TLG EXECUTIVE SUMMARY HWY 27 GADSDEN COUNTY, FL 32333



OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$210,000	6.32 acre commercially zoned parcel on Hwy 27 North in Gadsden County.
Price / Acre:	\$33,228	PROPERTY HIGHLIGHTS
Lot Size:	6.32 Acres	Partially fencedFlat landIncludes some asphalt paving
Zoning:	Commercial	 Frontage on Hwy 27 and Choctaw Drive Potential uses include car sales, industrial, or manufacturing. Adjacent to Boatright Timber and C&T Convenience Store.
Gadsden APN:3-13-3N-2W-	0000-00232-0100 &	Power line easement across the back.Modular building of no value, but all utilities are in place.
3-13-2N-2W-	0000-00130-0100	

Mark Beaudoin 850.545.0395 mbeaudoin@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



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AERIAL MAP HWY 27 <u>GADSD</u>EN 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

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