

TLG

COMMERCIAL REAL ESTATE

LARGE ACRE TRACT FOR SALE



Recreational Tract for Sale
26070 Memorial Blue Star HWY
Havana, FL 32333

BRYAN CURETON

Sales Associate
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

RECREATIONAL TRACT FOR SALE

26070 MEMORIAL BLUE STAR HWY, HAVANA, FL 32333



OFFERING SUMMARY

Sale Price:	\$1,500,000.00
Price / Acre:	\$7,995.00/acre
Lot Size:	187.61 Acres
Zoning:	AG
APN:	3-23-2N-3W-0000-00341-0300

PROPERTY OVERVIEW

This 187.61 acre property is located in Gadsden County on Memorial Blue Star HWY. Property borders Little River to the West and fronts US HWY 90 to the North. Plenty of wildlife including deer, ducks and turkey on the property, which makes for a great recreational tract. There is also a premier private shooting range on the grounds, including elevated shooting platform, portable classroom, pistol range and more.

PROPERTY HIGHLIGHTS

- Fruit Trees
- Abundant Wildlife
- Deep Well
- Fish Pond
- Recreational Tract, Family Homestead or Hunt Club
- 2 BD/2BA Home on Property

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ADDITIONAL PHOTOS
RECREATIONAL TRACT FOR SALE
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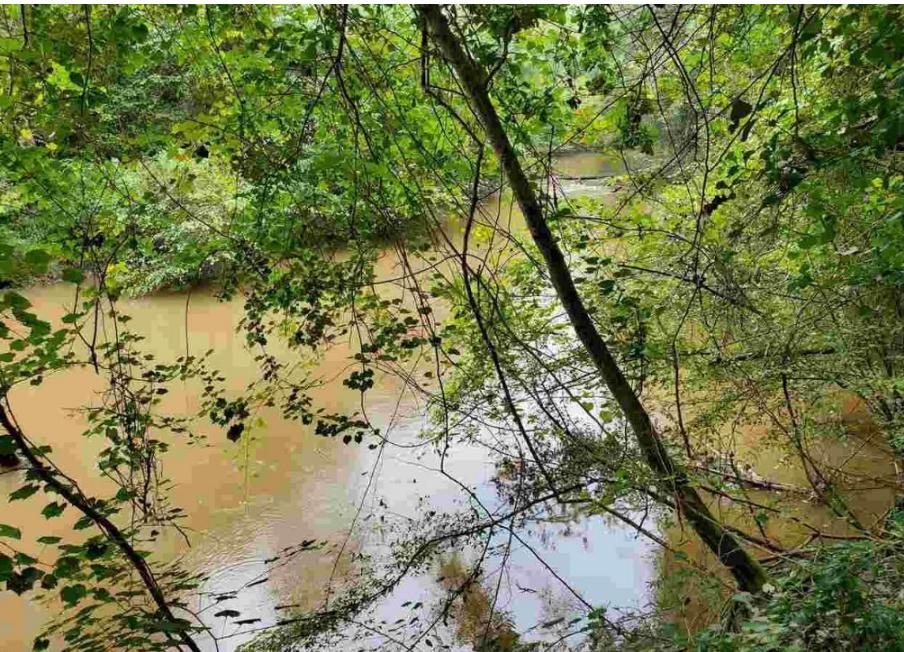
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PARCEL MAP
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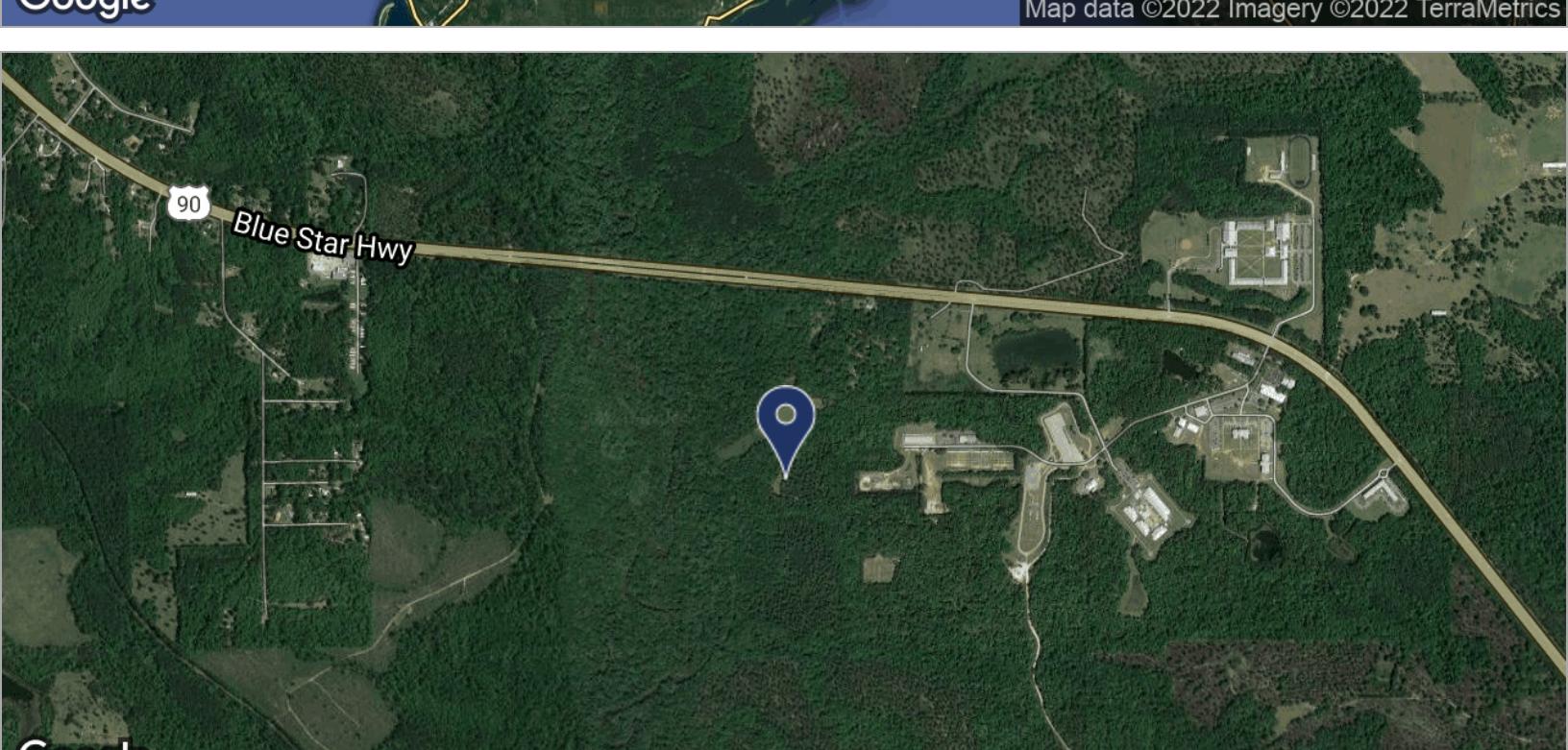
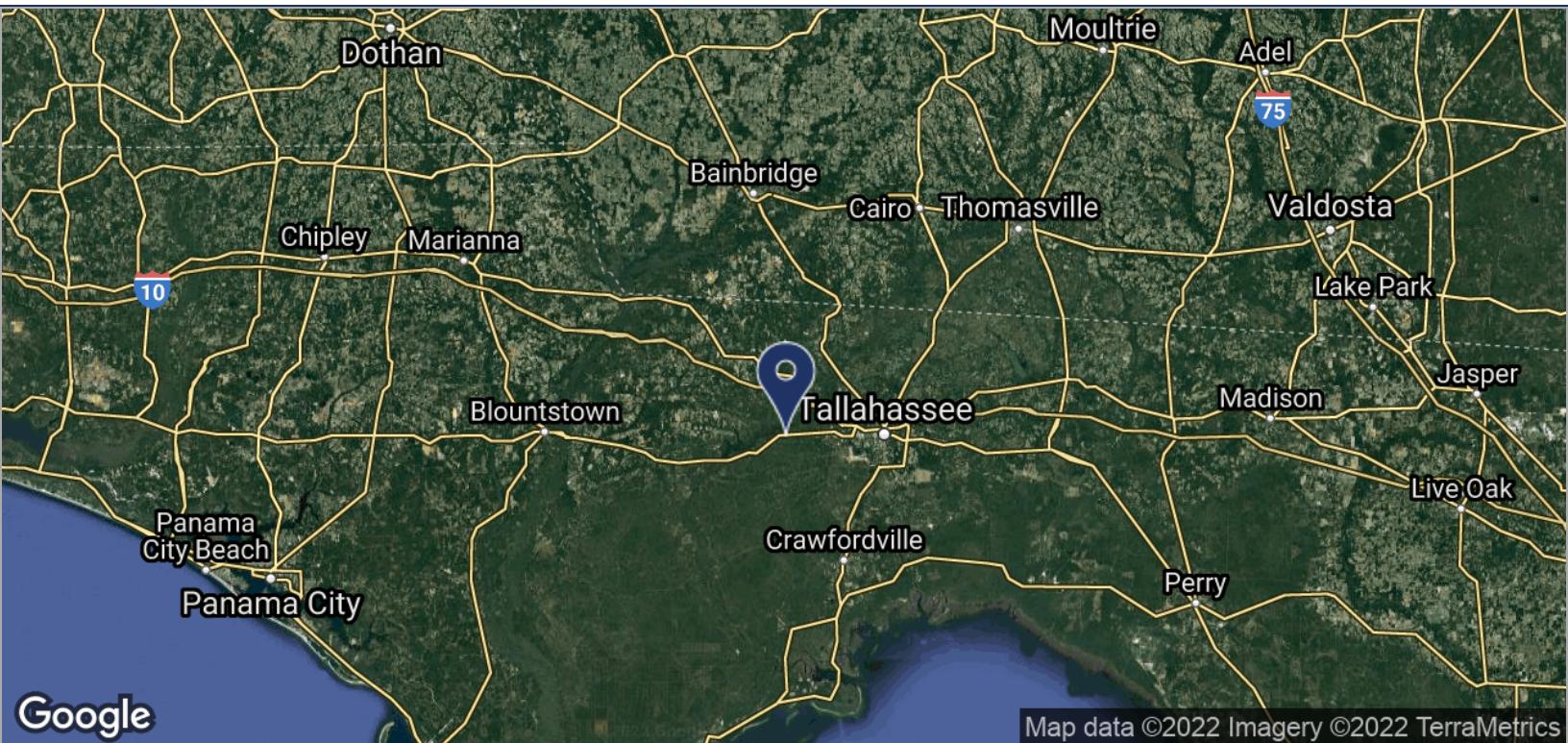
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LOCATION MAPS
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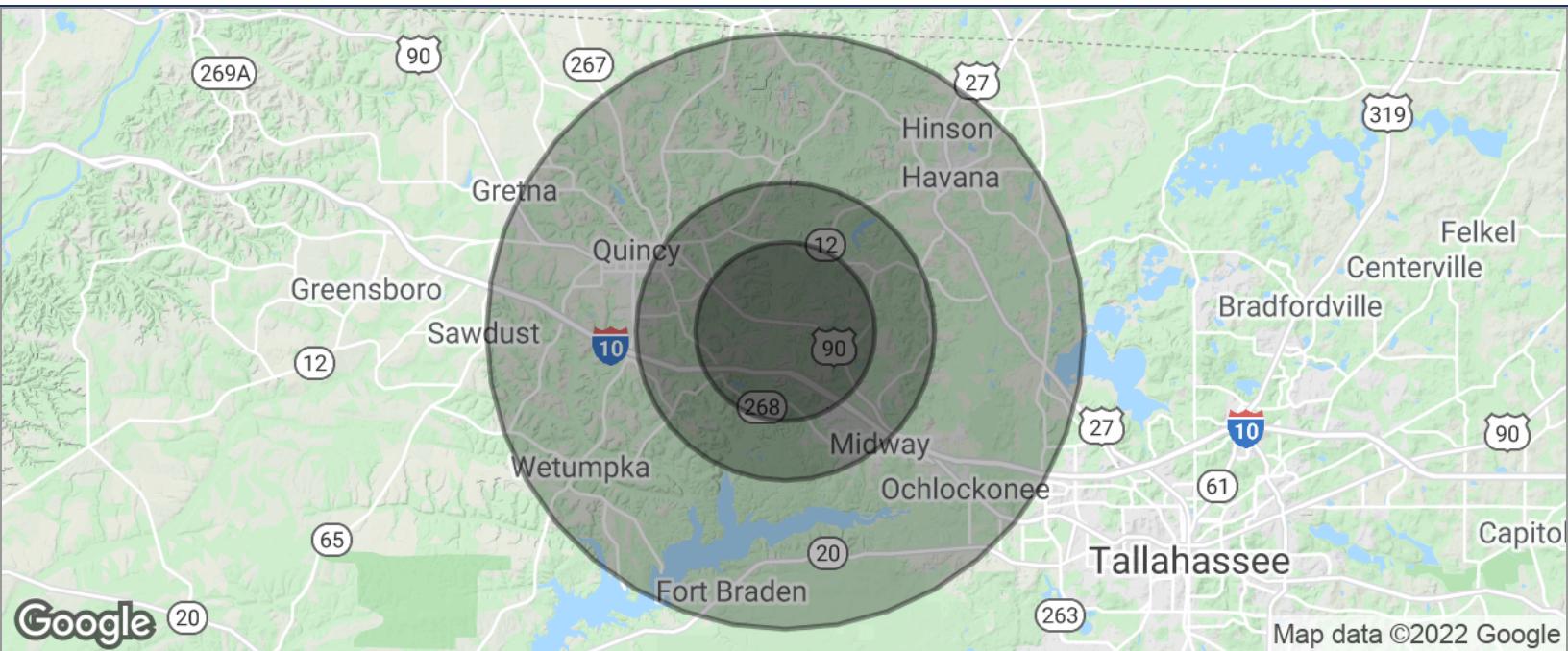




DEMOGRAPHICS MAP

RECREATIONAL TRACT FOR SALE

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POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,779	9,864	34,526
MEDIAN AGE	34.8	35.6	37.1
MEDIAN AGE (MALE)	35.1	35.8	36.5
MEDIAN AGE (FEMALE)	34.0	35.0	37.0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,306	3,462	12,560
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$40,298	\$42,253	\$48,496
AVERAGE HOUSE VALUE	\$133,158	\$148,877	\$164,540

* Demographic data derived from 2010 US Census

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