

FOR SALE

1320 CAPITAL CIR SW Tallahassee, FL 32310



Land | 55.639 Acres

- Northern Parcel ID 4105202010000 - 32.890 acres - Zoned OA-1 Airport Vicinity
- Southern Parcel 4105202020000 - 22.749 acres - Zoned M-1
- \$200,000/Acre
- 9 Miles to I-10
- 3.5 Miles to Tallahassee International Airport

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	1,128	110,278	217,829
Average HH Income:	\$43,204	\$33,804	\$49,579

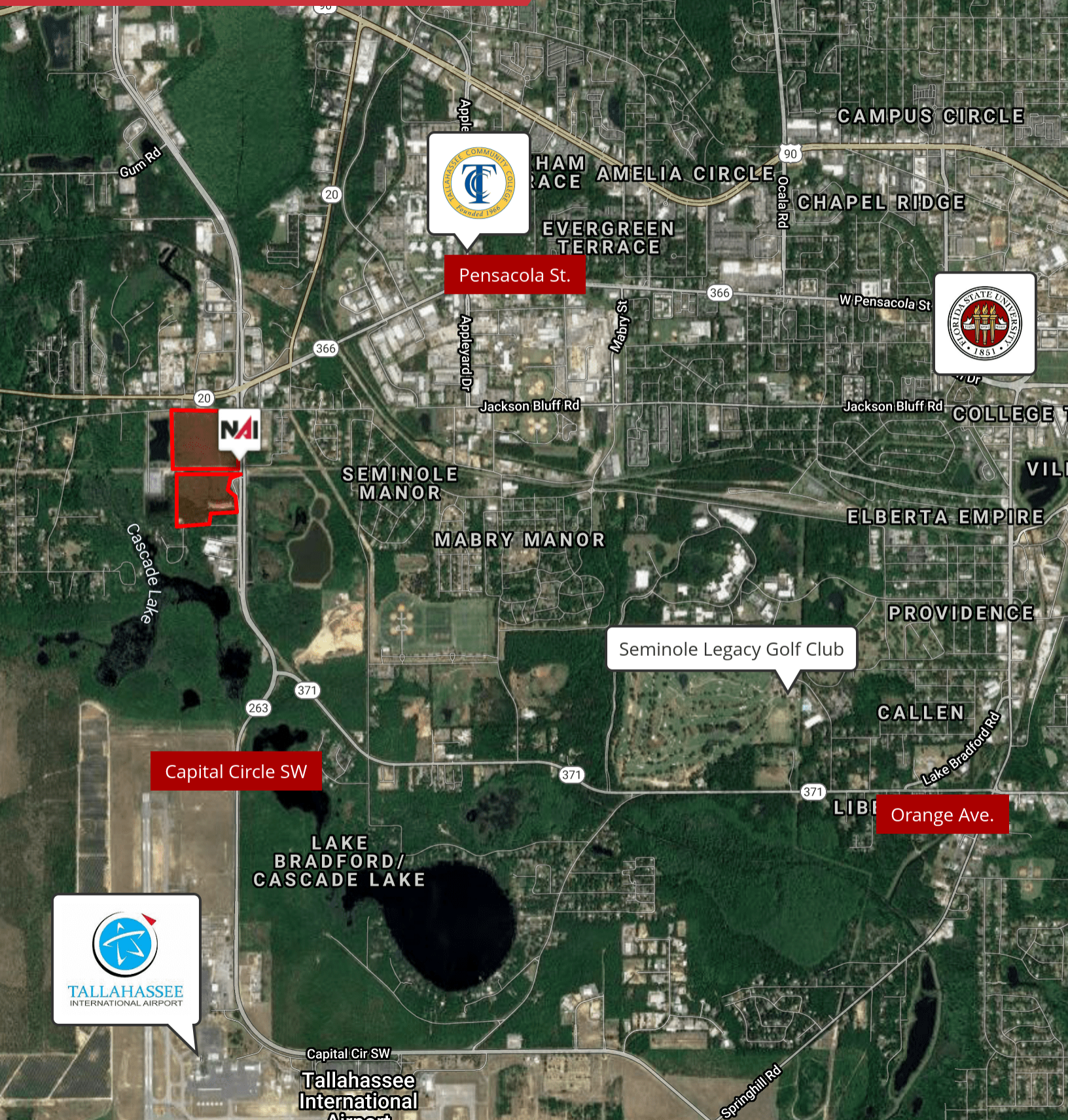
OFFERING SUMMARY

SALE PRICE	\$200,000 / acre
TOTAL ACRES	55.639
POTENTIAL USES M-1	Light manufacturing, distribution facilities, heavy infrastructure, warehouses, self-storage, wholesale, automotive services
POTENTIAL USES OA-1	Warehouses, self-storage, restaurants without drive-in facilities, financial institutions, medical services



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Pensacola St.



Seminole Legacy Golf Club

Capital Circle SW

Orange Ave.



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 **E. Edward Murray, Jr., SIOR, CCIM**
+1 850 224 2300
murray@talcor.com

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Section 10-6.652. M-1 Light Industrial District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.</p>	<p>(1) Armored truck services. (2) Assembly of apparel and accessories. (3) Automotive service and repair, including car wash. (4) Bottling plants. (5) Broadcasting studios. (6) Building contractors and related services. (7) Cemeteries. (8) Communications and utilities. (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).</p>	<p>(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A lawfully established 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 gross floor area of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.</p> <p>(a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below. (d) The following uses are permitted accessory uses in this district:</p> <ol style="list-style-type: none"> 1. Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.) 2. Temporary employment 3. Security Guard Service 4. Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811. 5. Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests. 6. Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.

DEVELOPMENT STANDARDS (continued on page 1 of 2)									
Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	3 stories
<p>7. Criteria for Outdoor Storage: Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.</p> <p>8. Street Vehicular Access Restrictions: Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP</p> <p>9. Fencing Requirement: All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posed which states, in at least four-inch tall letter, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.</p>									

GENERAL NOTES:

- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.**
- 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.**
- 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)**

Section 10-6.645. OA-1 Airport Vicinity District.

1. District Intent	PERMITTED USES		
	2. Principal Uses	3. Accessory Uses	
The OA-1 District is intended to be located in the vicinity of and particularly off the ends of the runways at Tallahassee Regional Airport which are subject to day/night sound levels (DNL) that exceed the threshold identified by both the Federal Aviation Administration and the State of Florida as being compatible with certain land use types. The intent of the OA-1 district is to provide reasonable and responsible development of parcels lying beneath the identified noise contours. The district provides for compatible planned office development and high technology and research and development activities as well as a limited number of activities that support the principal uses within areas subject to levels of aircraft noise of 65 DNL or above. This district is not intended to accommodate industrial activities. Residential uses are precluded in this district as are noise sensitive institutional and other noise sensitive land uses. This district may apply to properties in the Suburban future land use category. Planned Unit Developments are encouraged in this district where such application is viable based on layout and size of parcels. Integration of development occurring on one tract with potential future development on adjacent tracts located in the same zoning district shall be provided. All buildings, their uses and accessory facilities shall comply with criteria relating to height, glare and electronic interference as delineated in FAR Part 77 and related advisory guidance. More stringent criteria than contained in Part 77 may be implemented if deemed necessary by the FAA, State of Florida, or the Airport Director.	(1) Banks and other financial institutions. (2) Cemeteries. (3) Community facilities in accordance with Section 10-6.806 of these regulations. (4) Golf courses. (5) Laboratories enclosed within a building. (6) Mailing services. (7) Medical and dental offices and services, clinics and laboratories. (8) Non-medical offices and services, including business and government offices and services. (9) Passive and active recreational facilities, whose structures comply with height requirements of the FAA. (10) Personal services appurtenant to permitted office development and within an office building. (11) Photocopying and duplicating services with associated office supplies sales. (12) Research and development activities (no on-site disposable).	(13) Restaurants without drive-in facilities and contained within an office building. (14) Retail drug store. (15) Warehouses, mini warehouses, or self storage facilities. (16) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) Customary accessory uses and structures incidental to the principal permitted use, provided that the accessory use and structure occupy 33 percent or less of the total area of the principal permitted use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (3) Nature trail with associated benches, overlook, and picnic area.

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Non-residential Use Except restaurants and personal services.	6,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or 15 feet if adjoining a low density residential zoning district.	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).