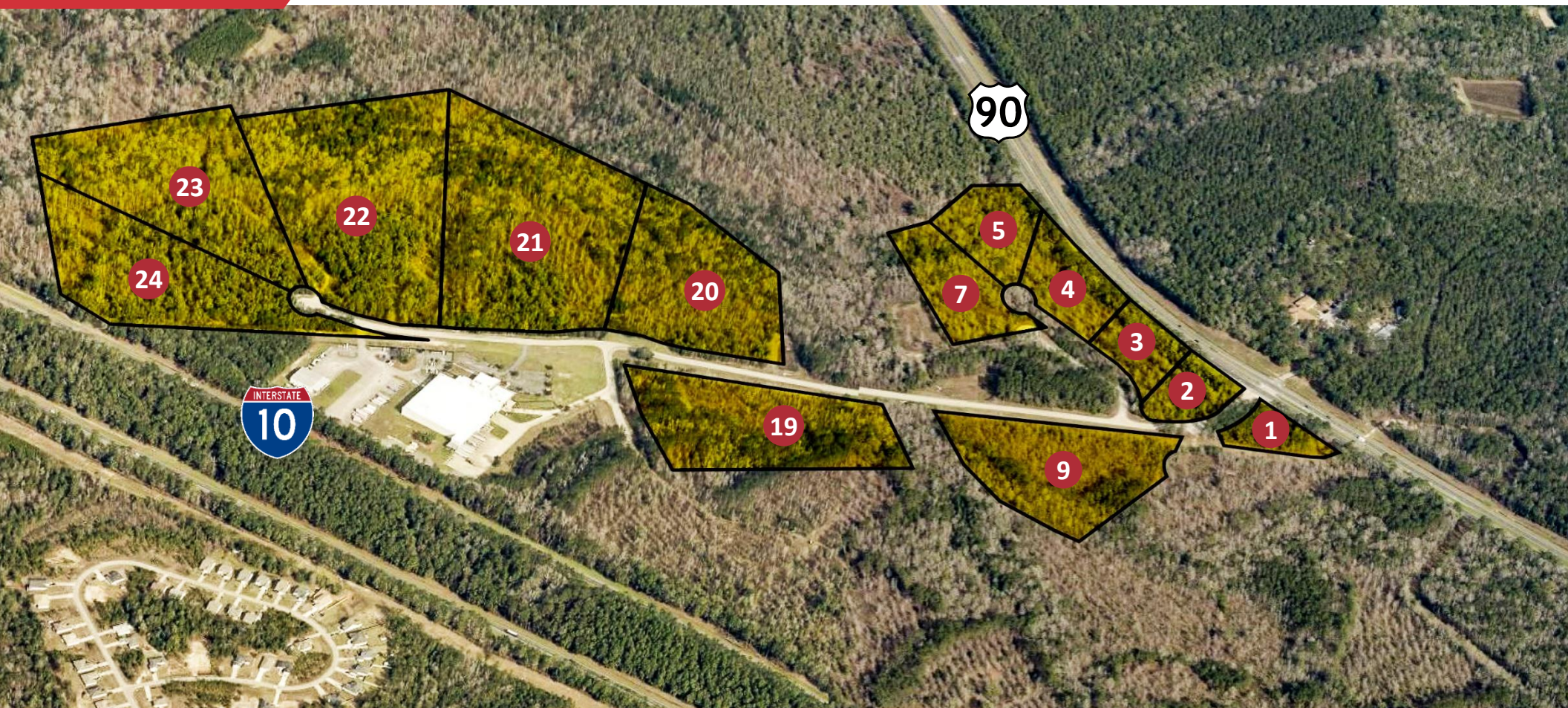




# INDUSTRIAL LAND

## HAMMOCK CREEK COMMERCE PARK



**FOR SALE**

**+/- 91.33 ACRES DEVELOPMENT LAND  
IN MIDWAY FLORIDA**

**NAI TALCOR**

**FOR MORE INFORMATION CONTACT:**

**Slaton Murray**  
Commercial Real Estate Advisor  
[slaton@talcort.com](mailto:slaton@talcort.com)  
Office +1 850 224 2300  
Cell +1 850 294 8521



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Name	Hammock Creek Commerce Park
Address	River Birch Road
City, State, Zip	Midway, FL 32343
County	Gadsden
Use	Industrial Development
Gross Price	\$4,969,750
Acres	+/- 91.33
Price per Acre	\$40k - \$60k Per Acre
Entitled SF	+/- 10K SF Per Acre
On Site Improvements	Water, Sewer, Electric
Current Zoning	Light Industrial / Commercial



**3 Miles**

Minutes away  
from I-10 exit 192



**13 Miles**

To the Tallahassee  
International Airport



**15 Miles**

From Downtown Tallahassee

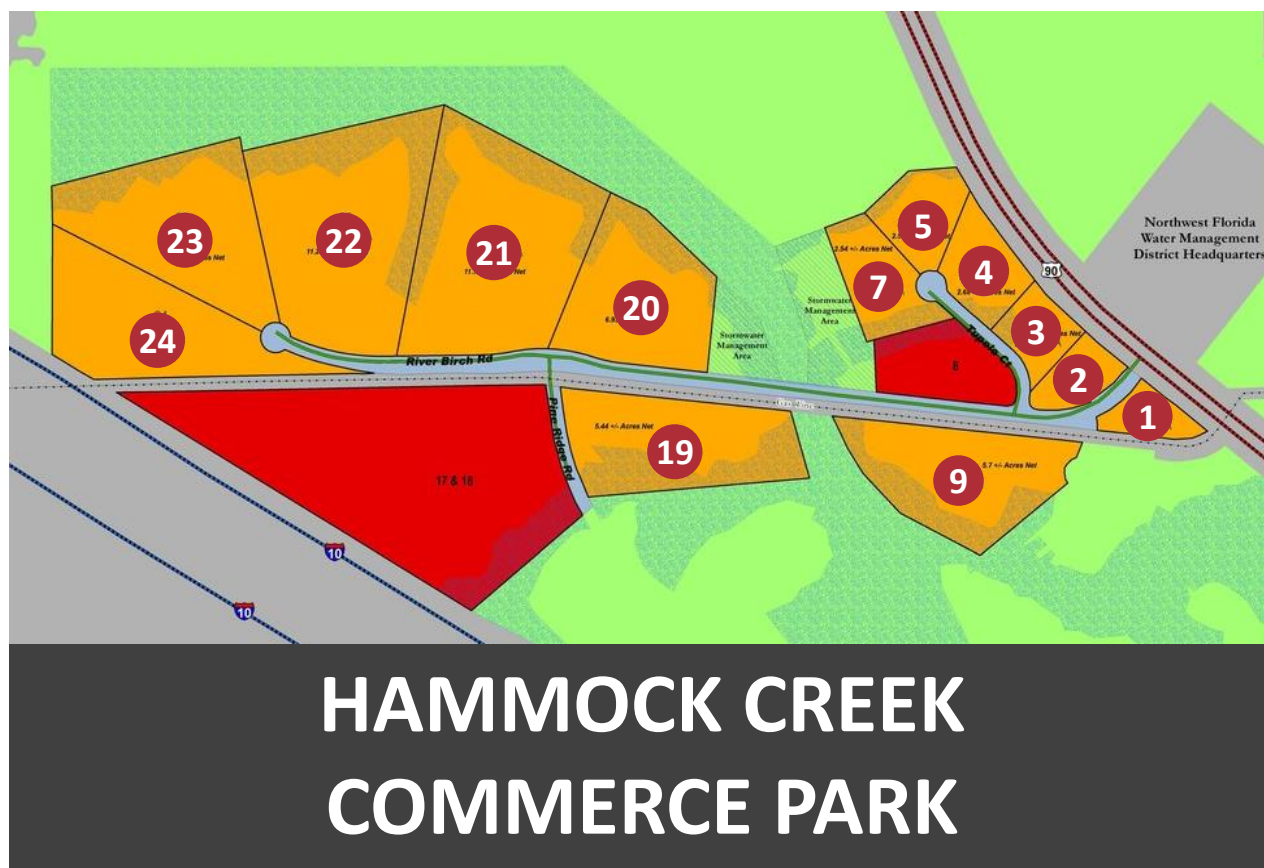
**HAMMOCK CREEK COMMERCE CENTER**  
**+/- 91.33 ACRES OF INDUSTRIAL DEVELOPMENT LAND FOR SALE**

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# PROPERTY OVERVIEW

91.33 acres of industrial zoned land FOR SALE in the desirable Hammock Creek Commerce Park. Lot sizes range from 1.55 AC up to 59.05 AC of contiguous land. Improvements include electric, water, and sewer to each lot along a well maintained road system. Maximum building density per acre of 10,000 SF with off site storm water already allocated. Property is located 20 minutes from Downtown Tallahassee and just 3 miles northwest of Interstate 10 exit 192.

Lot#	Acreage	P/AC	Price
1	1.55	\$60,000	\$93,000
2	1.83	\$60,000	\$109,800
3	2.08	\$60,000	\$124,800
4	2.98	\$60,000	\$178,800
5	2.95	\$60,000	\$177,000
7	3.52	\$60,000	\$211,200
9	8.53	\$40,000	\$341,200
19	8.84	\$55,000	\$486,200
20	8.49	\$55,000	\$466,950
21	15.17	\$55,000	\$834,350
22	15.12	\$55,000	\$831,600
23	10.7	\$55,000	\$588,500
24	9.57	\$55,000	\$526,350



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# PROPERTY PHOTOS



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PROPERTY  
**PHOTOS**

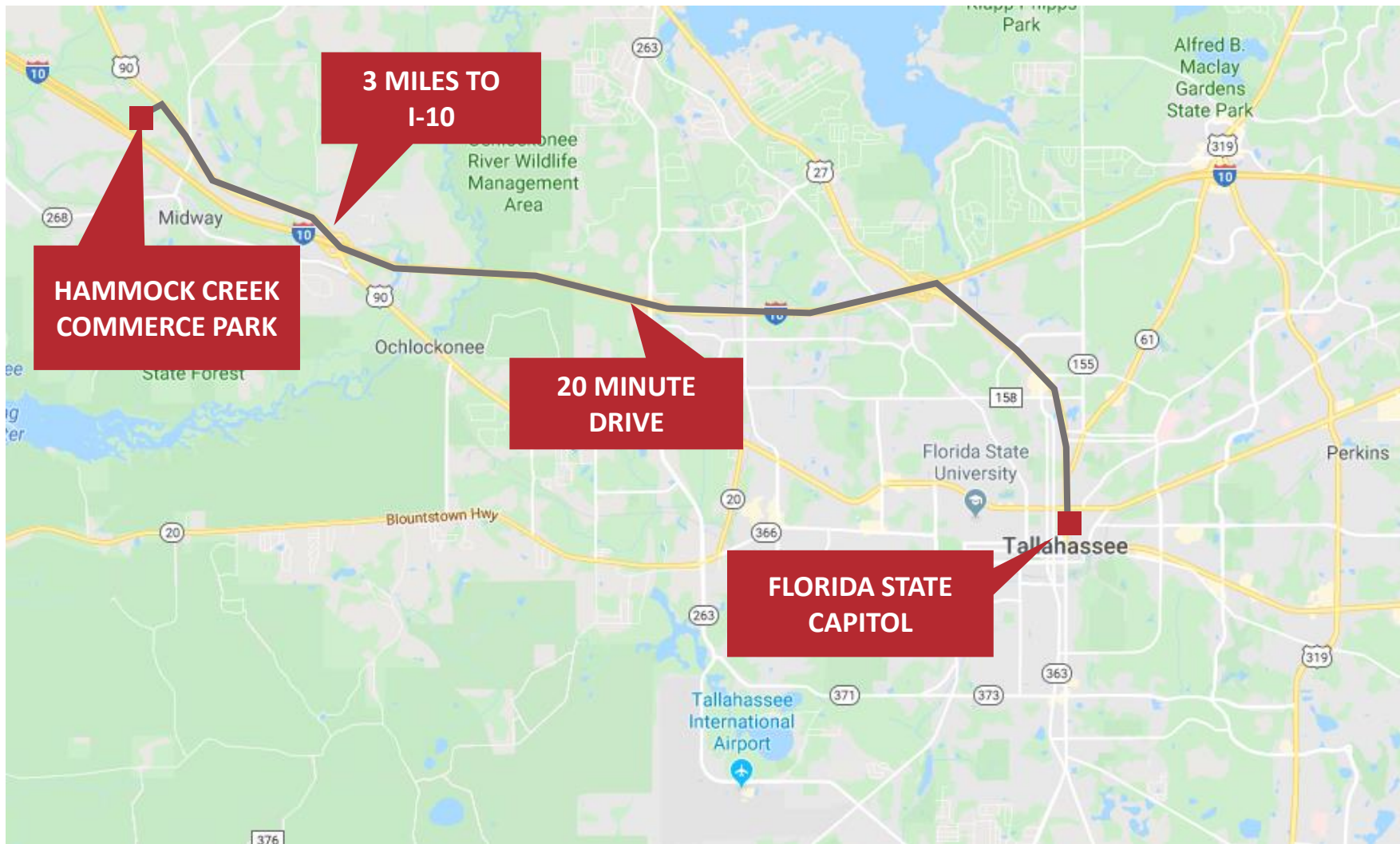


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# LOCATION MAP



## **HAMMOCK CREEK COMMERCE CENTER**

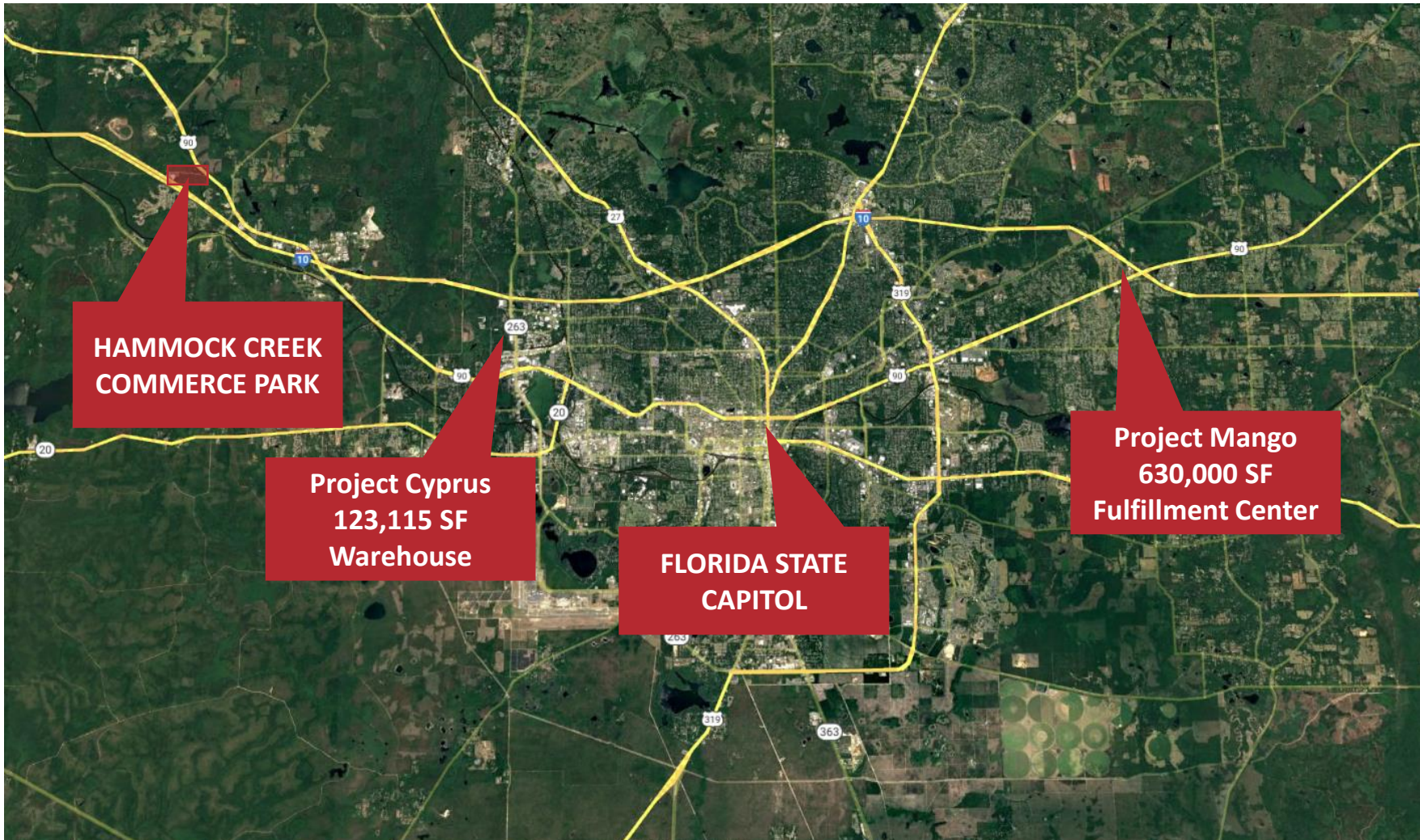
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DEVELOPMENT  
**MAP**



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## SITE SURVEY

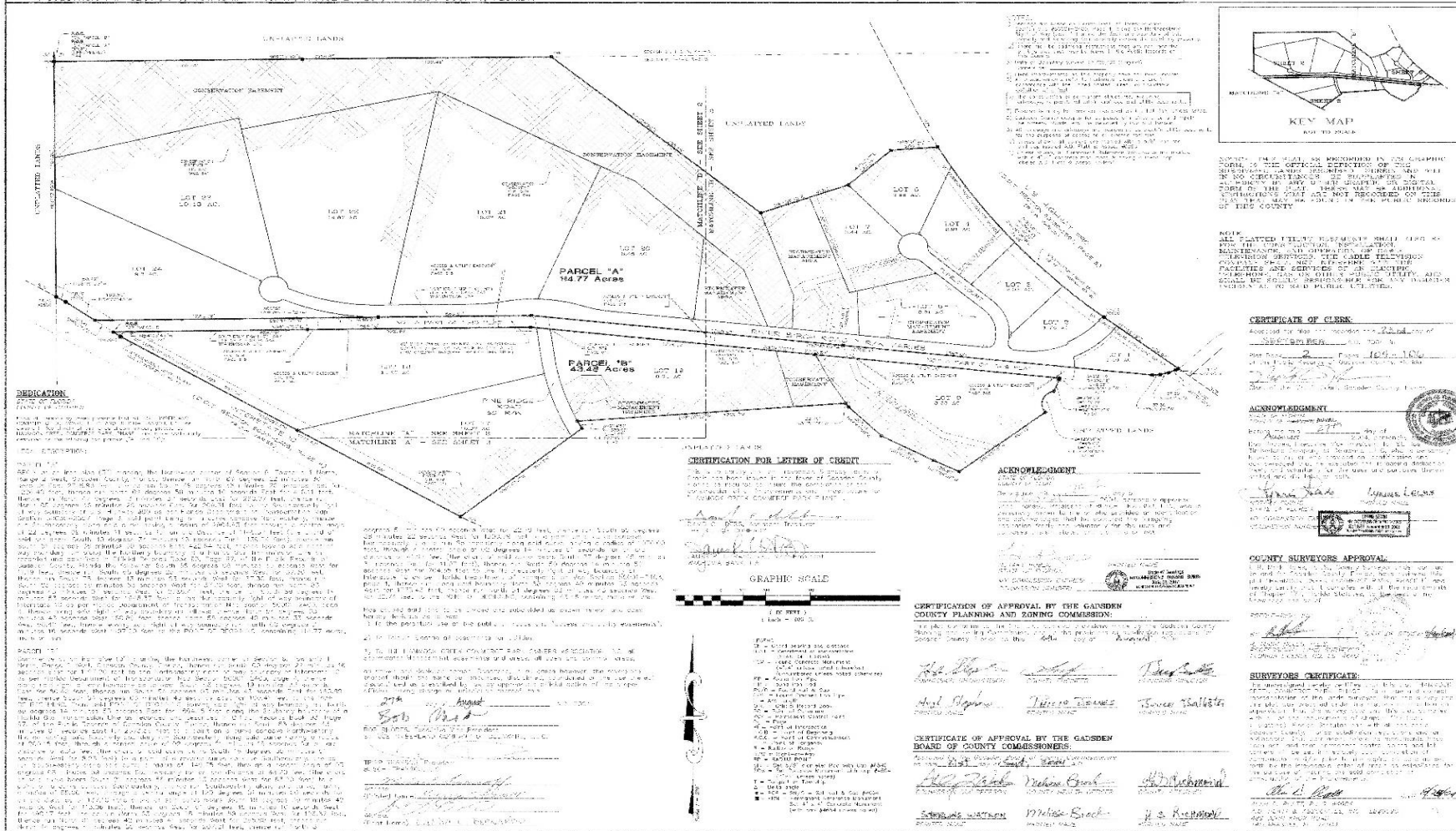
### HAMMOCK CREEK COMMERCE PARK, PHASE I

A SUBDIVISION IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 WEST, GADSDEN COUNTY, FLORIDA

A.D. Platt

AND ASSOCIATES, INC.  
1000 N. GADSDEN AVE., SUITE 100  
GADSDEN, FLORIDA 32140  
(904) 439-1111

PLAT BOOK 2 PAGE 104  
SHEET 1 OF 3



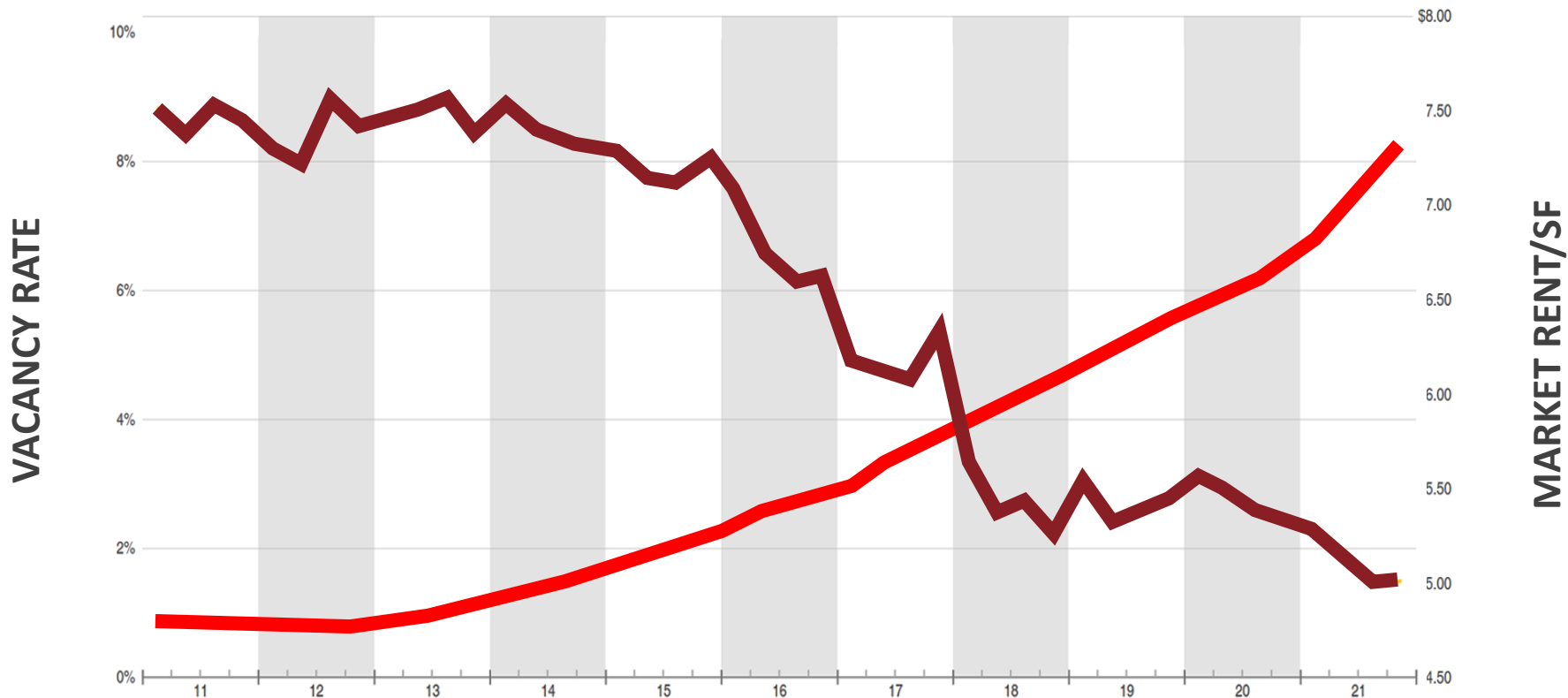


Market Rents and Trends

# Tallahassee

= VACANCY RATE  = MARKET RENT

2011 Q1 -2021 Q3



**1.4%**  
VACANCY RATE

**\$7.24**  
AVERAGE RENT

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# HAMMOCK CREEK COMMERCE PARK