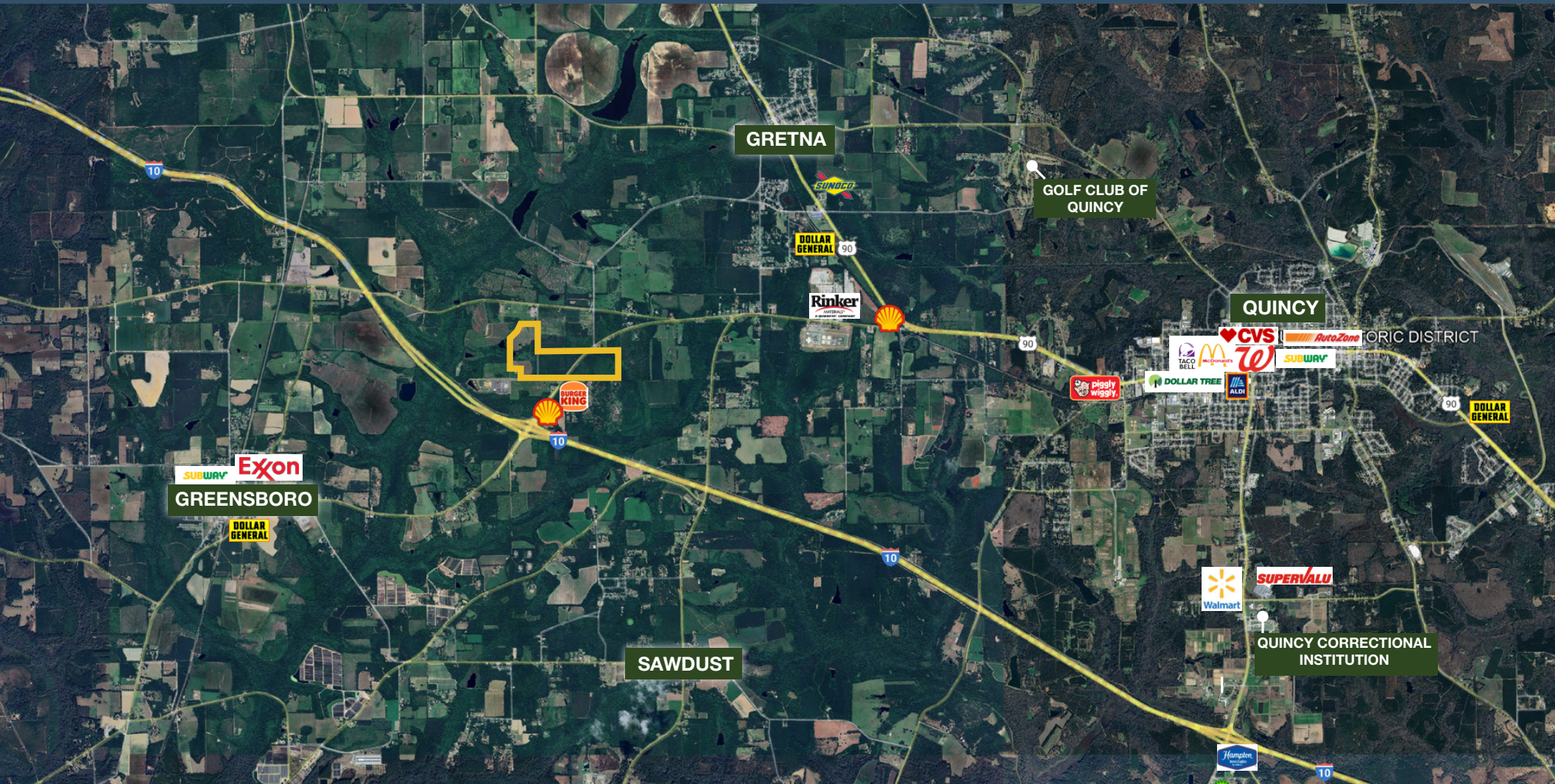
## County Demographics

- Total Population: 43,642
- Median HH Income: \$46,047
- Median Home Value: \$154,700

Gadsden County, US Census

## Daily Traffic Counts

- Flat Creek Rd: 1,000
- Greensboro Hwy (SR 12): 3,800
- I-10 at Greensboro HWY exit 174: 30,500



# REGIONAL MAP

## Drive Times

- Quincy: 5 min
- Tallahassee: 25 min
- Madison: 1 hr 15 min
- Dothan, AL: 1 hr 20 min
- Live Oak: 1 hr 30 min
- Valdosta, GA: 1 hr 45 min.
- Niceville: 1 hr 45 min
- Panama City Beach: 1 hr 45 min

