



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
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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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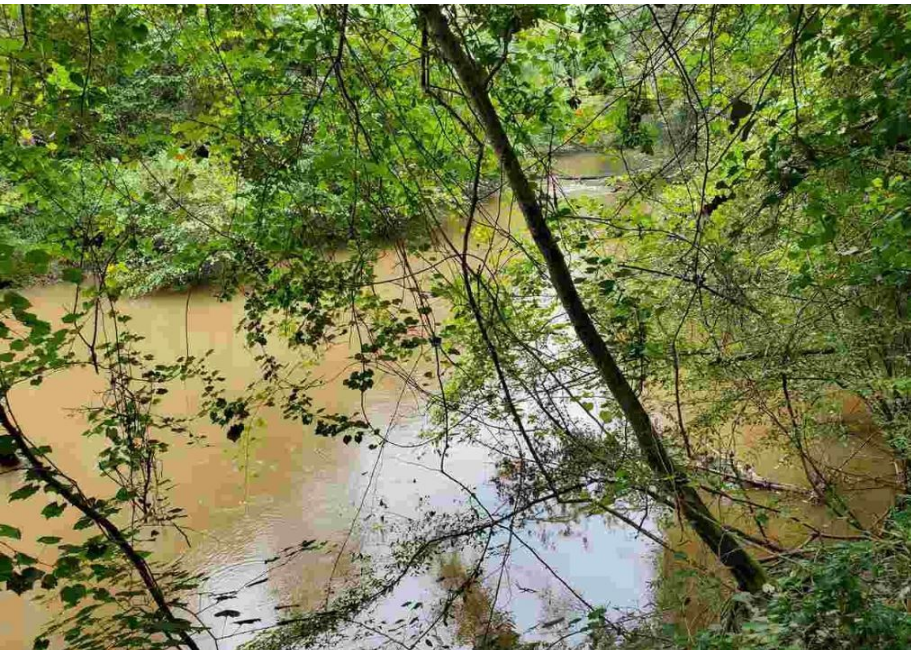




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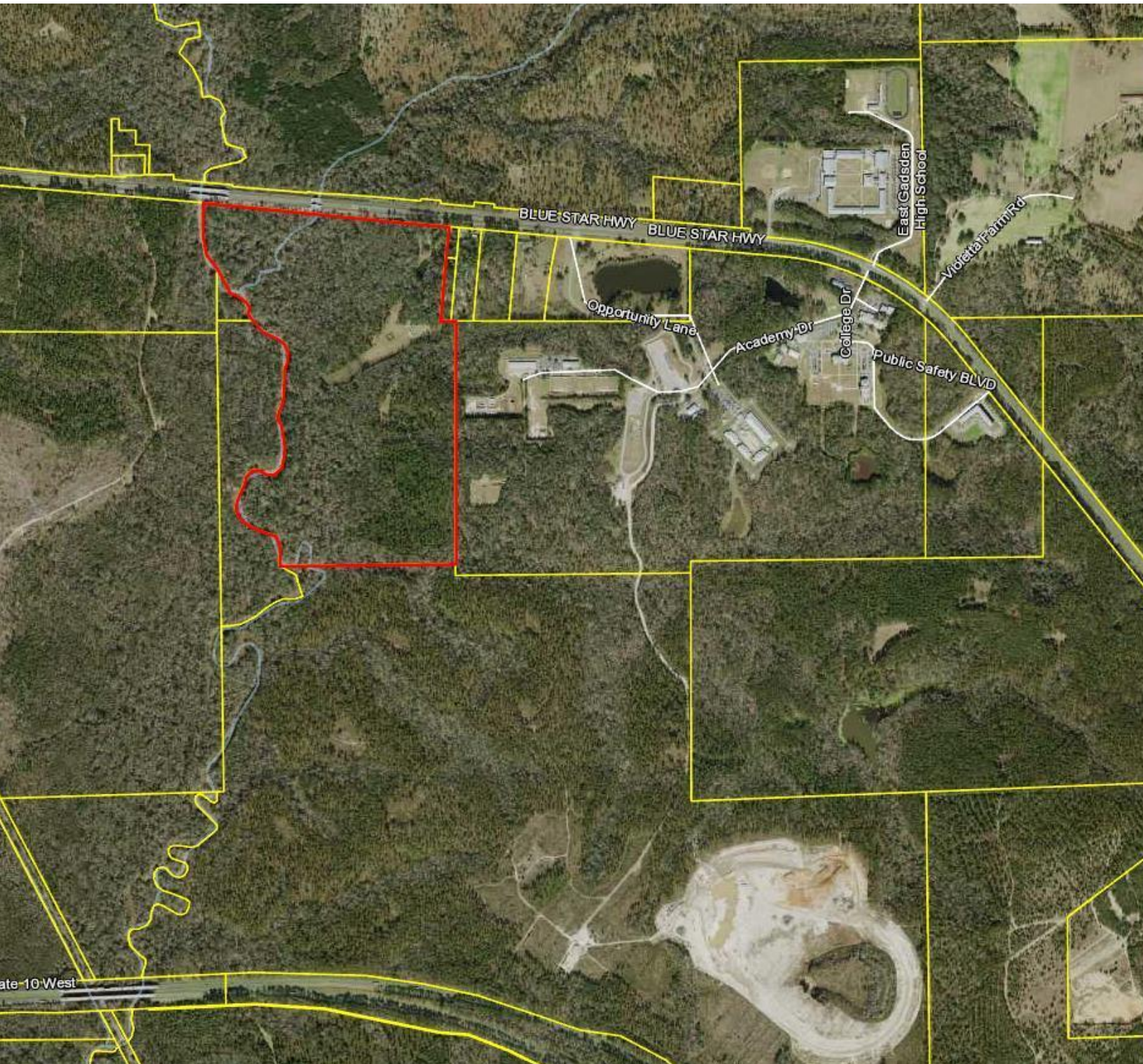




PARCEL MAP

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LOCATION MAPS

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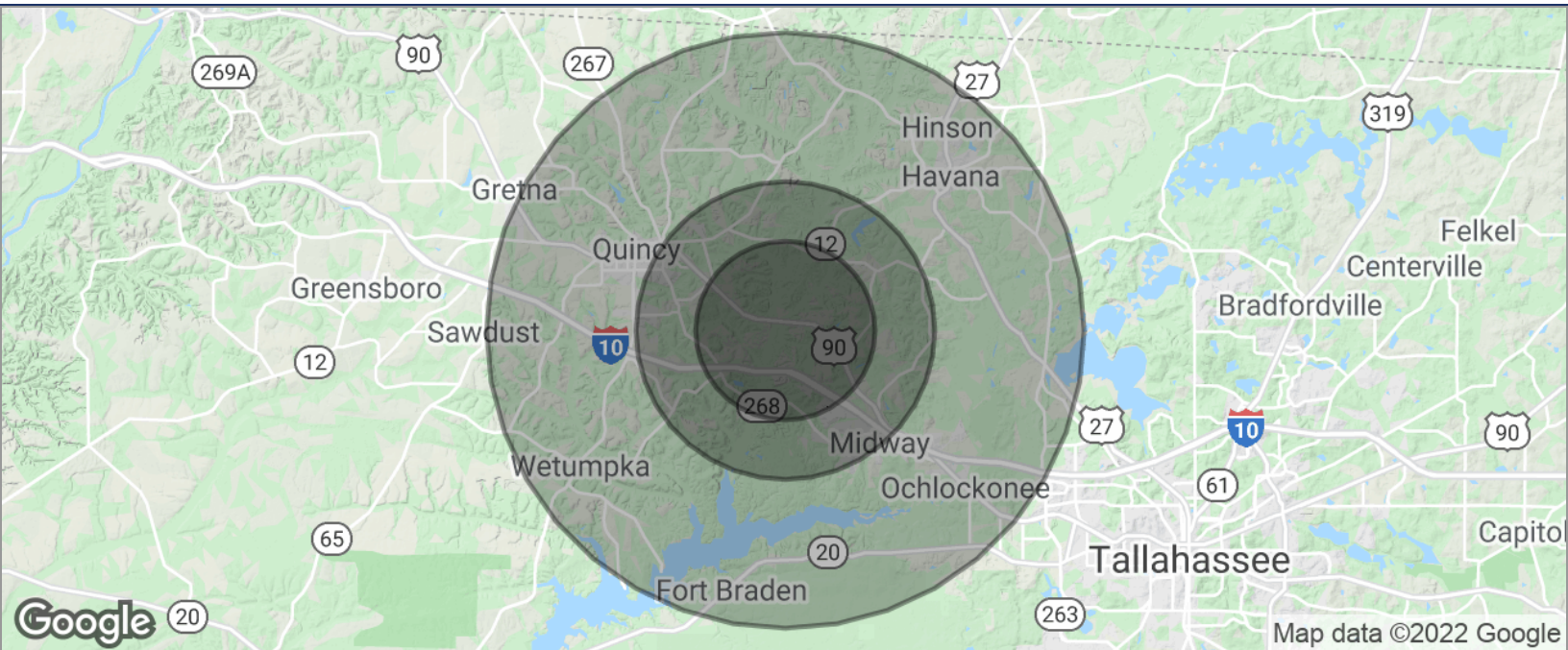




DEMOGRAPHICS MAP

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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