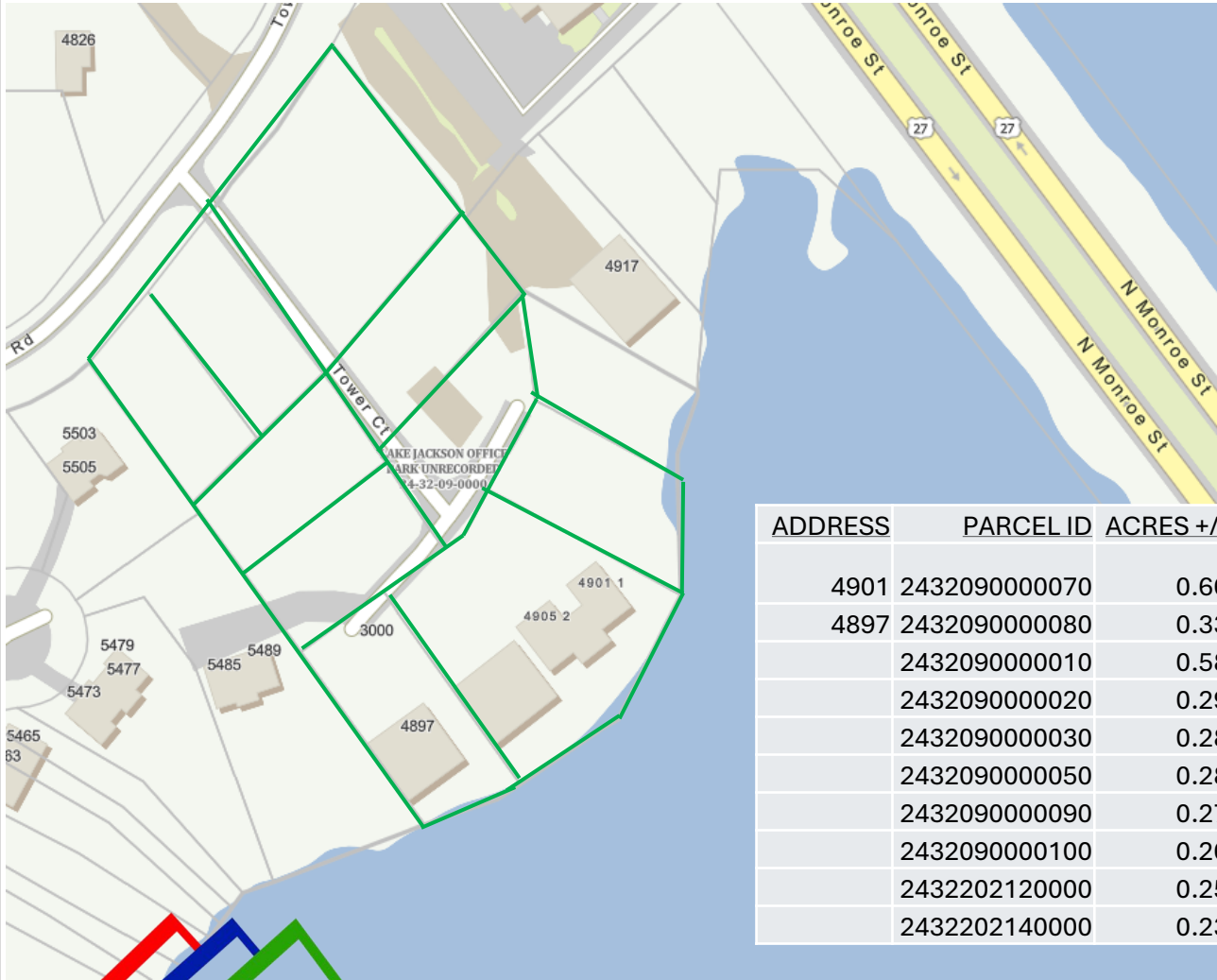


OFFICE + RESIDENTIAL DEVELOPMENT OPPORTUNITY



SALE PRICE
\$850,000

TOTAL 3.43 +/- AC
TOTAL 15,621 SF

ADDRESS	PARCEL ID	ACRES +/-	TYPE	YEAR BUILT	BLDG SF +/-
4901	2432090000070	0.66	2 Buildings	1983/1987	4,949/6,064
4897	2432090000080	0.33	Building	1980	4,608
	2432090000010	0.58	Vacant Land		
	2432090000020	0.29	Vacant Land		
	2432090000030	0.28	Vacant Land		
	2432090000050	0.28	Vacant Land		
	2432090000090	0.27	Vacant Land		
	2432090000100	0.26	Vacant Land		
	2432202120000	0.25	Vacant Land		
	2432202140000	0.23	Vacant Land		



Real Estate Services
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William "Bill" Poole
Realtor/Broker

Bill Poole
850-443-5808

billpoolerealestate@gmail.com

SUMMARY

Prime 3.43-Acre Office & Residential Development Opportunity

Rare opportunity to acquire a 3.43-acre park-like property in northwest Tallahassee offering immediate office use with exceptional future development potential.

Currently improved and utilized as professional office space, the property is zoned Lake Protection, providing a unique natural setting while allowing a variety of potential uses. Included are six buildable residential lots, making this an ideal investment for developers, investors, or owner-users seeking both current income and long-term value.

Public water and sewer are available, significantly enhancing the property's development potential. The mature trees, natural landscaping, and peaceful surroundings create an attractive environment unlike most commercial properties in the market.

Property Highlights

- Current office use
- Six buildable residential lots included
- Public water and sewer available
- Scenic, park-like setting
- Zoned Lake Protection

Property Highlights

- Excellent opportunity for office, residential development, or mixed investment
- Convenient Tallahassee location with easy access to major roads, downtown, and surrounding neighborhoods

This property offers the rare combination of an established office setting, development-ready residential lots, and a beautiful natural environment, making it one of the more unique investment opportunities in the Tallahassee market.

For additional information or to schedule a private tour, contact:



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4901 TOWER COURT – BUILDING 1



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4901 TOWER COURT – BUILDING 2

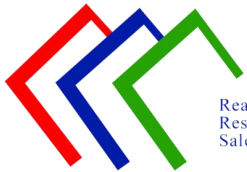


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4897 TOWER COURT



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TOWER COURT ENTRANCE



Tower Court is strategically located in northwest Tallahassee, Florida's capital city and one of the Southeast's most stable real estate markets. Home to the Florida State Capitol, numerous state agencies, Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee State College (TSC), the area benefits from a diverse economy driven by government, higher education, healthcare, and professional services.

The property offers excellent accessibility, located just minutes from Interstate 10, providing convenient east-west access across North Florida. Nearby major corridors, including U.S. Highway 90 (Tennessee Street), Capital Circle NW (SR 263), and North Monroe Street (U.S. 27), provide easy connectivity to downtown Tallahassee, the Capitol Complex, Tallahassee International Airport, and the surrounding metropolitan area.

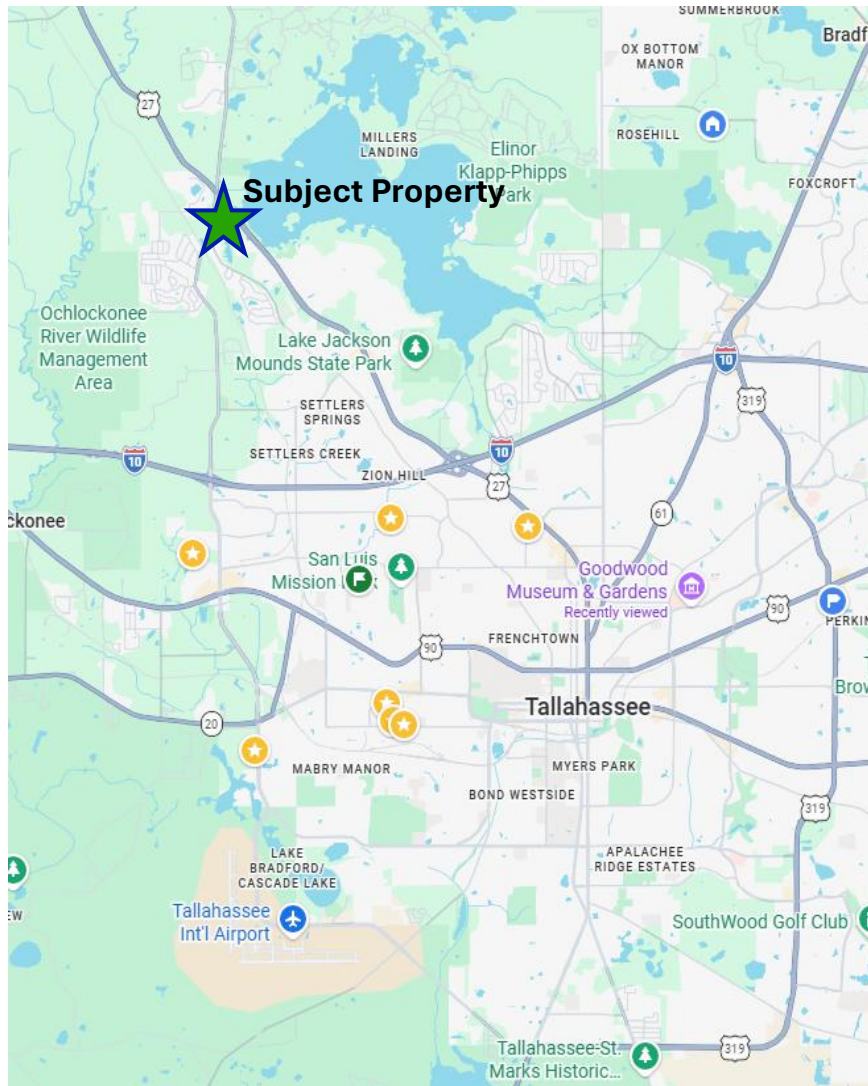


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Excellent Regional Accessibility

The property enjoys quick access to several of Tallahassee's primary transportation corridors, including:

- Approximately 2 miles to Interstate 10, providing direct east-west access across North Florida.
- Minutes from U.S. Highway 90 (Tennessee Street), one of Tallahassee's primary commercial corridors.
- Convenient access to North Monroe Street (U.S. 27) and Capital Circle NW, connecting all areas of the city.
- Approximately 8 miles to Tallahassee International Airport, offering commercial air service throughout the Southeast.

Close to Major Universities

- Florida State University (FSU): Approximately 5 miles
 - Florida A&M University (FAMU): Approximately 7 miles
 - Tallahassee State College: Approximately 3 miles
- Combined, these institutions serve more than 70,000 students, faculty, and staff, supporting consistent demand for housing, office space, and professional services.

Near Major Medical Centers

The property is within minutes of the region's leading healthcare facilities:

- HCA Florida Capital Hospital: Approximately 2 miles
- Tallahassee Memorial HealthCare (TMH): Approximately 6 miles
- Numerous physician offices, specialty clinics, and medical service providers throughout the surrounding area.

Nearby Amenities

The location offers convenient access to a wide variety of amenities including:

- Publix, Walmart Neighborhood Market, Target, and other retail centers
- Restaurants, banking, hotels, and professional services
- Parks, walking trails, and recreational facilities
- Established residential neighborhoods with strong demographics
- State government offices and downtown Tallahassee business district