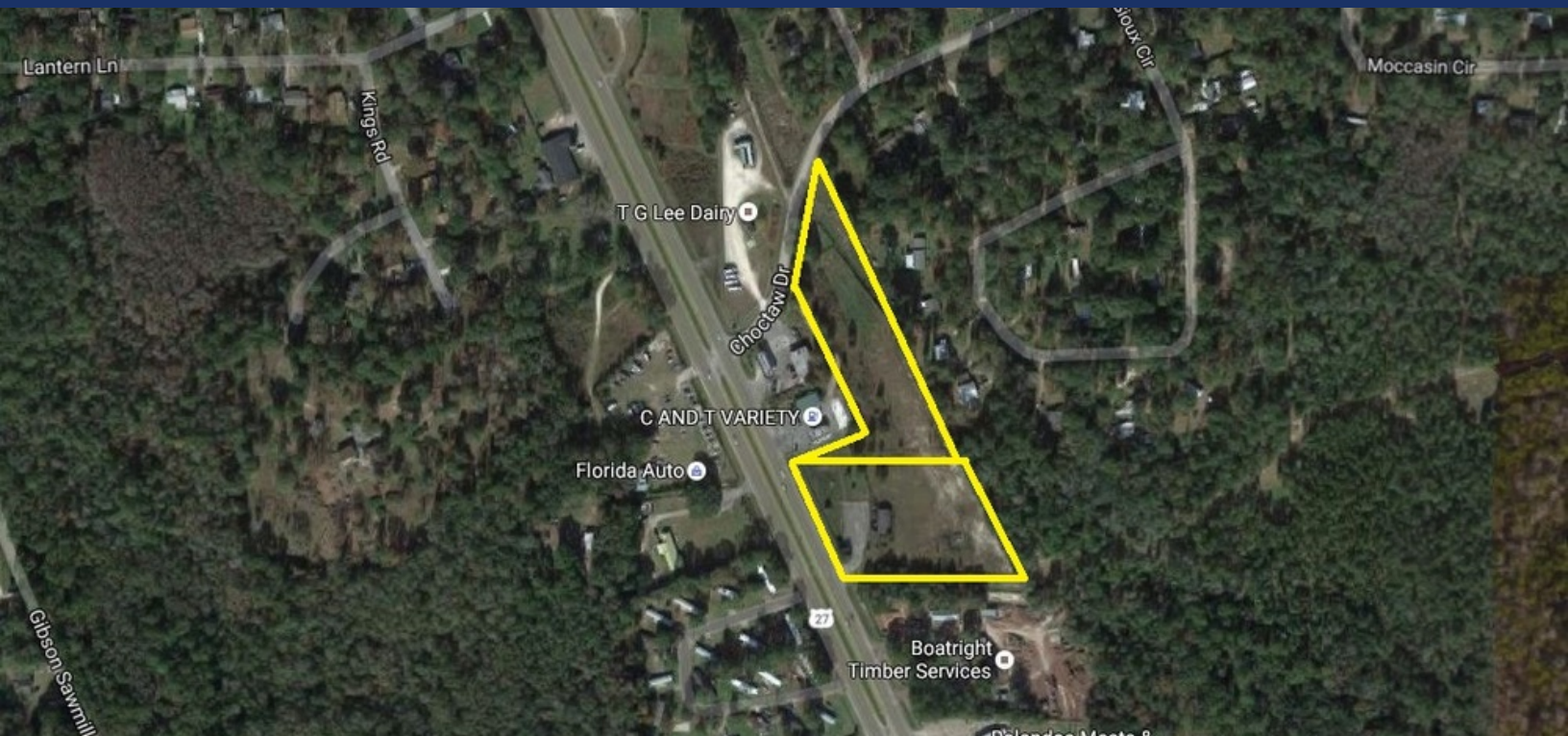




EXECUTIVE SUMMARY

HWY 27

GADSDEN COUNTY, FL 32333



OFFERING SUMMARY

Sale Price: \$210,000**Price / Acre:** \$33,228**Lot Size:** 6.32 Acres**Zoning:** Commercial

Gadsden APN: 3-13-3N-2W-0000-00232-0100
&
3-13-2N-2W-0000-00130-0100

PROPERTY OVERVIEW

6.32 acre commercially zoned parcel on Hwy 27 North in Gadsden County.

PROPERTY HIGHLIGHTS

- Partially fenced
- Flat land
- Includes some asphalt paving
- Frontage on Hwy 27 and Choctaw Drive
- Potential uses include car sales, industrial, or manufacturing.
- Adjacent to Boatright Timber and C&T Convenience Store.
- Power line easement across the back.
- Modular building of no value, but all utilities are in place.

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TLG REAL ESTATE SERVICES
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850.385.6363

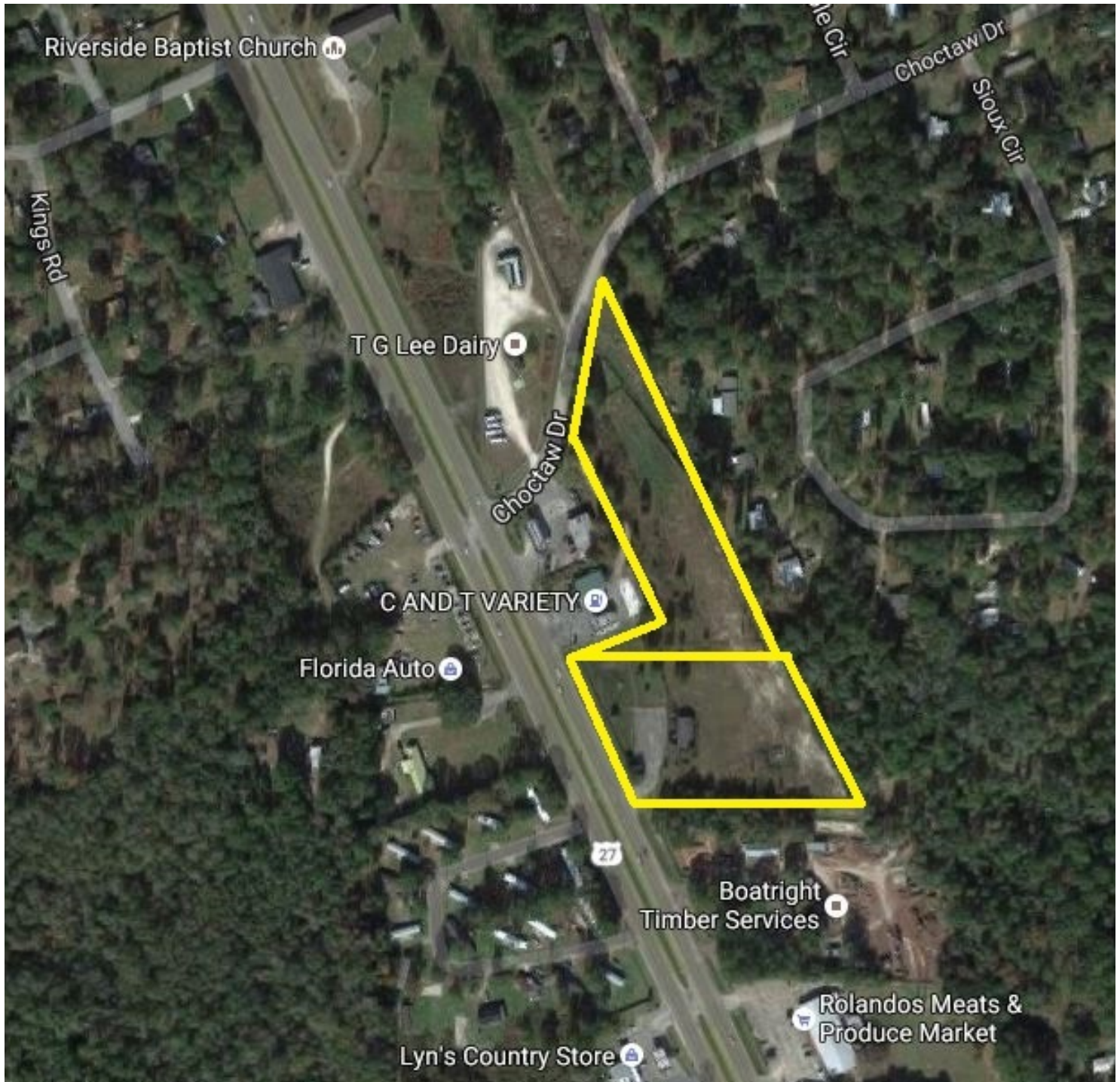


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AERIAL MAP

HWY 27

GADSDEN COUNTY, FL 32333



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LOCATION MAPS

HWY 27

GADSDEN COUNTY, FL 32333



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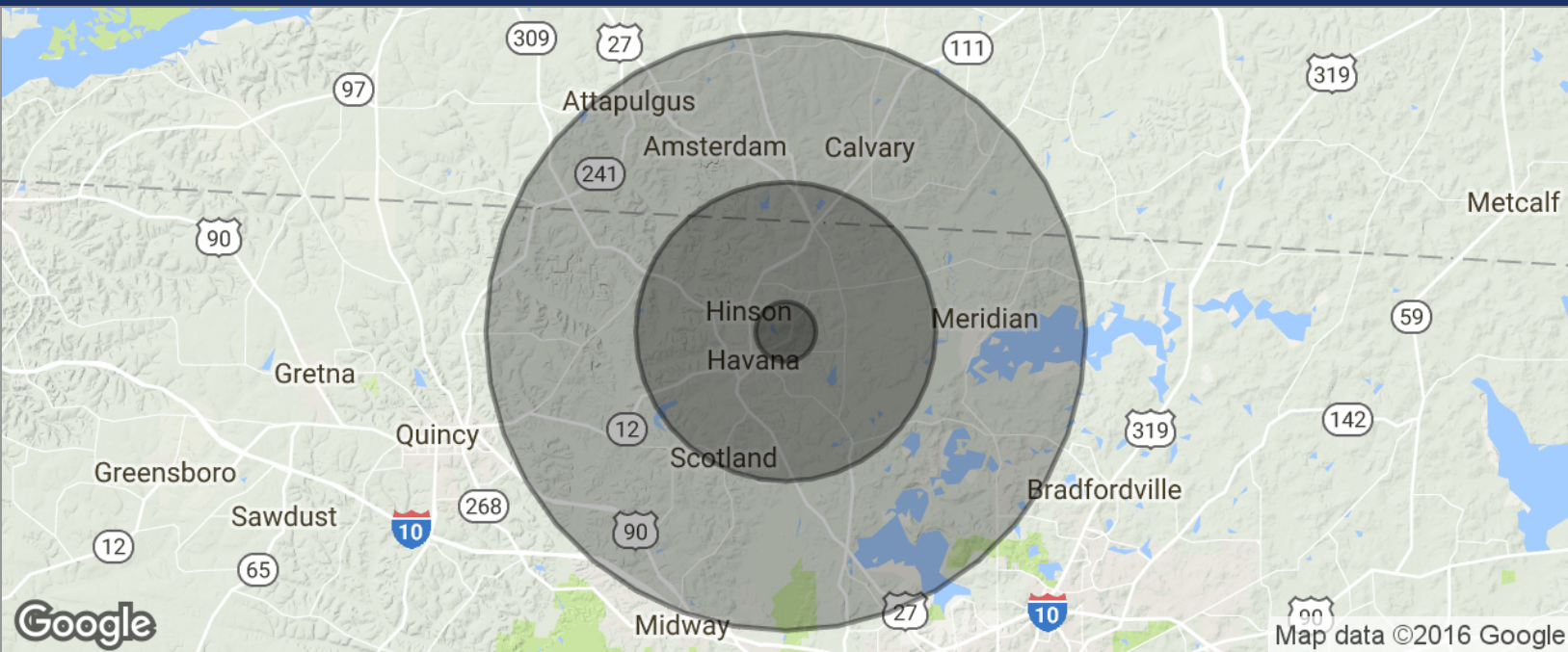




DEMOGRAPHICS MAP

HWY 27

GADSDEN COUNTY, FL 32333

**POPULATION**

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	372	7,786	32,785
MEDIAN AGE	41.4	43.8	39.8
MEDIAN AGE (MALE)	40.0	42.1	38.1
MEDIAN AGE (FEMALE)	41.8	44.4	40.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	152	3,217	13,002
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$48,046	\$54,884	\$63,698
AVERAGE HOUSE VALUE		\$225,281	\$243,048

* Demographic data derived from 2010 US Census

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