

FOR SALE

Miccosukee Rd Tallahassee, FL 32308

NAI TALCOR



FOR SALE | 4.06 ACRES

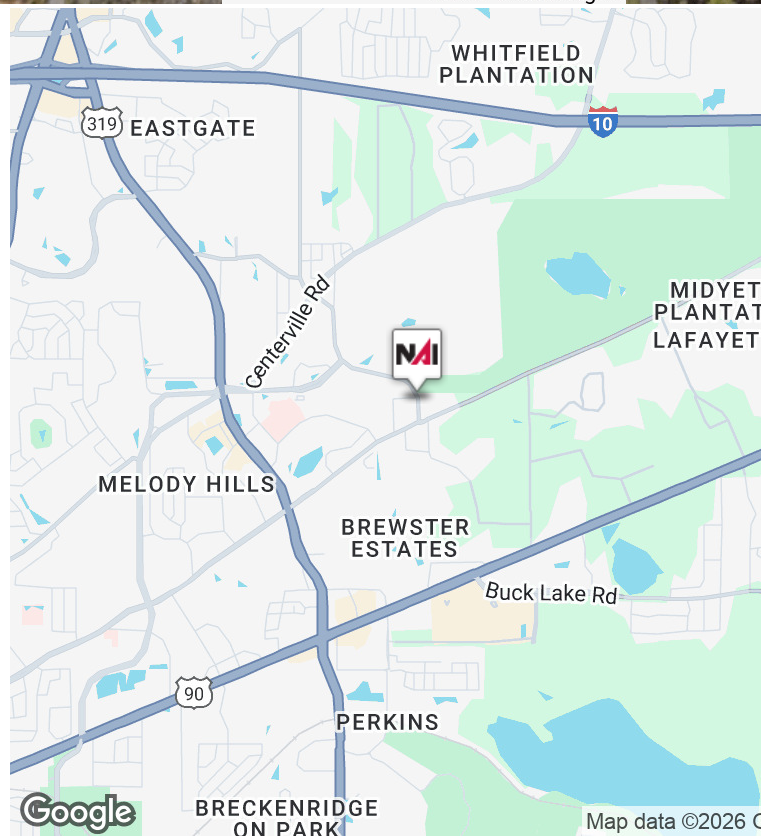
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Land | 4.06 Acres

4.06 Acres ready for development in NE Tallahassee at the corner of Miccosukee Road and Ginger Drive.

- Leon Co. Parcel ID: 1121200140000 & 1121200090000
- Walking Distance to HCA Hospital.
- Minutes to Tallahassee Memorial Hospital
- Zoned CM for commercial use
- High visibility from Miccosukee Rd
- Easy access to major roadways including HWY 90, Capital Cir, & I-10

Sale Price: \$1,400,000



Billy Rhodes

+1 850 545 9779

brhodes@talc.com

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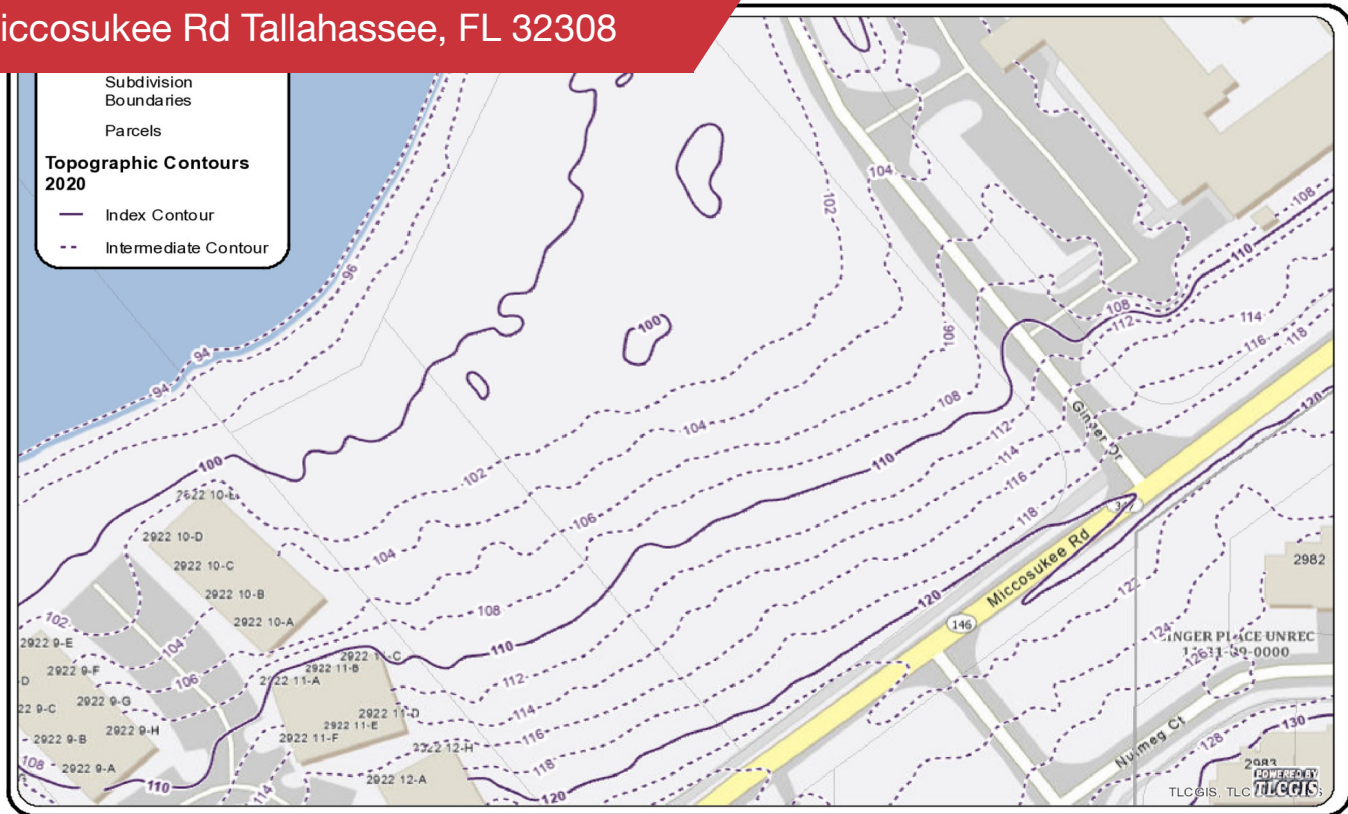


NAI TALCOR

1018 Thomasville Road, Suite 200A
naitalcor.com

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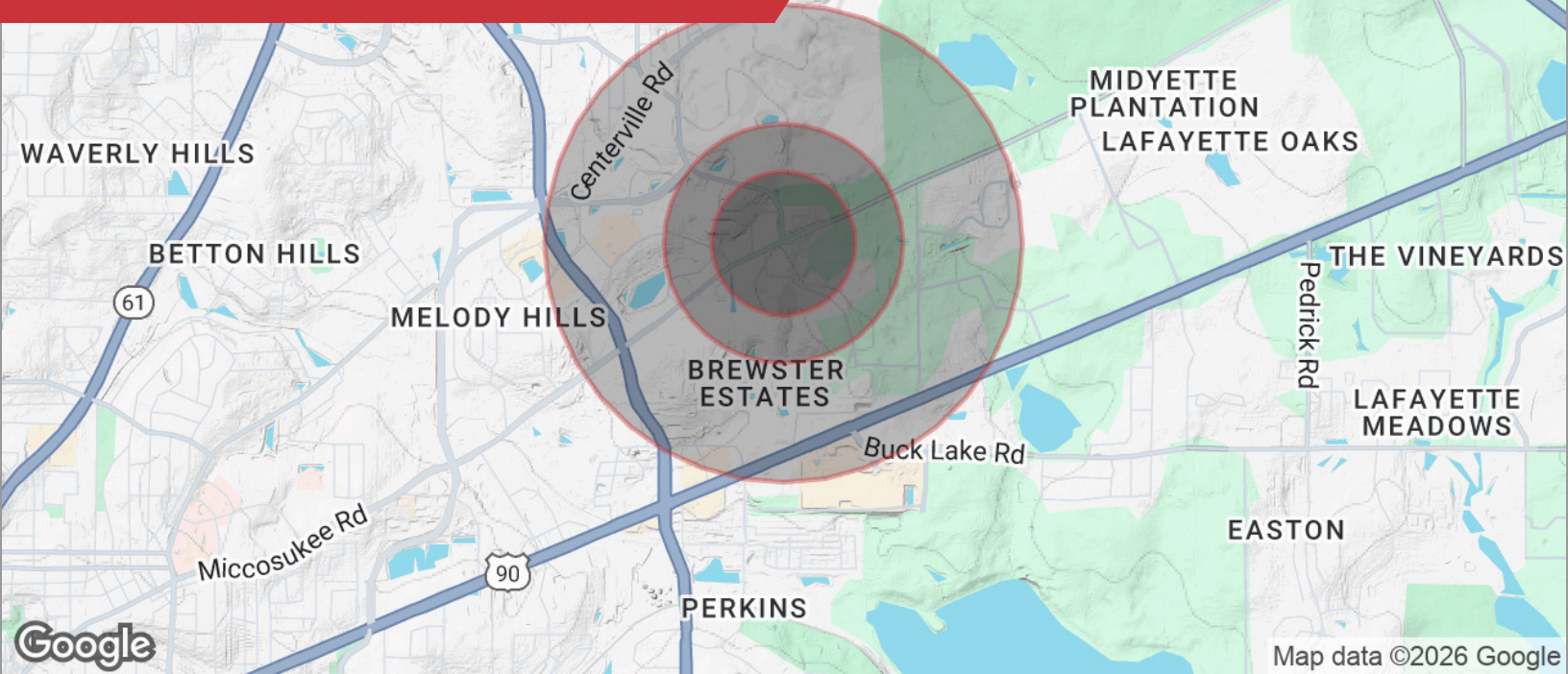
Section 10-257. CM Medical Arts Commercial District.

The following applies to the CM Medical Arts Commercial District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The CM district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to hospitals or other major medical facilities, wherein activities are restricted to medically related operations and support functions including residential uses and limited non-medical commercial retail, offices, and services which serve medical operations. The provisions of the CM district are intended to protect and promote the efficient operation of hospitals and associated medical facilities and promote safe and efficient vehicular and pedestrian access to these facilities. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operations. Also, certain community and recreational facilities related to medical facilities are permitted. The maximum gross density allowed for new development in the CM district is 20 dwelling units per acre. Exclusively residential uses shall have a minimum gross density of 8 dwelling units per acre unless constraints of concurrency or preservation and/or conservation features preclude attainment of minimum density. The minimum gross density for mixed use projects is 6 dwelling units per acre.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<ol style="list-style-type: none"> (1) Banks and other financial institutions, without drive-through facilities. (2) Community facilities related to medical facilities, including religious facilities and police/fire stations. Schools and libraries are prohibited. Other community facilities may be allowed in accordance with Section 10-413. (3) Day care centers. (4) Gift, novelty, and souvenir shops. (5) Hospitals. (6) Hotels and motels, including bed and breakfast inns. (7) Laundromats, laundry and dry cleaning pick-up stations. (8) Mailing services. (9) Medical and dental offices, services, laboratories, and clinics. (10) Medical laboratories. (11) Mortuaries. (12) Multiple-family dwellings. (13) Non-medical offices and services, including business and government offices and services. 	<ol style="list-style-type: none"> (14) Nursing homes and other residential care facilities. (15) Off-street parking facilities. (16) Passive and active recreational facilities. (17) Personal services (barber shops, fitness clubs, etc.). (18) Photocopying and duplicating services. (19) Restaurants without drive-in facilities. (20) Retail bakeries. (21) Retail drug store. (22) Retail florists. (23) Retail newsstands, books, greeting cards. (24) Retail office supplies. (25) Retail optical and medical supplies. (26) Rooming Houses. (27) Single-family attached dwellings. (28) Tailoring. (29) Veterinary services, including veterinary hospitals. (30) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.
	<ol style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator. 	

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DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	672	1,969	6,065
Median age	48	47	46
Median age (male)	43	42	43
Median age (Female)	51	50	49
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	291	859	2,758
# of persons per HH	2.3	2.3	2.2
Average HH income	\$85,259	\$85,461	\$89,990
Average house value	\$280,744	\$281,559	\$309,225

* Demographic data derived from 2020 ACS - US Census