

Multi-Family Projects in Tallahassee/Leon County (Updated May 1, 2018)

Recently Completed	City/ County	Student Oriented?	Address	Units	Beds	Completion Date
APALACHEE POINT	County	No	1405 SOUTHWOOD PLANTATION RD	200	300	Completed Fall 2017, 123 (1BR), 69 (2BR), 8 (3BR)
ARBOR CROSSING AT BUCK LAKE	County	No	MAHAN DRIVE & BUCK LAKE ROAD	208	444	Completed December 2017, 36 (1BR), 108 (2BR), 64 (3BR)
ARIVE 850	City	Yes	WEST PENSACOLA NEAR LIPONA RD.	35	140	Completed Fall 2017; 35 4-bedroom, townhouse style units (140 beds)
EIGHT O EIGHT	City	Yes	808 SAINT AUGUSTINE STREET	10	40	Completed Fall 2017; 3-story (4br/4bath) townhome type units
EVERGREEN AT SOUTHWOOD	City	No	2221 ORANGE AVE. EAST	288	504	Completed March 2018, 108 (1BR), 144 (2BR), 36 (3BR)
HIGHLANDS TALLAHASSEE	City	Yes	HIGH ROAD AND GREEN TREE LANE	17	78	Completed Fall 2017, 17 units and 78 beds, 7 (4BR), 10 (5BR)
THE DOMAIN AT TALLAHASSEE	City	Yes	700 WEST VIRGINIA STREET	125	434	Completed Fall 2017

Under Construction	City/ County	Student Oriented?	Address	Units	Beds	Est. Completion Date / Notes
ARBOR TRACE @ CANOPY	City	No	WELAUNEE BLVD. & CRESTLINE ROAD	212	470e	Fall 2018 projected completion, 300 beds/660 units in total when complete (after Phase 2)
COLLEGE TOWN MIXED USE PHASE III	City	Yes	805 WEST MADISON ST.	159	330	Fall 2018 projected completion; 159 units (330 beds)
GAINES ASSEMBLAGE	City	Yes	SE CORNER OF W. GAINES & STONE VALLEY WA	78	340	2019 projected completion; Permits Issued March 2018; 1 (2BR), 5 (3BR), 37 (4BR), 35 (5BR)
LULLWATER AT BLAIRSTONE	City	No	SOUTH BLAIRSTONE ROAD	244	426	Permits issued December 2017; 98 (1BR), 110 (2BR), 36 (3BR)
QUANTUM ON WEST CALL	City	Yes	446 CONRAD ST.	225	750	Fall 2018 projected completion; 3 (studio), 11(1BR), 32 (2BR), 44 (3BR) and 135 (4BR). 225 units/750 beds
PLAYERS CLUB	City	Yes	222 OCALA ROAD	168	592	Fall 2018 projected completion; 128 (4BR), 40 (2BR) proposed redev. from 84 units/336 beds
STADIUM ENCLAVE	City	Yes	STEARNS ST. AT MOSLEY ST.	196	648	Fall 2018 projected completion, 1BR, 2BR and 4BR units
THE STANDARD AT TALLAHASSEE	City	Yes	NW CORNER OF W. VIRIGINA ST. & N. MACOMB S	253	876	Fall 2019 projected; mix of 1,2,3,4,5 and 6BR units
THE NINE AT TALLAHASSEE	City	Yes	W. JEFFERSON ST. & S. WOODWARD AVE.	104	435	Proposed 2019; proposed 104 units, 435 beds, Redev. Jeffwood/Penwood, 48 1BR units
THE EDGE - STADIUM CENTRE	City	Yes	705 WEST MADISON ST.	112	414	Fall 2018 proposed completion; 112 units, 414 beds (17 (2BR), 4 (3BR), 87 (4BR), 4 (5BR))

Clearing Site	City/ County	Student Oriented?	Address	Units	Beds	Est. Completion Date / Notes
CHAPEL TERRACE REDEVELOPMENT	City	Yes	100 CHAPEL DRIVE	179	601	Site Plan Modification signed February 2017, Redev. Of Chapel Terrace (114 units/189 beds)

Approved Site Plan	City/ County	Student Oriented?	Address	Units	Beds	Notes
EPPE REDEVELOPMENT	City	Yes	EPPE DRIVE & JACKSON BLUFF	49	196	Site Plan Signed February 2017, 49 4br/4bath units, No recent activity
FREIGHT YARD TALLAHASSEE	City	Yes	RAILROAD AVE. & ST. FRANCIS ST.	28	28	Site Plan Signed October 2017
SOHO LIVING TALLAHASSEE	City	Yes	319 & 321 Ausley Road	42	150	Site Plan signed August 2016, proposed 42-units/150 bedrooms, 30 units are 3-story units, 12 units are 1-story "flats"

Under Review	City/ County	Student Oriented?	Address	Units	Beds	Notes
309 WEST TENNESSEE STREET	City	Yes	309 WEST TENNESSEE STREET	257	730	Site Plan received March 2018, May 2020 proposed completion
MOSLEY PLACE	City	Yes	SOUTH OF MOSLEY ALONG STEARNS	149	517	Revised Site Plan received April 2018

Proposed	City/ County	Student Oriented?	Address	Units	Beds	Notes
4FORTY	City	Unknown	440 NORTH MONROE STREET	194	228	Pre-Submittal received April 2018
ARIVE ON GAINES	City	Yes	745 WEST GAINES STREET	92	294	Pre-Submittal received February 2018
DOGWOOD APARTMENTS	City	Unknown	975 & 991 APPELYARD DRIVE	120	264	Pre-Submittal completed November 2017, 6 (1BR), 84 (2BR), 30 (3BR)
ENCLAVE AT BLAIRSTONE	City	Unknown	EAST OF BLAIRSTONE, NORTH OF APALACHEE PKWY	90	129	Pre-Submittal completed November 2017, 51 (1BR), 39 (2BR)
LIVE OAK APARTMENTS	City	Unknown	CAPITAL CIRCLE SE & OLD ST. AUGUSTINE ROAD	108	234	Pre-Submittal completed November 2017, 6 (1BR), 78 (2BR), 24 (3BR)
PARK PLACE TALLAHASSEE	City	Yes	706, 716, 730 W. GAINES ST.	173	518	Pre-Submittal completed December 2017, 51 (1BR), 24 (2BR), 19 (3BR), 33 (4BR), 46 (5BR)
TRINITAS STUDENT HOUSING PROJECT	City	Yes	SE CORNER OF W. TENN AND N MLK	249	705	Pre-Submittal completed November 2017

Prepared By:



Source Data:

City of Tallahassee Growth Management Department;
Leon County Department of Development Support and Environmental Management

Information has been gathered from the City of Tallahassee Growth Management Department, the Leon County Department of Development Support and Environmental Management, the Tallahassee-Leon County Planning Department, the Tallahassee-Leon County Office of Economic Vitality and field surveys. This report is intended to be an informative compilation of major on-going and proposed Multi-Family projects in the City of Tallahassee and Leon County. The accuracy of any and all information contained herein is not guaranteed. This report is for informational purposes only and any reliance on the information contained herein is at the user's own risk. Neither the City of Tallahassee nor Leon County assumes any responsibility for any use of the information contained herein; nor will the City of Tallahassee or Leon County be liable for any damages of any type or losses of any type resulting from the use of this information.