

FOR SALE

3392 Louvinia Drive Tallahassee, FL 32311

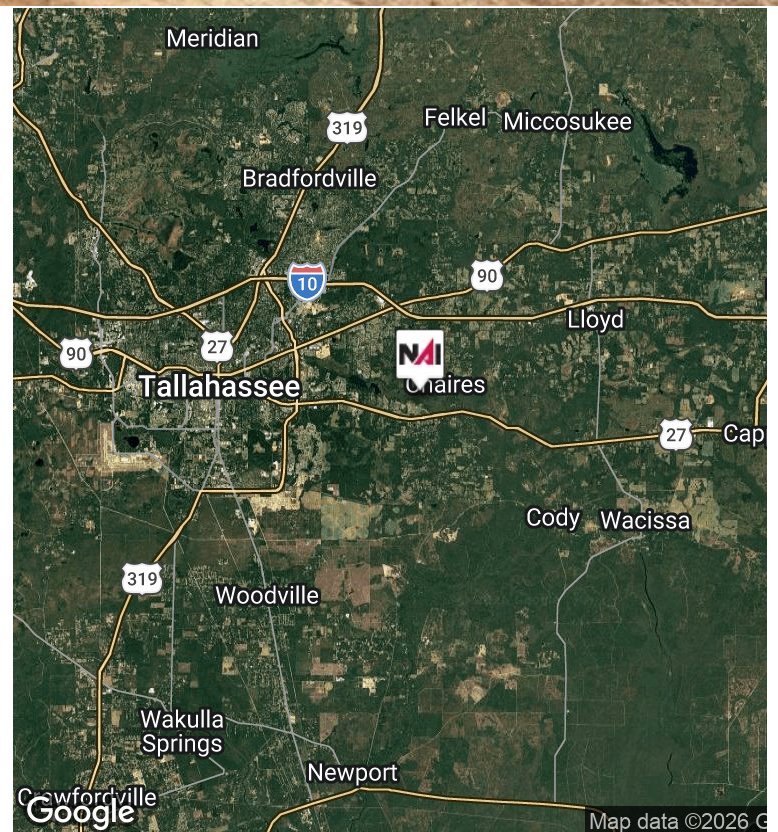
NAI TALCOR



Land with House | 7.23 Acres

- Great Development opportunity zoned OR-2
- 2BR/2BA home built in 2017
- Frontage on Louvinia Drive and Talley Ann Drive
- Gently sloping topography with no wetlands or floodplain
- Public utilities (water, sewer and electric) are available to site
- Up to 16 dwelling units per acre
- Tax ID# 3209202070000

Sale Price: \$525,000



✉ **Jep Dove**
+1 850 509 1167
jep@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
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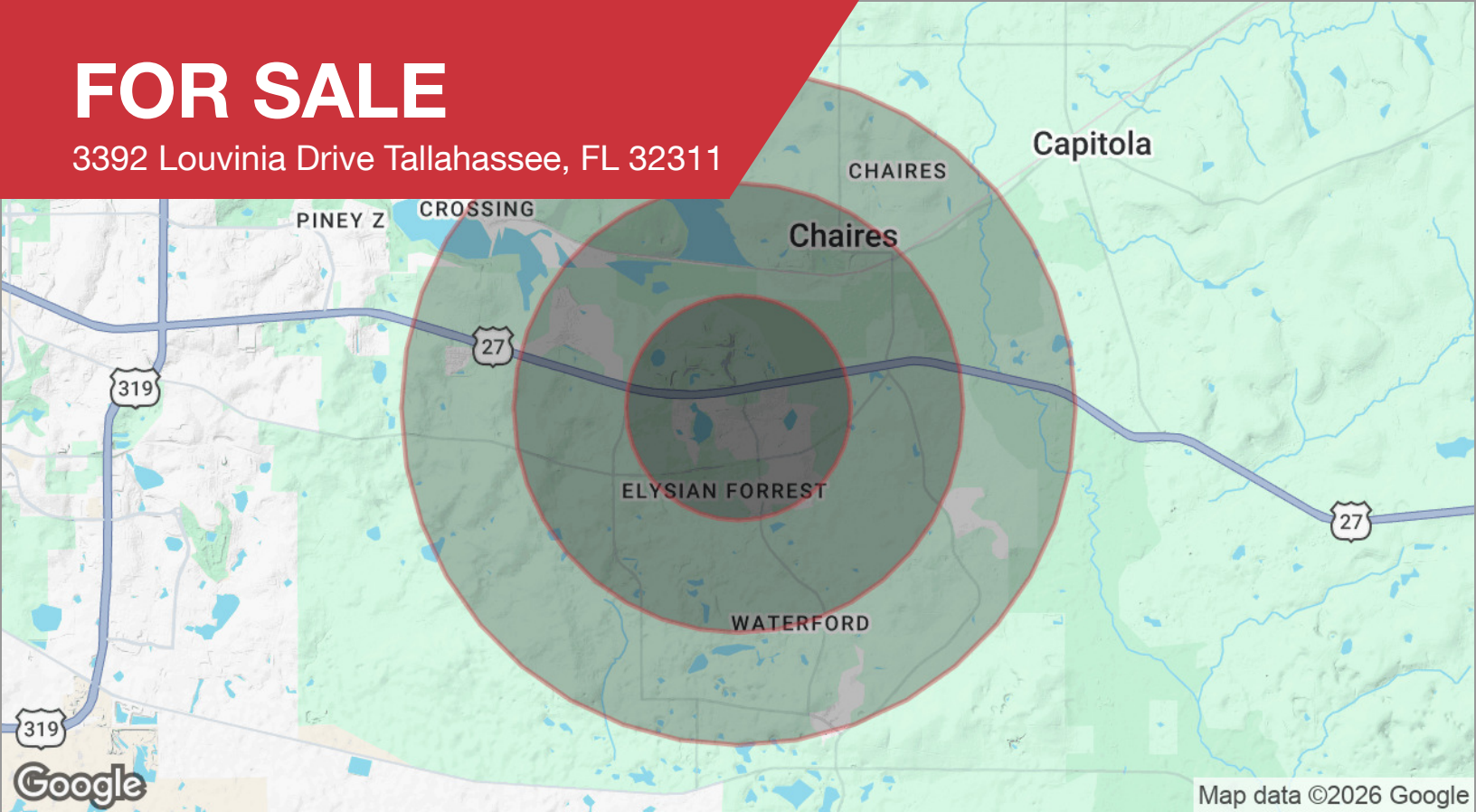
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TALCOR

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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	2,104	5,447	10,622
Median age	37.5	42.0	43.8
Median age (male)	37.1	40.3	42.2
Median age (Female)	37.1	41.9	44.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	870	2,245	4,349
# of persons per HH	2.4	2.4	2.4
Average HH income	\$95,143	\$106,130	\$115,644
Average house value	\$244,024	\$295,101	\$323,836

* Demographic data derived from 2020 ACS - US Census