



LAND FOR SALE

MERIDIAN HILLS – TALLAHASSEE, FLORIDA



FOR SALE

**89.03 ± ACRES LAND FOR
CEMETERY DEVELOPMENT**

NAI TALCOR

FOR MORE INFORMATION CONTACT:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Site Name	MERIDIAN HILLS
Property ID	1107206100000
Location	Meridian Rd. near Lake Shore Drive, Tallahassee, FL 32312
County	Leon
Use	Cemetery
City Limits	Out
Acres	89.03±
Site Details	Ideal location in convenient and high-income area. Existing topography and trees will make it a premier cemetery in the marketplace. Zoned for a cemetery. Ability to include on-site funeral home.
Current Zoning	Lake Protection
Price	\$5,500,000



1.7 Miles
Minutes away
from I-10



9 Miles
To the Tallahassee
International Airport



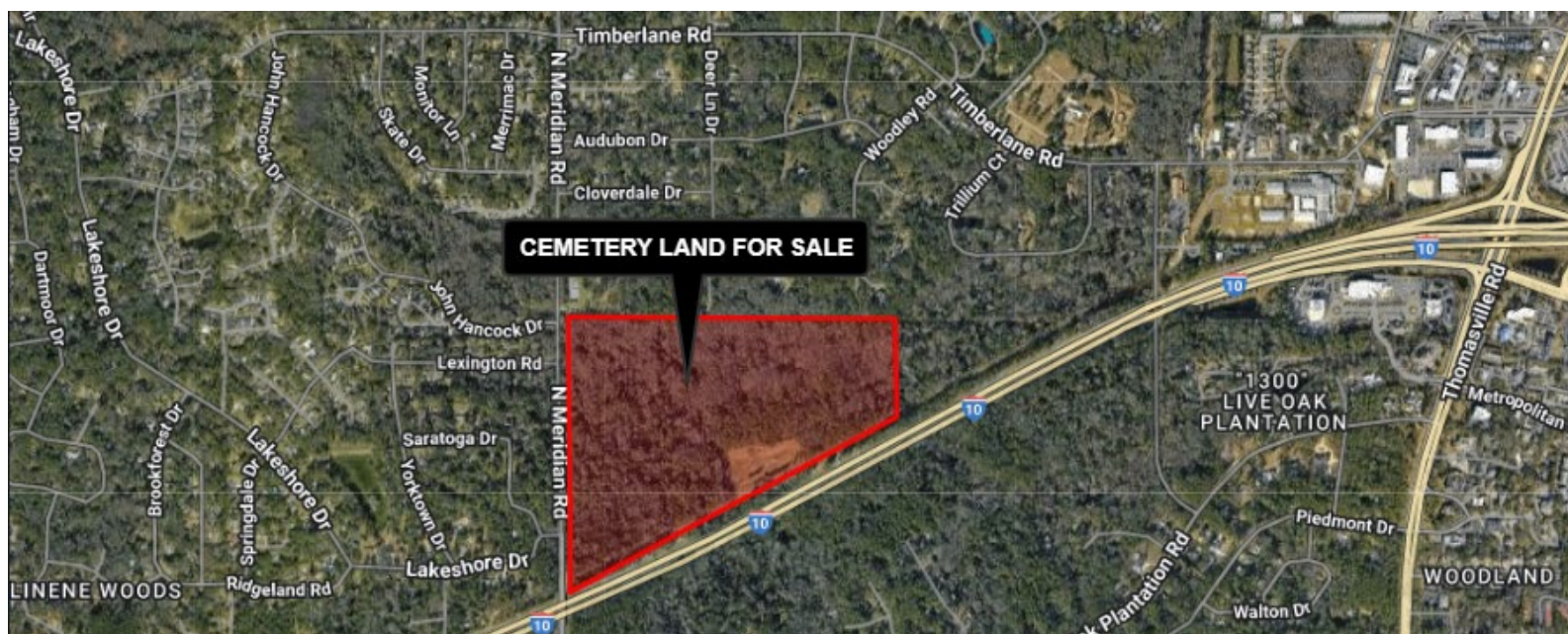
3.5 Miles
From Downtown Tallahassee

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PROPERTY OVERVIEW

Prime 89.03± acre cemetery development opportunity in north Tallahassee Located on N Meridian Rd near the intersection of Lakeshore Dr, this expansive 89.03± acre property presents a rare opportunity for a cemetery development in a serene and accessible setting. Nestled in the peaceful northern part of Tallahassee, the site is surrounded by mature trees and natural beauty, offering a tranquil environment ideal for a final resting place. With its generous acreage, the property provides ample space for a thoughtfully designed cemetery, including burial plots, mausoleums, memorial gardens, and walking paths. The location offers convenient access to major roadways, ensuring ease of visitation for families while maintaining a quiet, respectful atmosphere. This unique offering is well-positioned to meet the growing need for burial space in the Tallahassee area. Whether for private, religious, or commercial cemetery use, this land is primed for long-term value and thoughtful development. Don't miss this exceptional investment opportunity in one of North Florida's most desirable locations.



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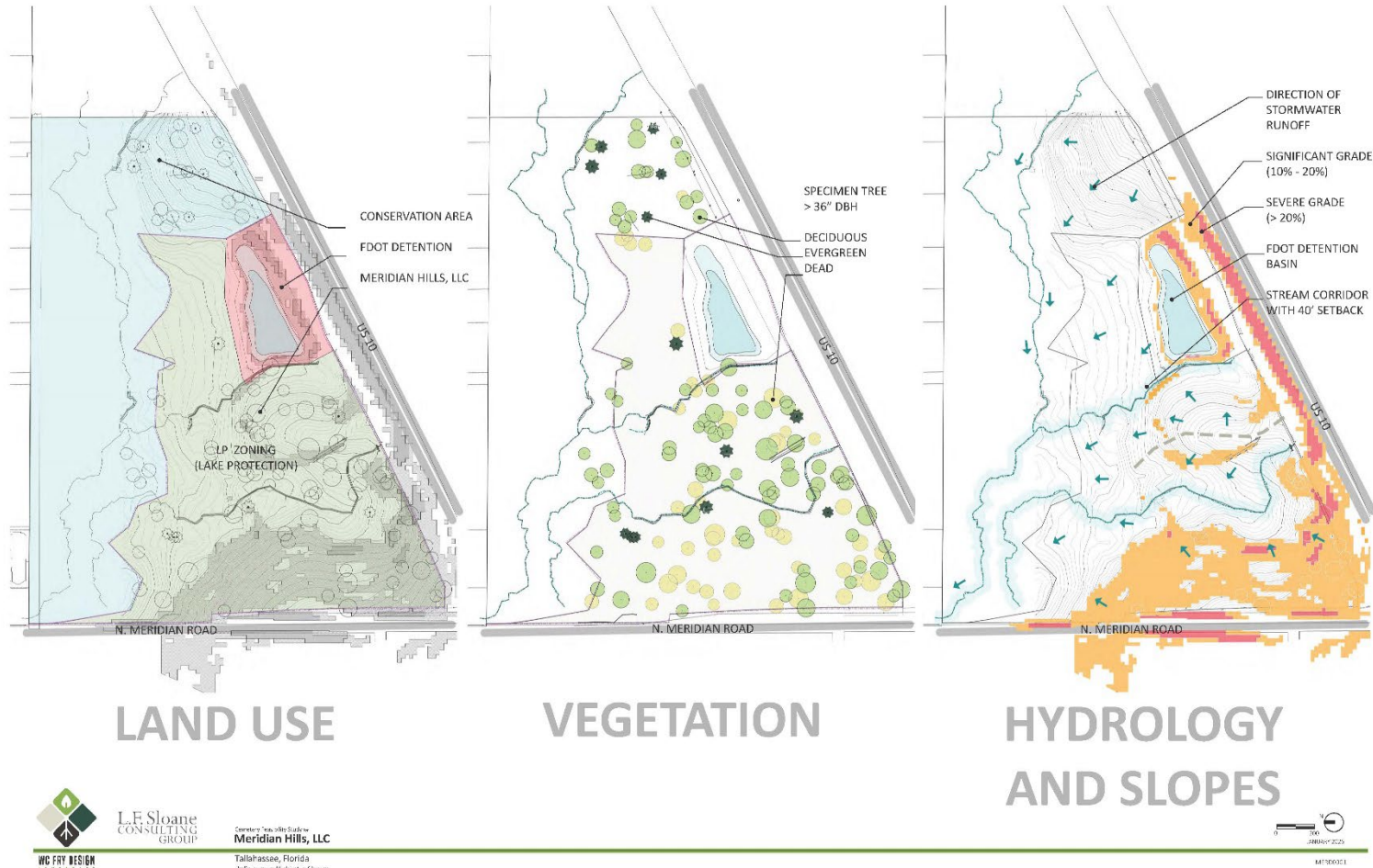
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PROPERTY SURVEY



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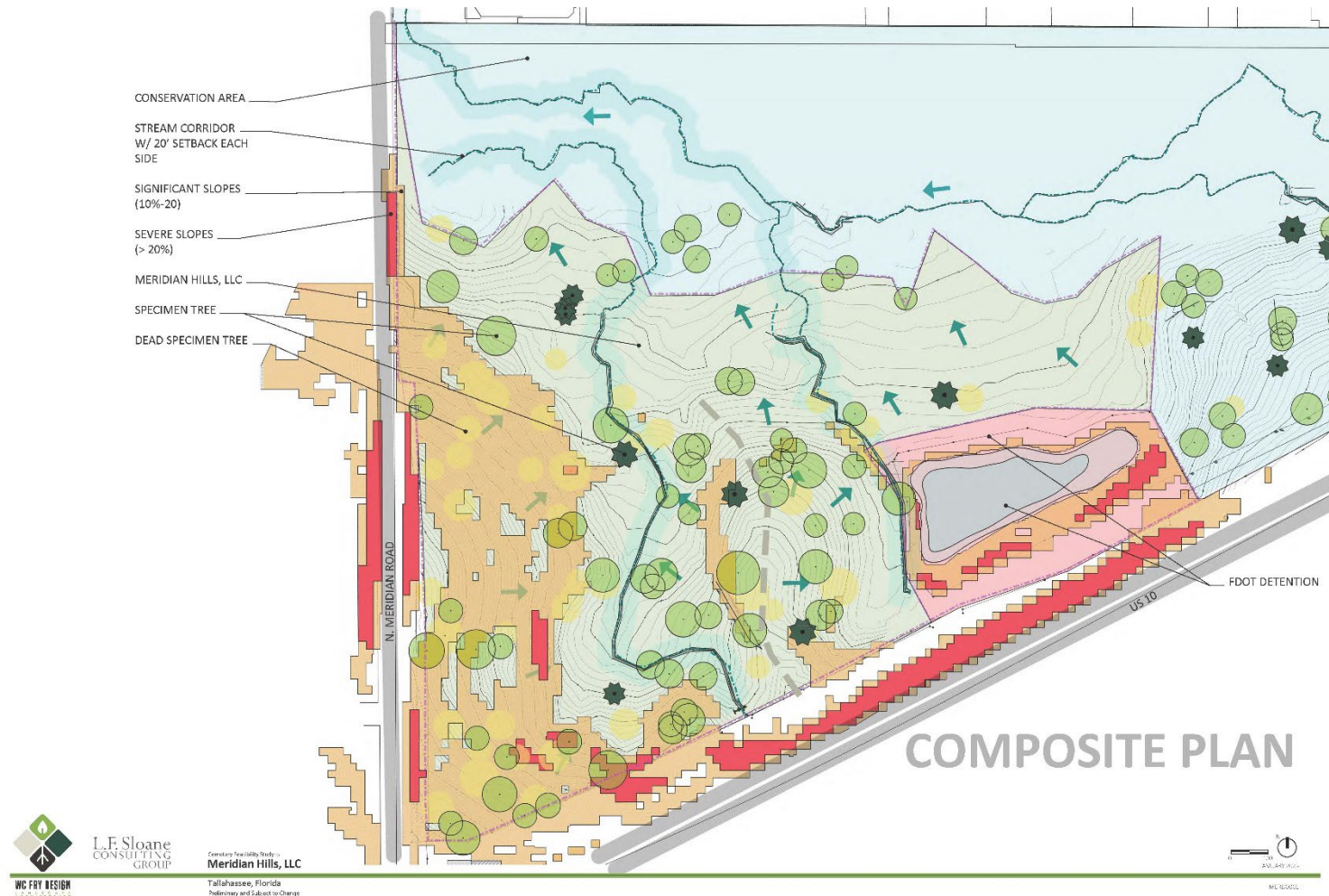
FEASIBILITY STUDY



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COMPOSITE PLAN



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MASTER PLAN



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PROPERTY

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,850	44,300	164,356
Average Age	44	42	37
Average Age (Male)	43	40	36
Average Age (Female)	46	43	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,587	20,146	70,355
# Of Persons Per HH	2.4	2.2	2.3
Average HH Income	\$137,208	\$104,889	\$85,427
Average House Value	\$475,748	\$364,737	\$298,760

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