

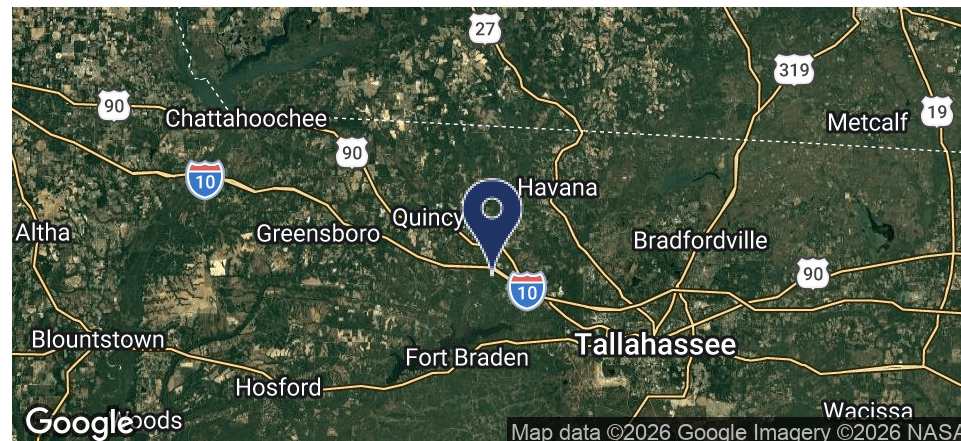
High Bridge Rd

# Executive Summary

Midway, FL 32343



Click photo to view interactive map



## OFFERING SUMMARY

|               |                |
|---------------|----------------|
| Sale Price:   | \$6,112,645    |
| Lot Size:     | 1,111.39 Acres |
| Price / Acre: | \$5,500        |
| Zoning:       | AG             |

## PROPERTY OVERVIEW

1,111.39 acres available on High Bridge Rd in Midway with 2.5 miles of high-fenced frontage along I-10. This property features an abundance of natural hardwoods, merchantable timber, wildlife, and approximately 400 ft of frontage on the Little River, which flows into Lake Talquin. An active railroad corridor and natural gas pipeline easement traverse the property. The primary tract presents an excellent opportunity for a recreational retreat, hunting property, residential development, or future homestead. The eastern triangle parcel is a separate undeveloped  $\pm 138$ -acre tract within the Rustling Pines subdivision, which presents an excellent residential development opportunity. The main tract has three points of access, two of which are through the Orions Point subdivision. Additionally, five residential lots with frontage on High Bridge Road are included in the offering.

## LOCATION OVERVIEW

Located in Gadsden County, the property offers convenient access to Tallahassee, Quincy, and I-10 while maintaining the privacy and character of North Florida's rural landscape.

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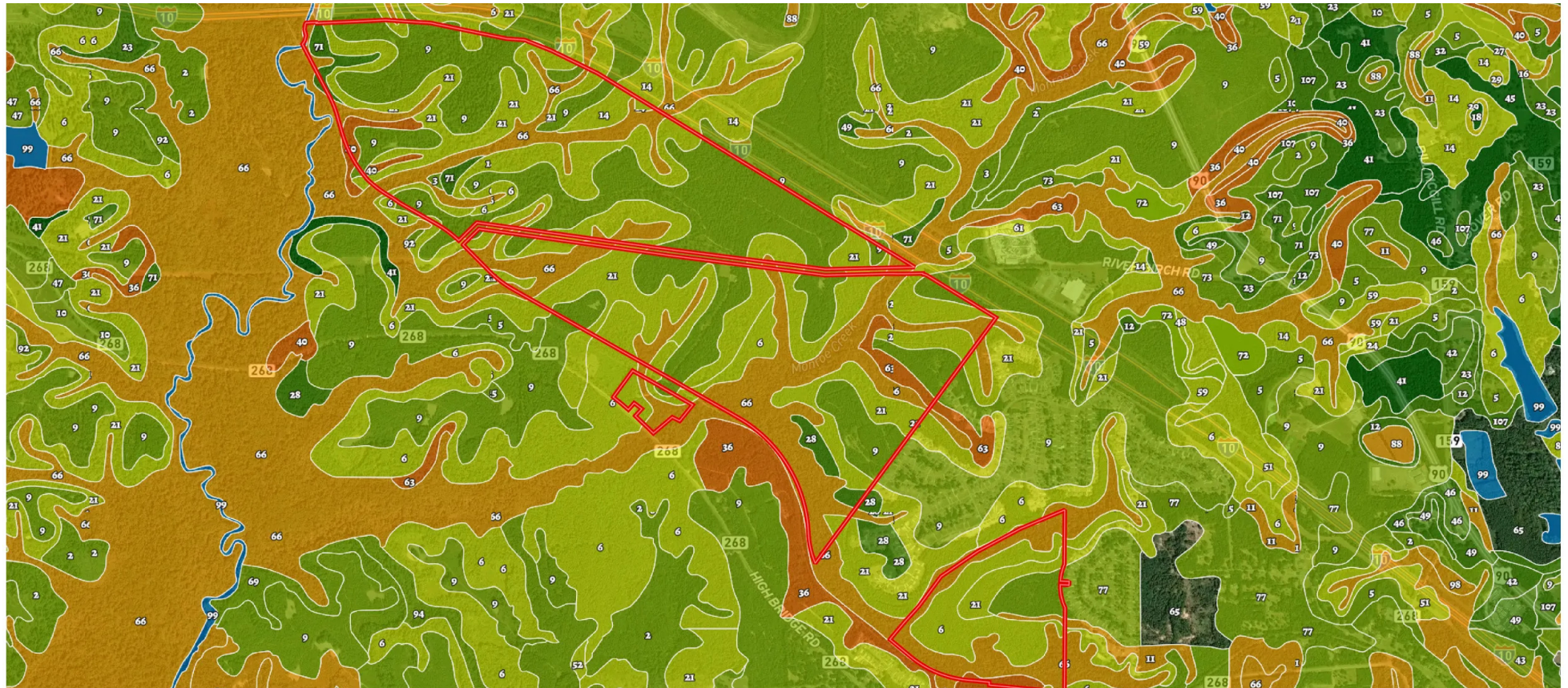
**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363



High Bridge Rd

# Soil Overlay Map

Midway, FL 32343


[Click photo to view interactive map](#)

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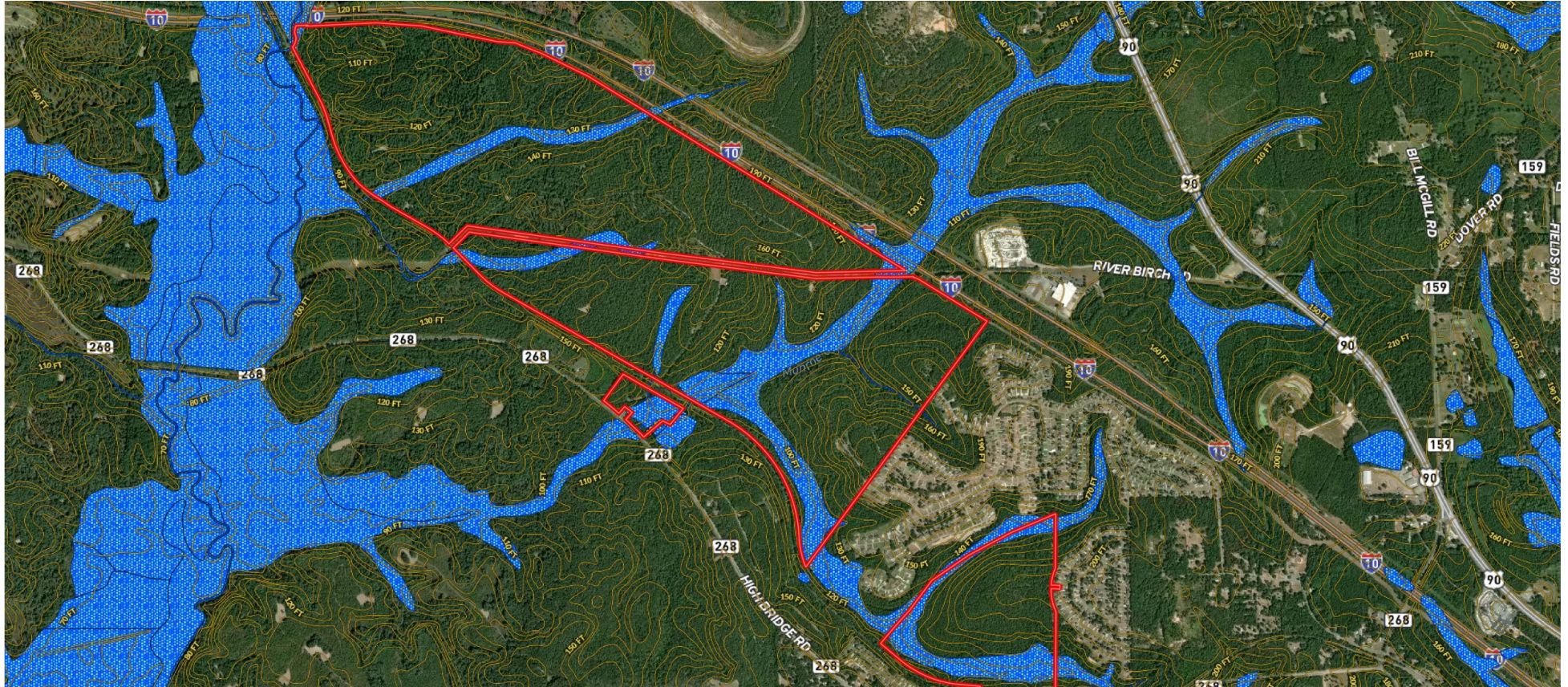
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High Bridge Rd

## Contour & Wetland Overlay Map

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High Bridge Rd

# Demographics Map & Report

Midway, FL 32343

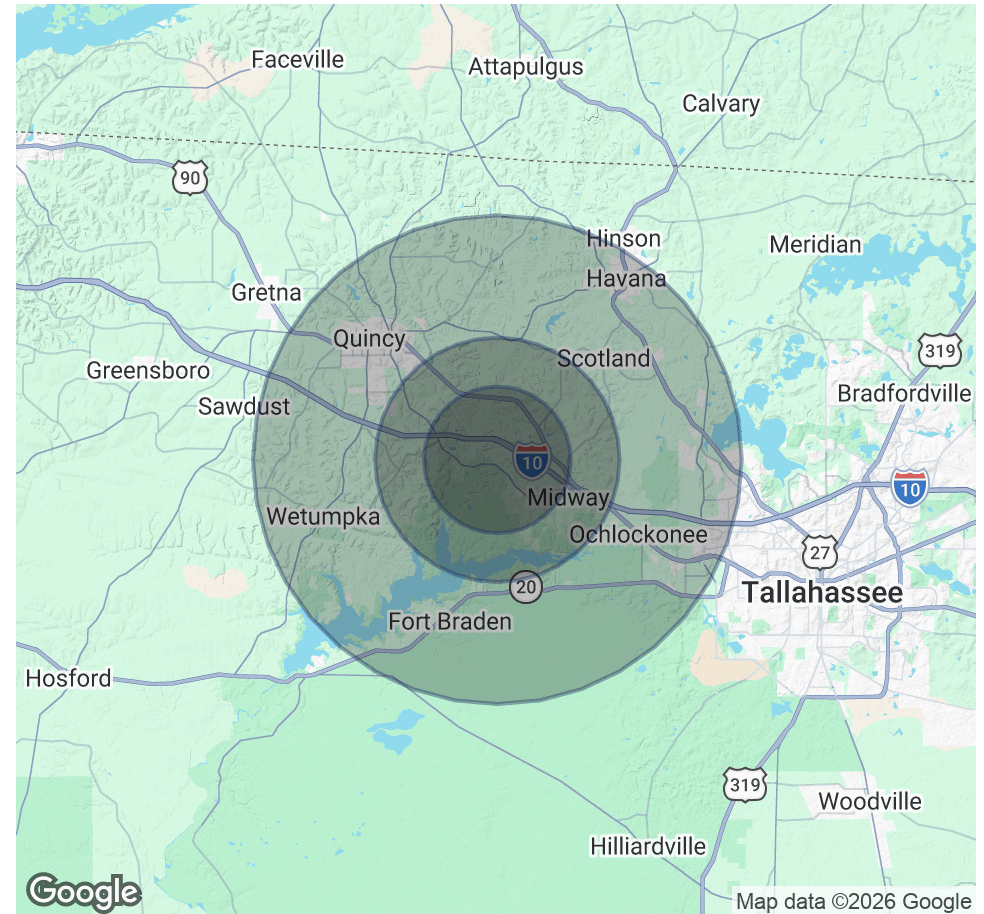
## POPULATION

|                      | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 3,887   | 6,764   | 53,288   |
| Average Age          | 36.2    | 40.1    | 38.2     |
| Average Age (Male)   | 37.9    | 38.5    | 37.6     |
| Average Age (Female) | 35.3    | 40.8    | 38.4     |

## HOUSEHOLDS & INCOME

|                     | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,206     | 2,324     | 20,504    |
| # of Persons per HH | 3.2       | 2.9       | 2.6       |
| Average HH Income   | \$69,117  | \$66,534  | \$73,257  |
| Average House Value | \$198,858 | \$192,711 | \$188,274 |

2023 American Community Survey (ACS)



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