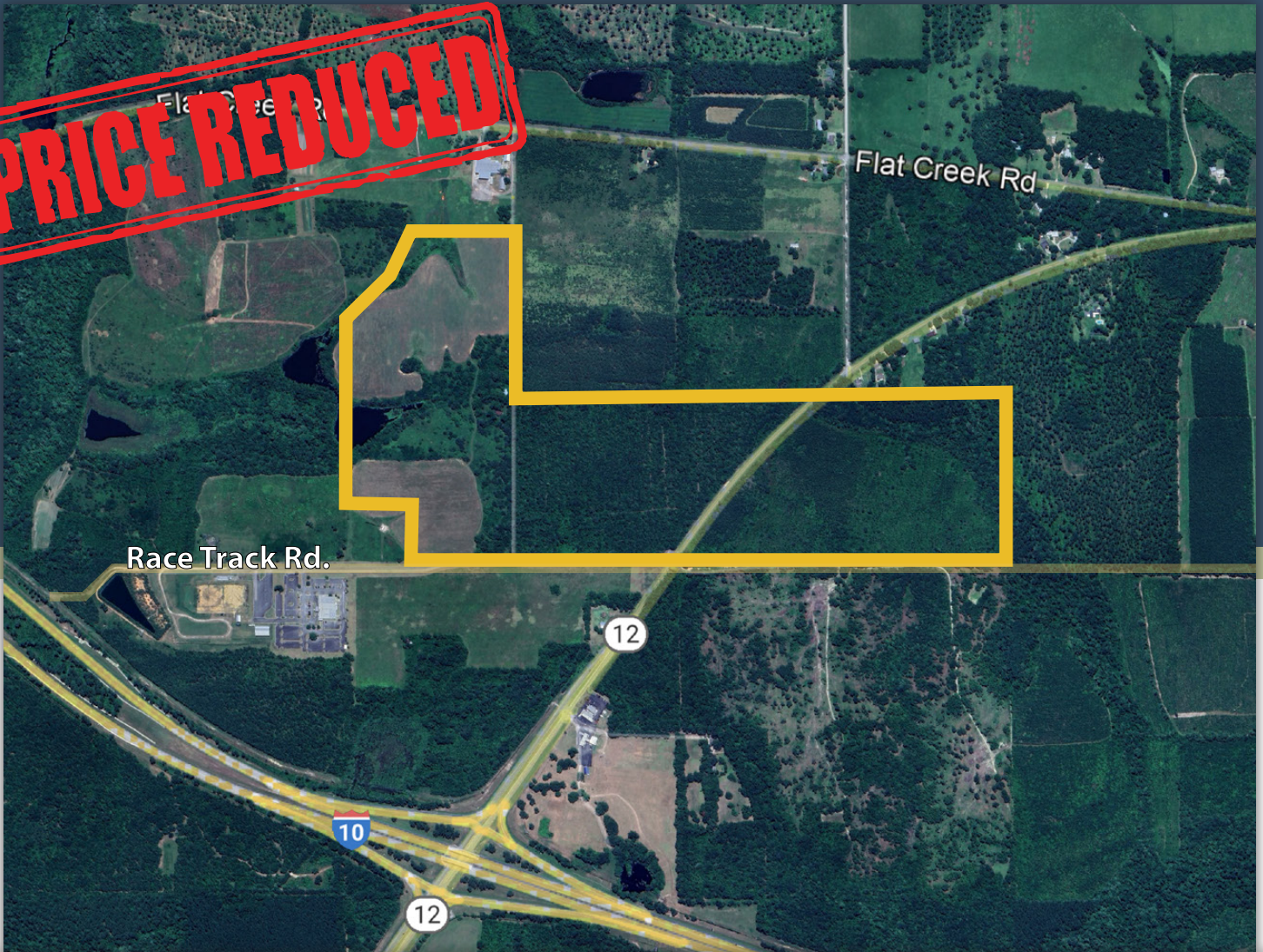




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

PRICE REDUCED



±185 AC RESIDENTIAL/COMMERCIAL DEVELOPMENT PROPERTY 25 MINUTES FROM TALLAHASSEE, FL

BULK PRICE: ~~\$18,368,000~~ NOW \$14,765,770

SINGLE FAMILY: \$19,550/UNIT • MULTIFAMILY: \$10,000/UNIT • COMMERCIAL: \$1,752,419/AC

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: \$14,765,770

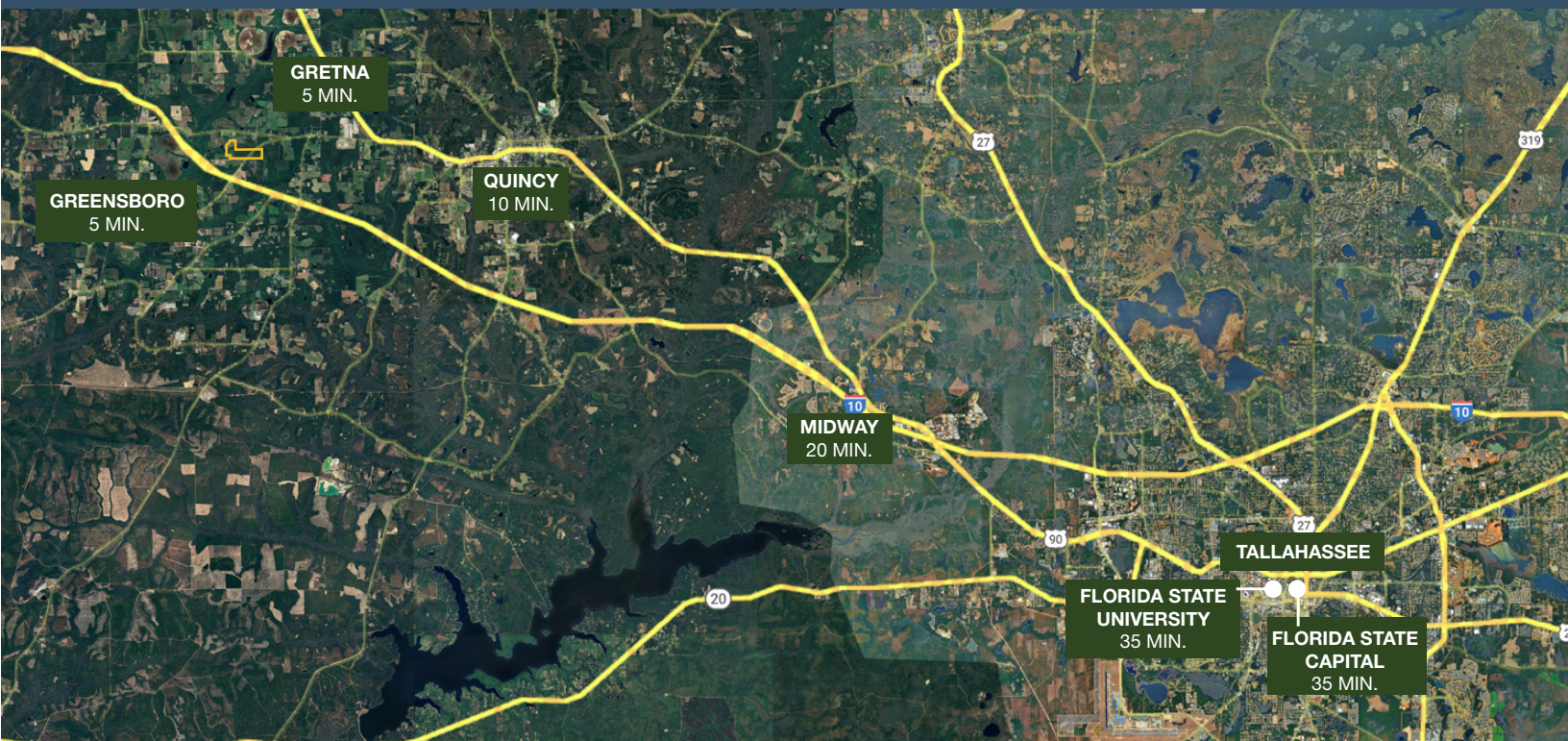
- Single-Family Residential: \$7,292,150 (373 Units @ \$19,550/unit)
- Multifamily: \$3,040,000(304 Units @ \$10,000/unit)
- Commercial: \$4,455,620 (2.53ac @ \$1,752,419/ac)

Up to ±711 Unit Residential Development Site

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

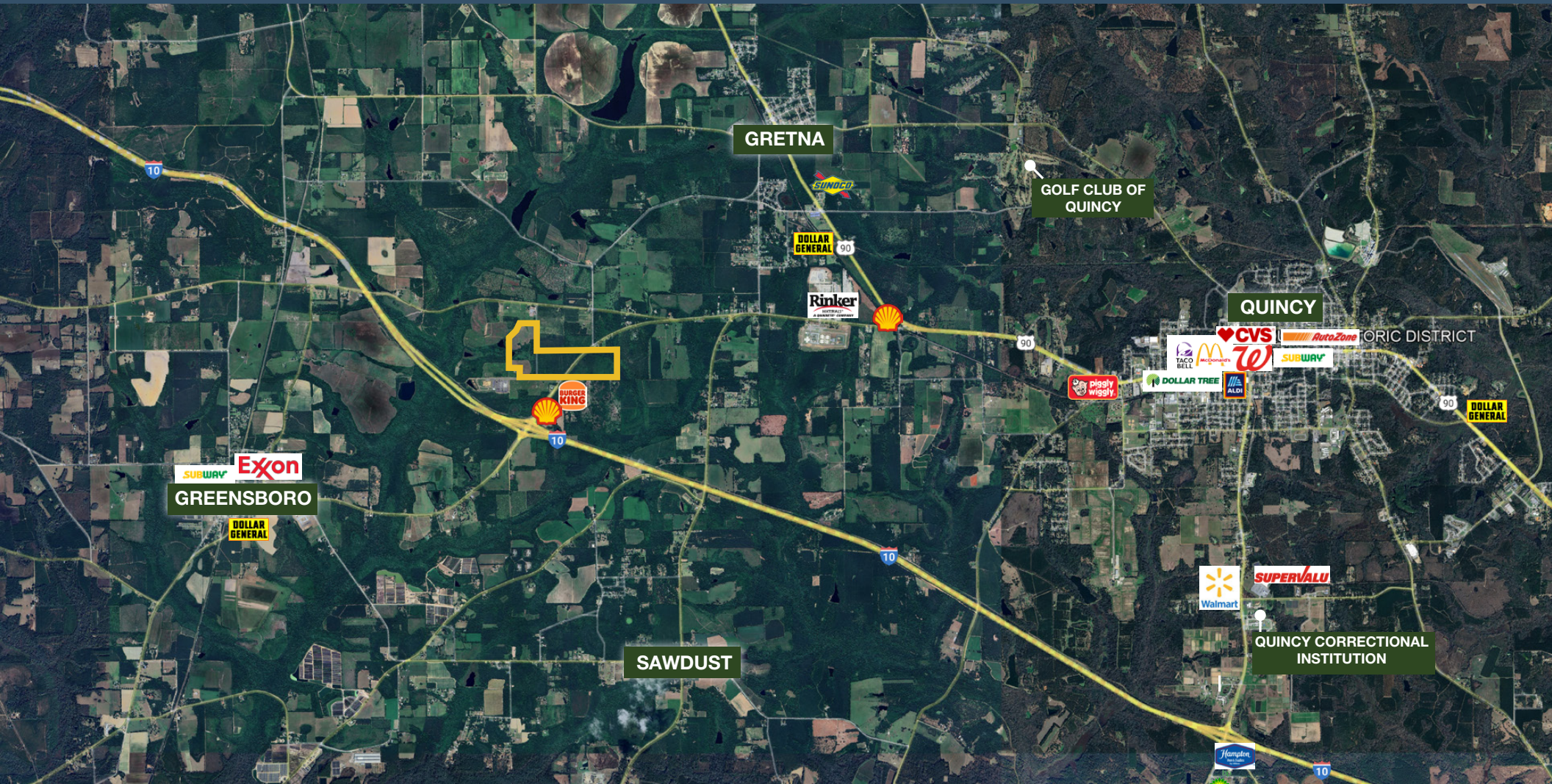
County Demographics

- 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

