

Florida Community Developers, LLC Presents:

186 +/- acres

Residential Land Entitlement & Subdivision in Gadsden County, Florida

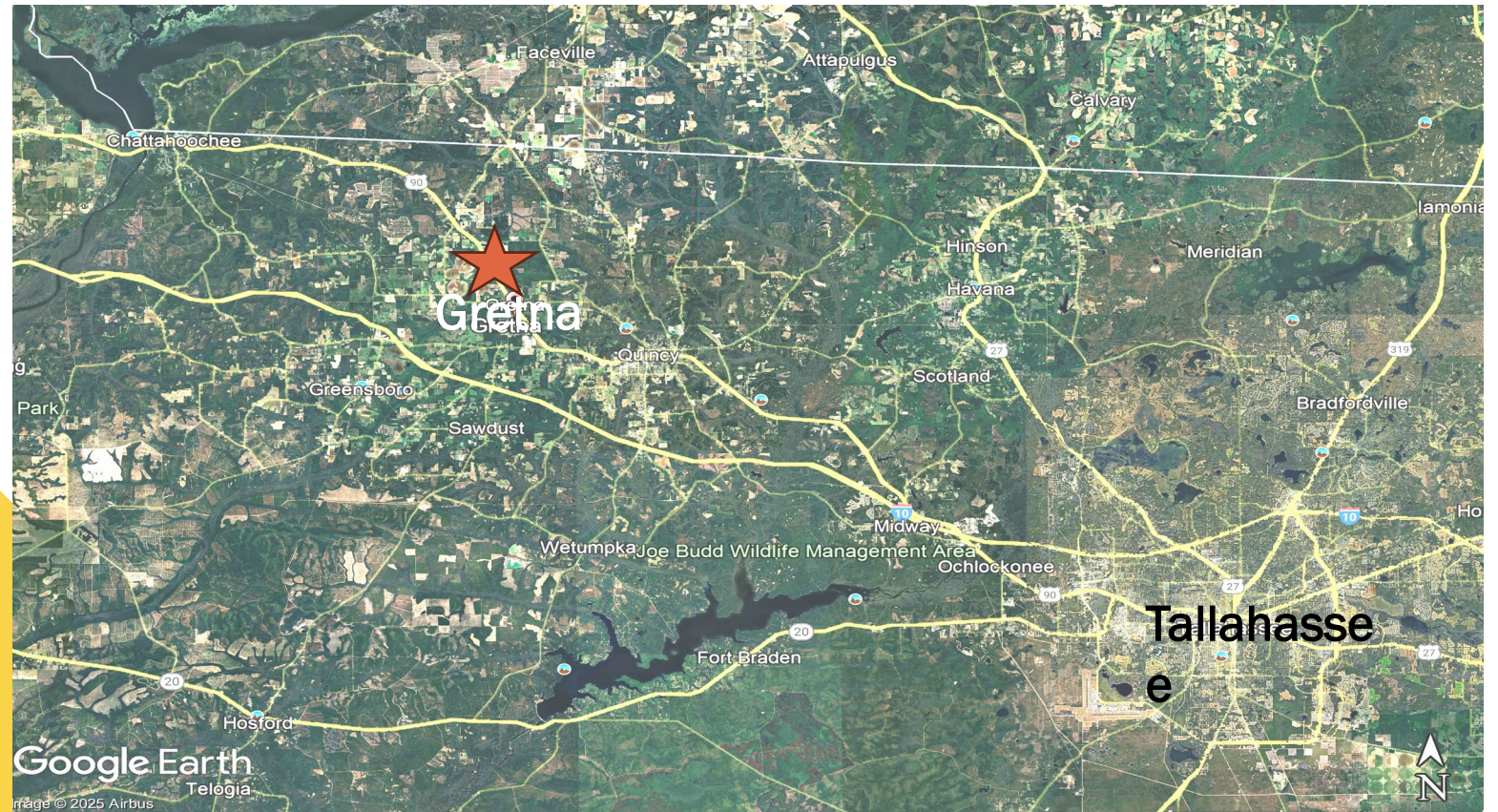


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Introduction

- Florida Community Developers, LLC is a 186 +/- acre Planned Unit Development project in the City of Gretna, County of Gadsden, Florida. This beautiful site is part of the Tallahassee, Florida Metropolitan Statistical Area. The site is approximately 5 miles northwest of Quincy and approximately 25 miles northwest of Tallahassee.
- The project design will include a subdivision tract map, mapped for approximately 350 residential lots for entry-level homes, a plat mapped for approximately 300 units of multi-family apartments, and a 30-acre commercial plat. The site location has easy access to Interstate 10 and State Route 12 a major thoroughfare in Gadsden County.
- Located just a few miles from Tallahassee, residents have easy access to neighboring communities, enjoy a variety of outdoor activities, and a commute to the city is only a short distance away. You will be able to enjoy festivals, concerts and events, arts and crafts, museums, shopping, social gathering, dining, downtown marketplace and many more. If you're looking for fun in the sun and still having access to the big city, then living in Gretna is worth considering.



Investment Opportunity

- Florida Community Developers, LLC is offering for sale interest in the above-mentioned project. This approximately 186 +/- acre property sits on a main rural thoroughfare in the City of Gretna, FL, on both sides of Highway 12, immediately adjacent to the I-10 Freeway. This site is suited for a mix of single-family and multi-family Entry Level/Work Force Dwelling units. Approximately 30-acres of commercial land will also be included in this project. The total amount of capital required is \$2,000,000, with a minimum investment of \$50,000 (which equals a 0.875% interest for each \$50,000).
- Our project objective is to acquire a two-year option and obtain all necessary approvals from the city, during the escrow period. Upon receiving all required approvals, the property will be sold to builders, along with all approved entitlement documents. The estimated turnaround is approximately 24 months.

Investment Opportunity

Project Particulars

Project Particulars:

- Great location in Greater Tallahassee, FL. area
- Projected Term: 24-Months
- 186+/- Acres suited for Mixed Use
- Purchase Price: \$3,852,000
- 350 Residential Lots for Entry Level Homes & 300 Unit Apt. Bldg.
Plus 30 acres of Commercial Land

Projected Costs:

Escrow Deposits (applies to down paym	\$	425,000
Acquisition Fees	\$	80,000
Feasibility & Market Research	\$	75,000
Planning & Civil Engineering	\$	750,000
Studies, Tests & Reports	\$	25,000
Fees and Other Entitlement Costs	\$	90,000
Legal & Accounting	\$	25,000
Marketing	\$	200,000
Management/G&A	\$	150,000
Misc. / Contingency	\$	180,000
Total	\$	2,000,000

Contact us to discuss this project and to receive an Investor Package if you are interested in this project.

The Investor Package contains:

- Project Summary
- Background Information on Project Mangers
- Project Pro Forma
- Operating Agreement

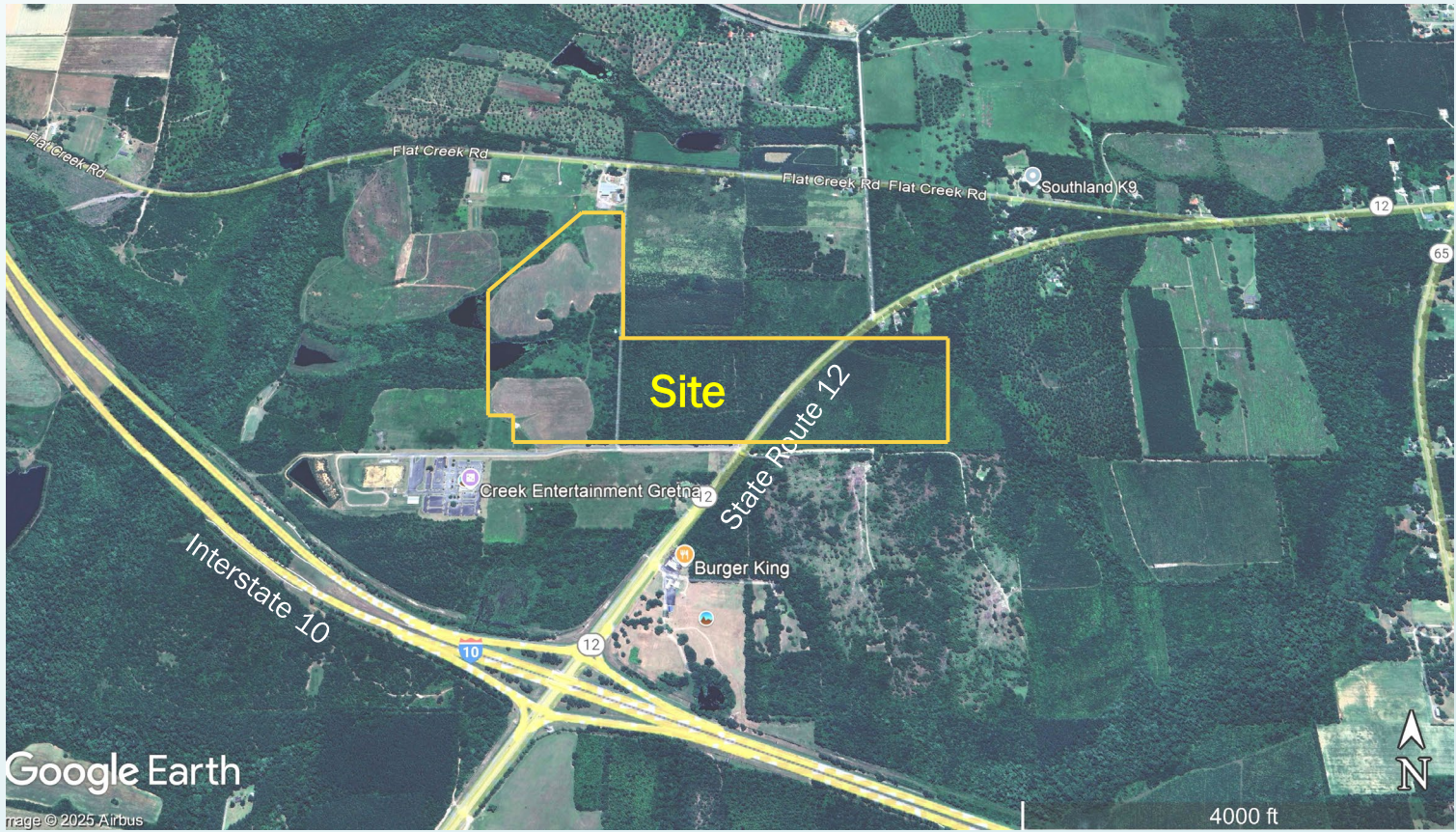
smatley@coast-2coast.com
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(602) 919-3392

The Opportunity Highlights

Summary

- Florida Community Developers, LLC presents an opportunity to acquire this site suited for a mix of single-family and multi-family Entry Level/Work Force Dwelling units, and approximately 30-acres of commercial land will also be included in this project that is located in Gadsden County. This 186 +/- acre property sits on a nice rural thoroughfare and offers a compelling homebuilding and lifestyle opportunity.
- This prime property is in an area experiencing growth and offers an amazing investment opportunity if you are looking to capitalize on the Gadsden County growth expansion. This is also a viable solution for many home buyers because it is located within an acceptable commuting distance.
- This property offers access to Interstate 10 and State Route 12.
- Rural living within close proximity to major and nearby cities. All this and so much more within a reasonable commute.
- The property is unimproved/raw with utilities near property boundary.

186 +/- Acres of Prime Rural Land and Other Surrounding Areas



DEVELOPMENT OVERVIEW



Home Builders in Gretna, FL and Surrounding Area

Approximate Distance from Gretna, FL to Surrounding Communities

- Quincy, FL – approx. 5 mi. SE
- Tallahassee, FL - approx. 25 mi. SE
- Marianna, FL – approx. 35 mi. NW
- Crawfordville, FL – approx. 48 mi. SE

Gretna, FL & Surrounding Areas

Home Builders

04-11-2025

Lake Mary Forest -Tallahassee, FL By: D.R. Horton	\$383 - \$466k	1568 - 2012 Sq. Ft.
Olson Ridge – Tallahassee, FL D.R. Horton	Coming Soon	
Kiersten Heights – Marianna, FL By: Century Complete	\$250 - \$273k	1416 – 1684 Sq. Ft.
Greystone – Crawfordville, FL By: D.R. Horton	\$426 – \$516k	2259 – 3044 Sq. Ft.
Misting Springs - Crawfordville, FL By: D.R. Horton	\$295 - \$394k	1580 – 2256 Sq. Ft.
Wesley Park - Crawfordville, FL By: D.R. Horton	\$298 - \$360k	1568 - 2550 Sq. Ft.
The Hammocks - Crawfordville, FL By: D.R. Horton	\$310 – \$394k	1787 - 2495 Sq. Ft.
The Retreat at Wakulla - Crawfordville, FL By: D.R. Horton	\$370 - \$420k	1835 - 2304 Sq. Ft.
Meadows at Rehwinkel - Crawfordville, FL By: D.R. Horton	\$425 - \$536k	2486 - 3113 Sq. Ft.

Gretna, FL

Gadsden County, Florida

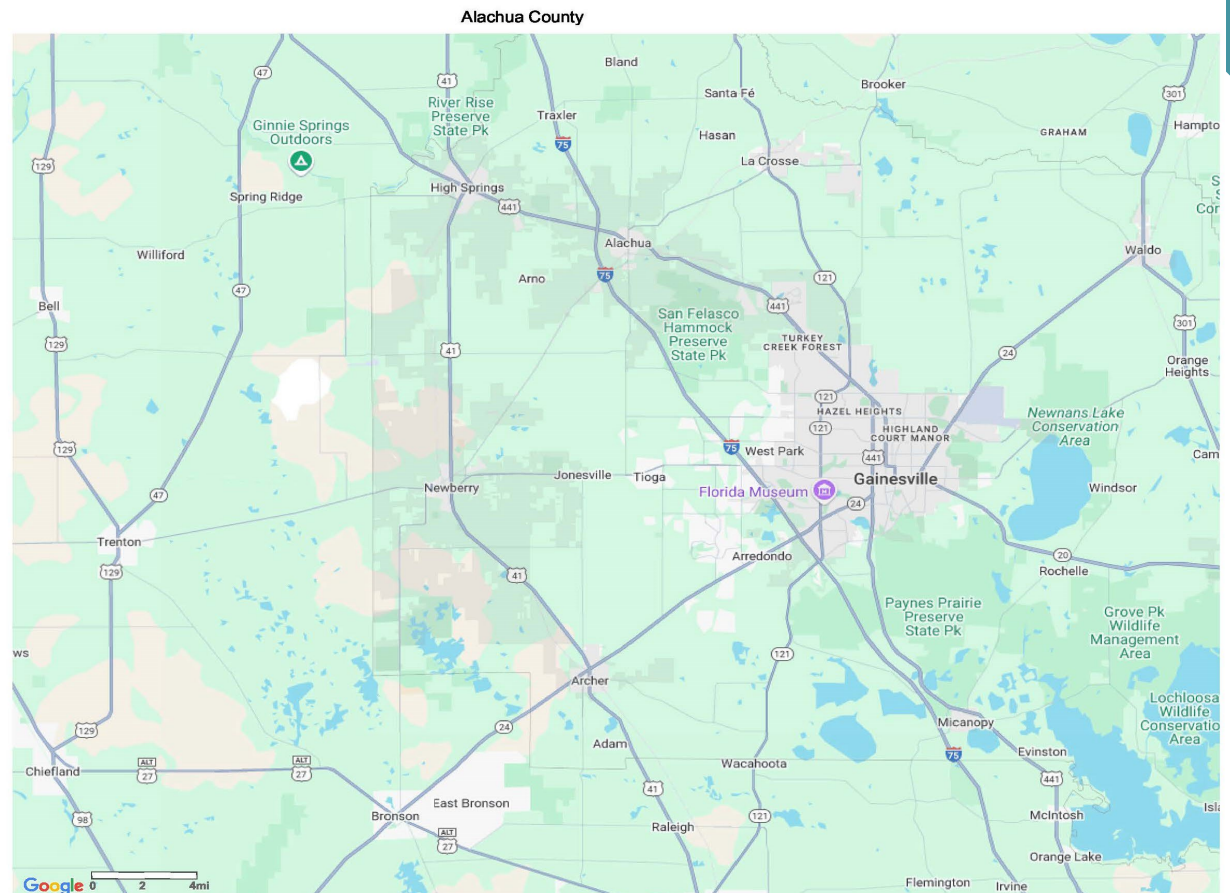


Florida State Flag

From Quincy - Approximately 5 miles northwest to Gretna

From Tallahassee - Approximately 25 miles northwest to Gretna

From Panama City Beach - Approximately 105 miles northeast to Gretna



About Gretna, FL

Gretna is a small town in Gadsden County, Florida offering a charming small town and laid-back atmosphere. Gretna provides a rural setting, a friendly community, and a quiet, relaxing and peaceful escape from the fast-paced city life.

Located in Northern Florida, Gretna offers outdoor activities to enjoy, including a strong sense of community, numerous local amenities such as a nearby shopping district, local parks and a golf course/Golf Club of Quency in its neighboring town.

If you are looking to go to the city, or a night in the town, Tallahassee is just a few miles away which offers a variety of festivals and events, five-star dining to casual dining, shopping, a variety of lodging options, and plenty of outdoor activities. So many wonderful events and activities just minutes away.

Location...Location...Location! Thanks to well-connected road networks, Gretna's commute time is relatively a short distance whether is simply going to a neighboring town or going into the big city. The site sits on a main rural thoroughfare in the City of Gretna, FL, on both sides of State Route 12, immediately adjacent to the I-10 Freeway.

- Access to Tallahassee, also known as the State's Capitol, average drive time of approximately 25 minutes
- Conveniently located within driving distance to Panama City Beach fun for all as a day trip or even a weekend getaway

Source: <https://mygretna.com/>

Source: <https://visittallahassee.com/>

Gretna & neighboring communities



Economic Development/Population

Gretna, Florida / Gadsden County

Click on the preferred link below that can provide a wealth of information spotlighting recent and current development trends in Gretna, Florida and throughout the county.

- City of Gretna website

<https://mygretna.com/>

- Gadsden County's Economic Development website

<https://www.gadsdenbiz.com/>

- Gadsden County Development Council

<https://gadsdenfldev.com/>

- Gretna's census data:

<https://datausa.io/profile/geo/gretna-fl>

- Population:

- 1,405 City of Gretna, FL – Est. Population 2023
- Source: <https://datausa.io/profile/geo/gretna-fl>

- 44,151 County of Gadsden FL – Est. Population 2024

Source: <https://www.census.gov/quickfacts/fact/table/gadsdencountyflorida/PST045223>

Surrounding Areas



Panama City Beach, FL



Tallahassee, FL



Tallahassee, FL



Quincy, FL



Tallahassee, FL

Resources



City of Gretna
14615 Main St.
Gretna, FL, 32332
Phone: 850-856-5257

Website: <https://mygretna.com/>



Gadsden County Chamber of Commerce
304 West King Street
Quincy, FL 32351
Phone: 850-627-9231

Website: <https://gadsdenfla.com/>



For more information contact:

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