

PROPERTY SUMMARY



Property Description

8 Acres fronting 419.72' on Garcon Point Rd, 1,272.15' along I-10 west-bound on-ramp, 1,436.6' . Great visibility and access. Zoned HCD. Water available by Bagdad-Garcon Point Water & Sewer. Sewer available by City of Milton. 41,000 cars per day on I-10 and 6,000 on Garcon Point Rd. Some wetlands indicated in the center area of the property, but no official wetlands determination has been performed.

Property Highlights

- 8 acres
- Zoned: HCD (Highway Commercial Development)
- 41,000 cars per day on I-10
- 6,000 cars per day on Garcon Point Rd

Offering Summary

| | |
|-------------|-----------|
| Sale Price: | \$789,600 |
| Lot Size: | 8 Acres |

| Demographics | 1 Mile | 5 Miles | 10 Miles |
|---------------------|---------------|----------------|-----------------|
| Total Households | 105 | 7,833 | 28,858 |
| Total Population | 277 | 20,558 | 75,083 |
| Average HH Income | \$73,277 | \$50,953 | \$59,735 |

Bill Ogburn

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3813 Garcon Point Rd.
Milton, FL 32583

LOCATION MAP



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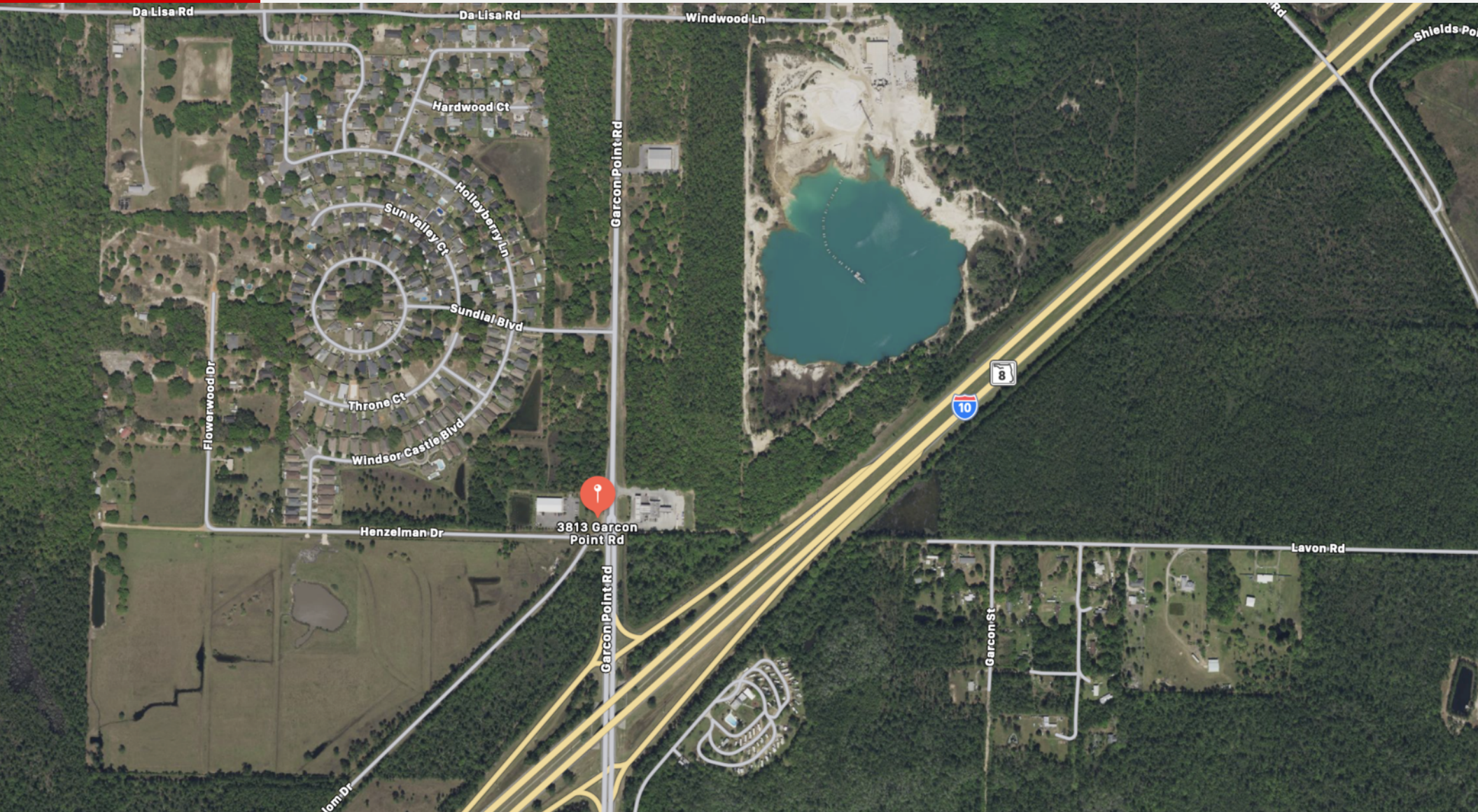
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ADDITIONAL PHOTOS



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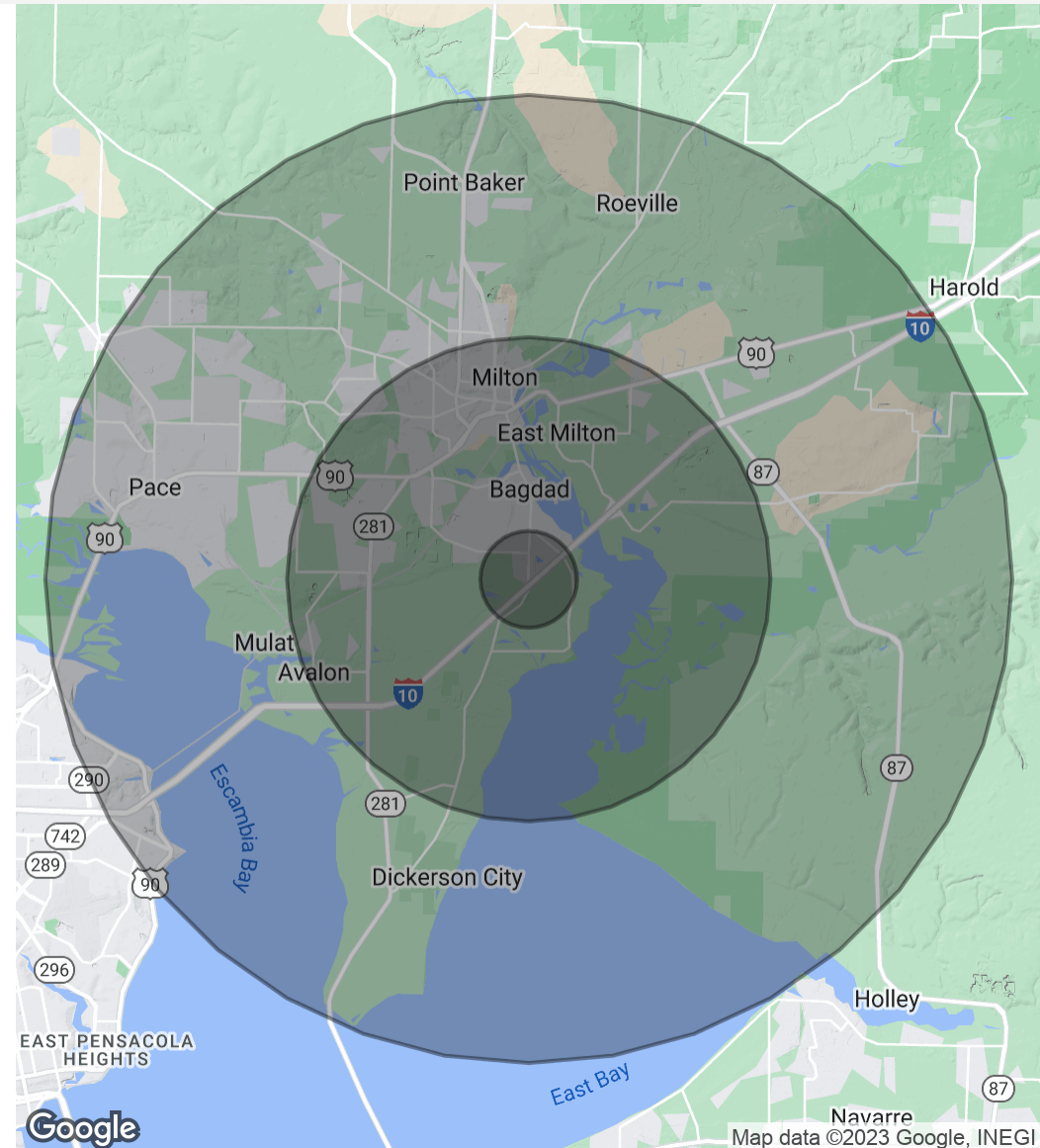
3813 Garcon Point Rd. Milton, FL 32583

DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 277 | 20,558 | 75,083 |
| Average Age | 42.2 | 38.2 | 38.9 |
| Average Age (Male) | 39.8 | 37.4 | 38.0 |
| Average Age (Female) | 44.6 | 39.7 | 40.2 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 105 | 7,833 | 28,858 |
| # Of Persons Per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$73,277 | \$50,953 | \$59,735 |
| Average House Value | \$241,462 | \$155,980 | \$184,898 |

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



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Managing Partner

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Professional Background

Bill Ogburn is a Real Estate Broker with over 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

AGENT HIGHLIGHTS:

- Broker-Owner of Ogburn Realty
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

Education

Florence State University (Florence, AL)

Georgia Tech (Atlanta, GA)

Columbia Military Academy (Columbia, TN)

Beau Box Commercial Real Estate

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