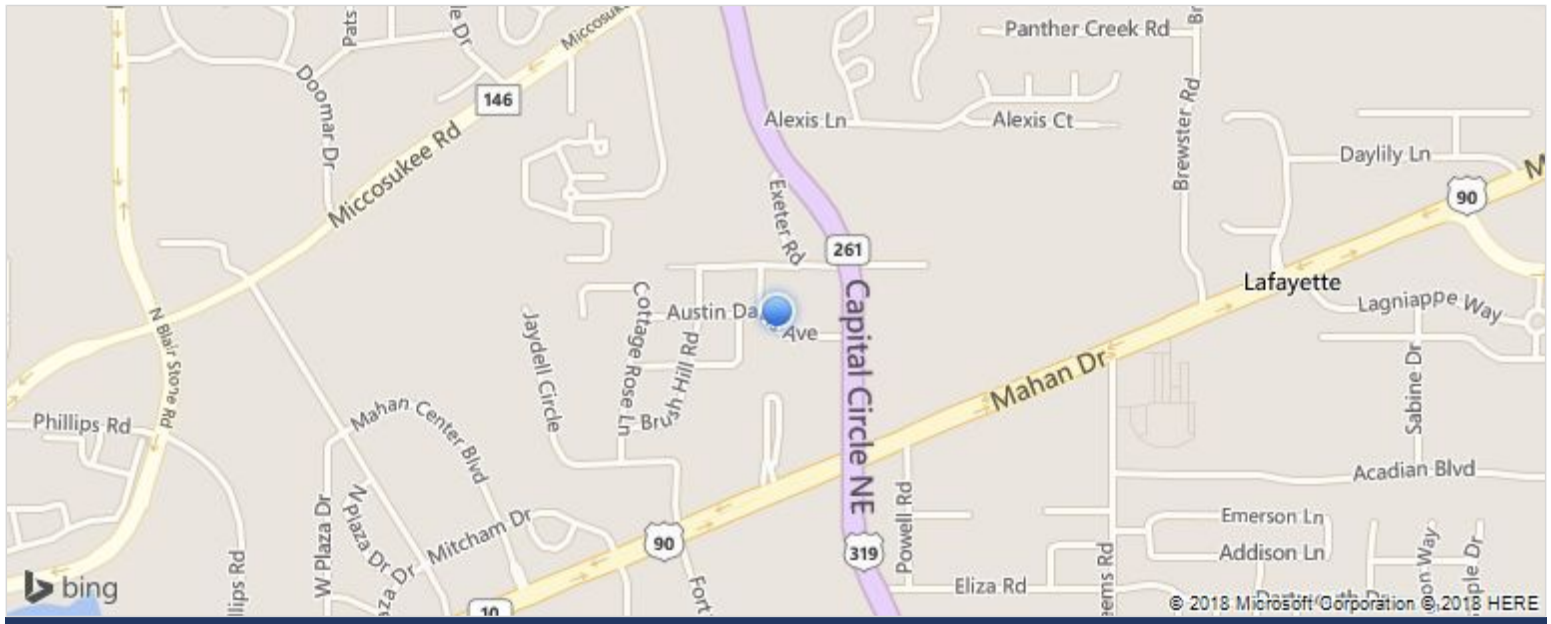


SALE

\$2,200,000
Land-Hospitality
2.9 AC

1638 Capital NE Circle
 Tallahassee, FL 32308 US

| | |
|-----------------------|------------------|
| Property Type: | Land-Hospitality |
| Listing ID: | RYBTS7 |
| Style: | Other Style |
| Lot Size: | 2.9 AC |



1638 Capital NE Circle Tallahassee FL, 32308 US

Online Profile <http://www.cbcworldwide.com/properties/profile/RYBTS7-Tallahassee-FL>

Property Description

Perfect site for Assisted Living, Memory Care Facility, Small Hotel, Multi-family. Concurrency, parking, water, and sewer taps...all paid for and included (over \$1,000,000 in value) Pad site is ready for site plan/permit submittal

Additional Features

Location Name:

northeast

Jim Brockett
Fincher Smith

jimbrockett@gmail.com
fincher@finchtally.com

Direct 850-459-4585
Direct 850-386-6160

Mobile 850-459-4585
Mobile 850-545-9070

ALF Memory Care, MF, Hotel, Medical, PAD Ready
\$2,200,000

Evening Rose

Perfect site for Assisted Living, Memory Care Facility, Small Hotel, Multi-family. Fully entitled pad site in Northeast Tallahassee, Capital Circle Corridor. Development cost paid, ready to build, concurrency, sewer water, tap fees included. Excellent visibility, and transportation with a light rail station. Part of a 30 acre neighborhood development, with 100 residential units. Over 100,000 sq ft of retail office medical space available. Newly sited 1200 sq ft K-8 charter school. Traffic count: 40,000. Zone F-22. Credit Union, Verizon, The Egg, League Schools, and Dick House Center.

Other properties currently a part of Evening Rose:

Jim Brockett
850-459-4585
976-786-0040

| Population | Year | Rank | Year |
|--------------------------|-------|--------|---------|
| Total Population | 1,514 | 12,963 | 120,000 |
| White/Black/Hispanic | 895 | 1,287 | 24,000 |
| Urban Population | 1,034 | 11,807 | 120,000 |
| Black Population | 0 | 186 | 1,000 |
| White/Black | 0 | 0 | 0 |
| White/Hispanic | 1,034 | 42,000 | 120,000 |
| Ratio of White to Black | 0.0 | 0.0 | 0.0 |
| Female Population | 1,041 | 38,220 | 70,000 |
| Male Population | 1,027 | 38,438 | 40,000 |
| Land Area (Square Miles) | 0.0 | 0.0 | 0.0 |

Building Cost Estimate

| | | | |
|---|-------------|-----------------|-----------------|
| Building Construction Cost | \$5,000,000 | \$1,485,000 | \$12,825,000.00 |
| Building Design/Construct | 5.0% | \$12,825,000.00 | \$844,275.00 |
| Cost Engineering | 1.0% | \$844,275.00 | \$84,427.50 |
| | | | \$14,753,502.50 |
| | 100 units | | \$148,535.25 |
| Three Project Completion - (Construction Cost Only) | 120 units | \$12,825,000.00 | \$144,031.25 |
| | 80 units | \$12,100,000.00 | \$128,250.00 |

Illustration purposes only

<http://hartungnoblininc-tallahassee-fl.cbcworldwide.com/>
850-386-6160

Hartung and Noblin, Inc.
3303 Thomasville Road
Tallahassee, FL 32308

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