



EXECUTIVE SUMMARY

HIGH BRIDGE RD

MIDWAY, FL 32343



OFFERING SUMMARY

Sale Price:	\$6,112,645
Price / Acre:	\$5,500
Lot Size:	1,111.39 Acres
Zoning:	AG

PROPERTY OVERVIEW

1,111.39 acres available on High Bridge Rd in Midway with 2.5 miles of high-fenced frontage along I-10. This property features an abundance of natural hardwoods, merchantable timber, wildlife, and approximately 400 ft of frontage on the Little River, which flows into Lake Talquin. An active railroad corridor and natural gas pipeline easement traverse the property. The primary tract presents an excellent opportunity for a recreational retreat, hunting property, residential development, or future homestead. The eastern triangle parcel is a separate undeveloped ±138-acre tract within the Rustling Pines subdivision, which presents an excellent residential development opportunity. The main tract has three points of access, two of which are through the Orions Point subdivision. Additionally, five residential lots with frontage on High Bridge Road are included in the offering.

LOCATION OVERVIEW

Located in Gadsden County, the property offers convenient access to Tallahassee, Quincy, and I-10 while maintaining the privacy and character of North Florida's rural landscape.

[Click Here to View Interactive Map](#)

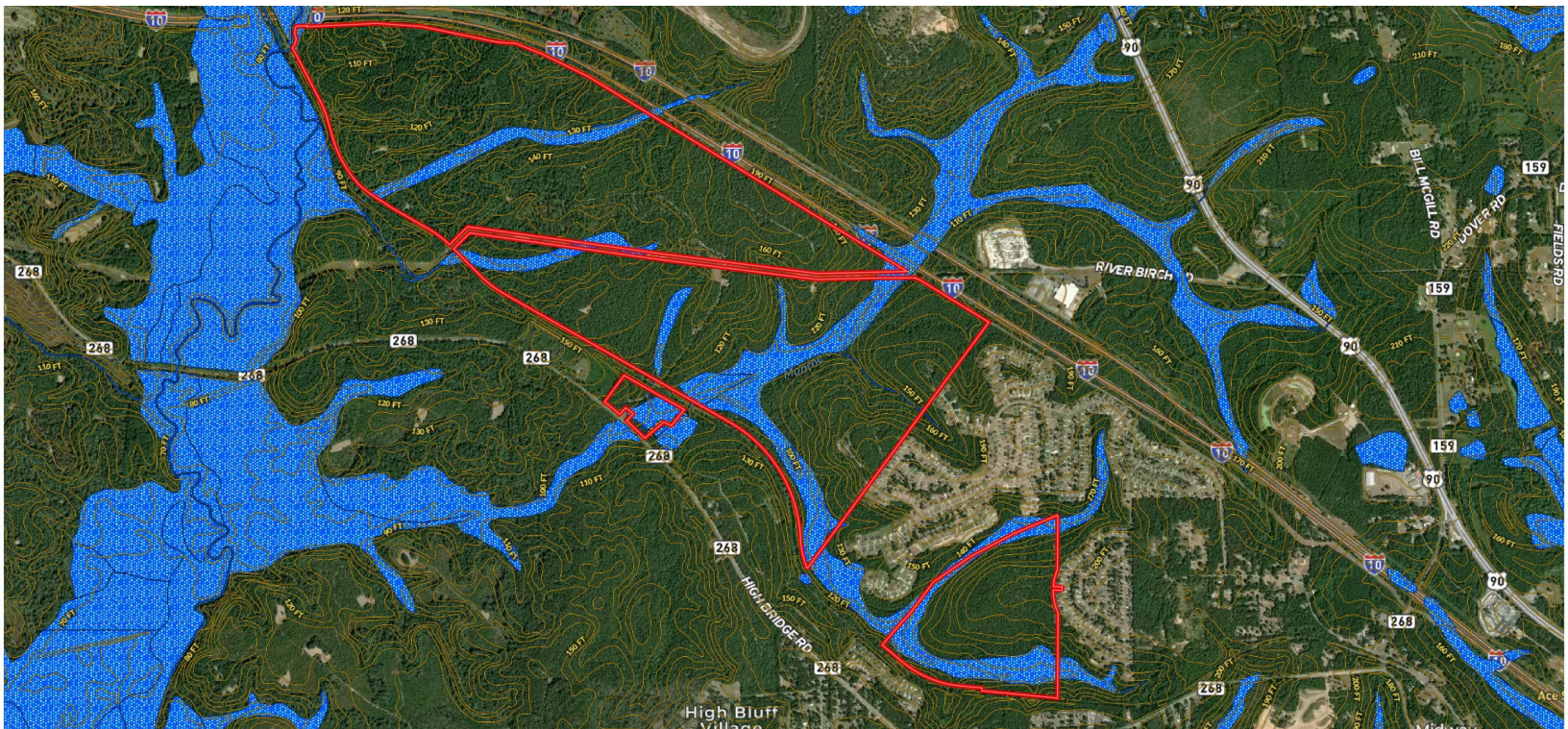
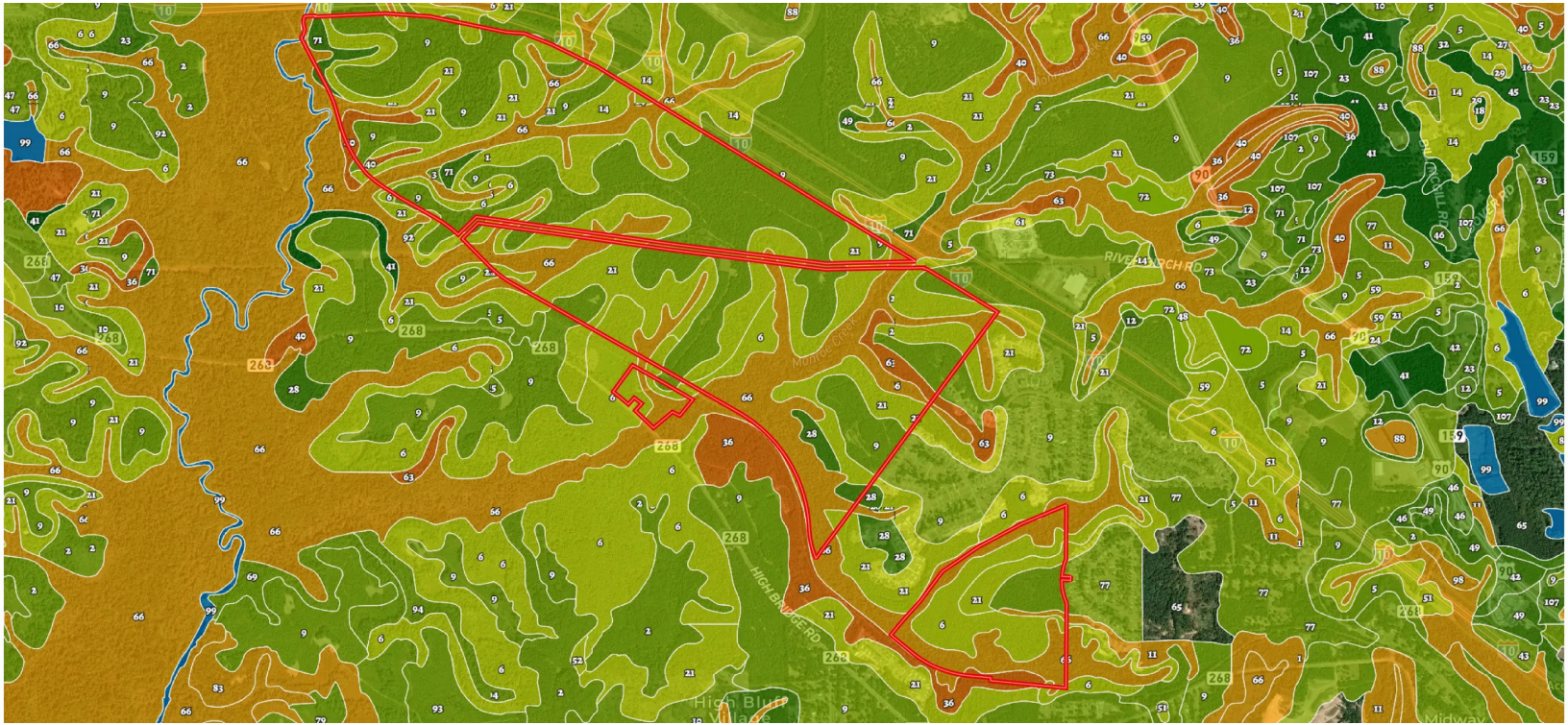
Brad Parker
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS
HIGH BRIDGE RD
 MIDWAY, FL 32343



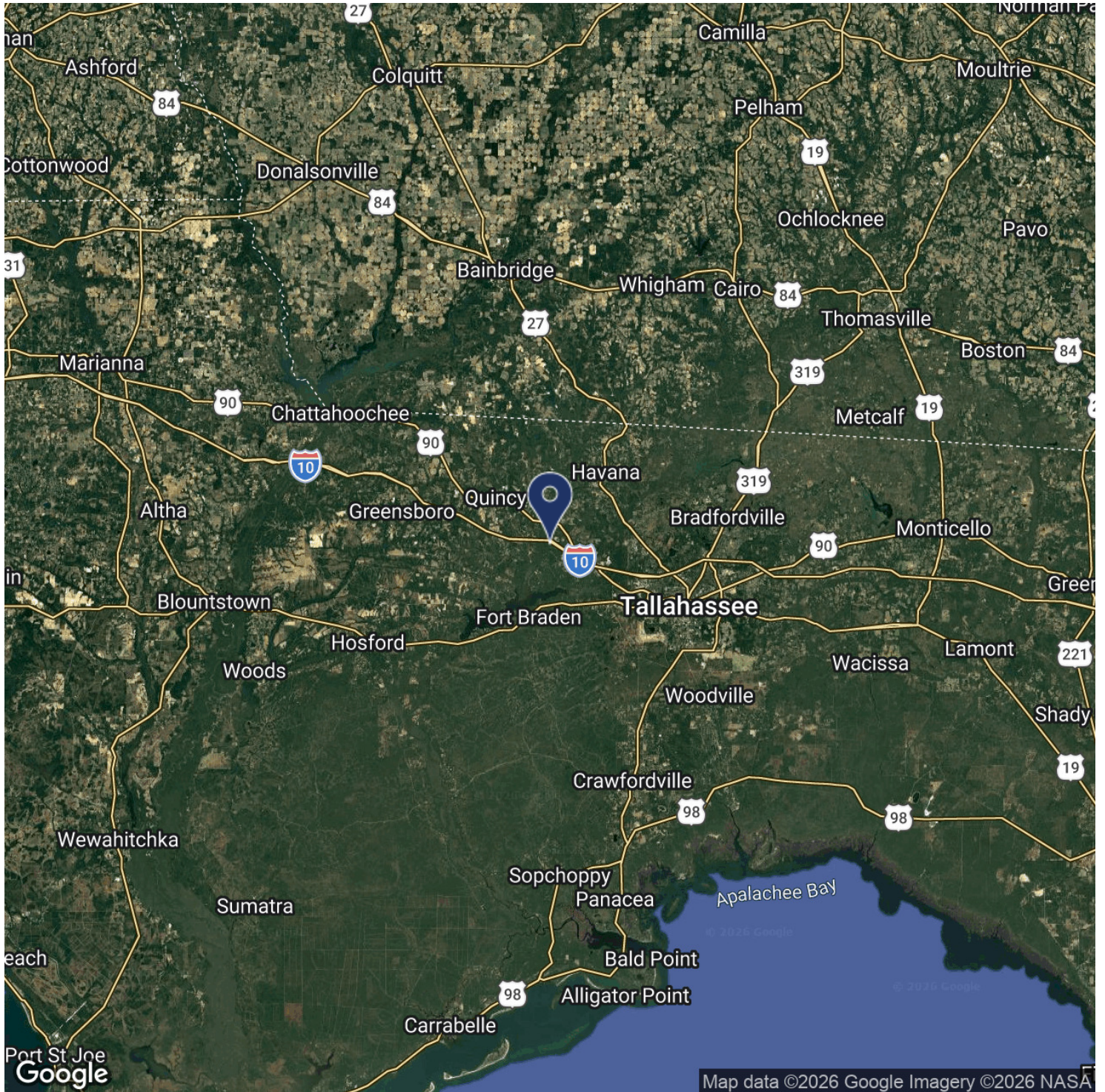
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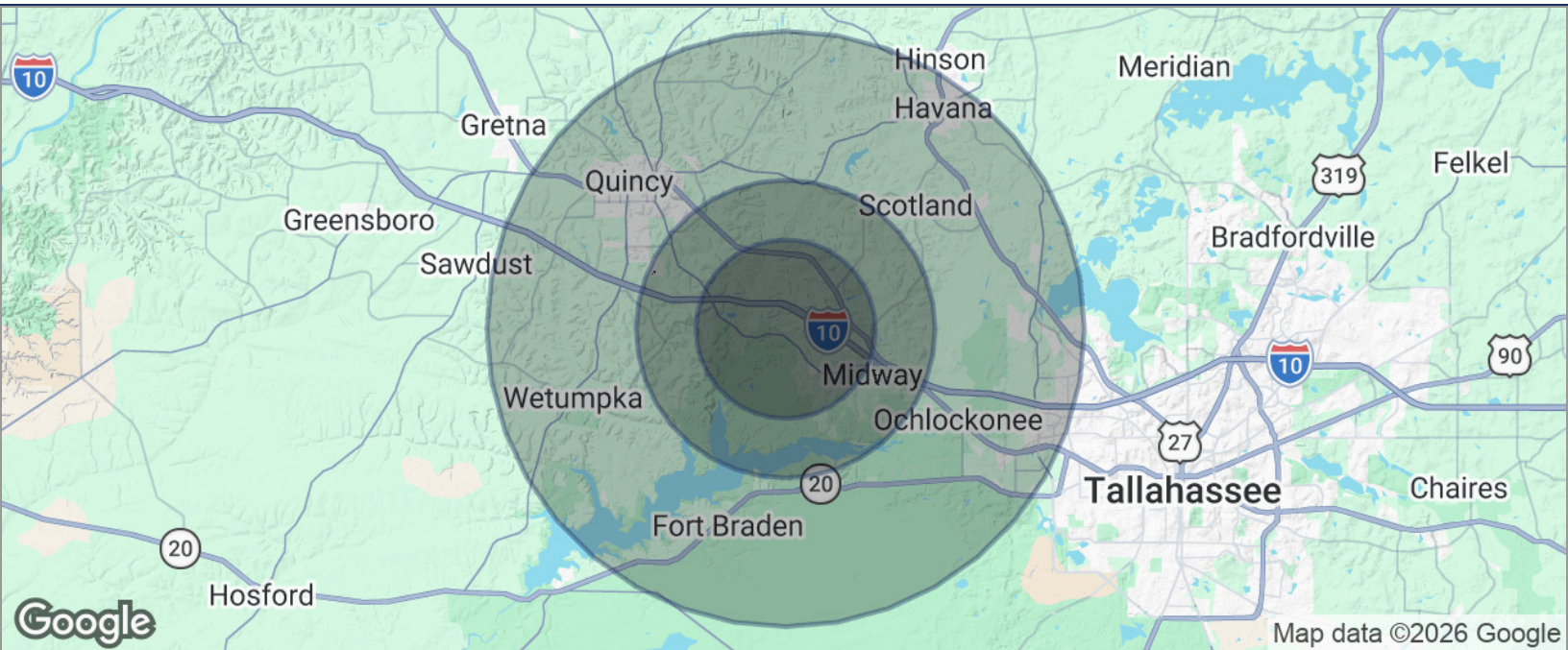




DEMOGRAPHICS MAP

HIGH BRIDGE RD

MIDWAY, FL 32343



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,887	6,764	53,288
MEDIAN AGE	36.2	40.1	38.2
MEDIAN AGE (MALE)	37.9	38.5	37.6
MEDIAN AGE (FEMALE)	35.3	40.8	38.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,206	2,324	20,504
# OF PERSONS PER HH	3.2	2.9	2.6
AVERAGE HH INCOME	\$69,117	\$66,534	\$73,257
AVERAGE HOUSE VALUE	\$198,858	\$192,711	\$188,274

* Demographic data derived from 2020 ACS - US Census

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