



EXCLUSIVE LAND INVESTMENT OPPORTUNITY

1.5-ACRE DEVELOPER OPPORTUNITY

HWY 87, MILTON, FL 32583

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**BERKSHIRE HATHAWAY
COMMERCIAL**
PenFed Realty

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PROPERTY OFFERING



OFFERING SUMMARY

Sale Price:	\$899,000
Available SF:	10 Acres
Lot Size: APN:	15-1N-27-0000-00104-0000
Price / Acre:	\$89,900
Zoning:	Will be subject to change

PROPERTY OVERVIEW

Incredible developer opportunity to purchase up to +/- 10 Acres off of Highway 87 in Milton, Florida. The proposed +/-1.5-acre corner piece is available for purchase of \$899,000 or seller would consider a build to suit or ground lease. Call broker to inquire for additional information and regarding pricing on the remaining +/-8.5 Acres. The property is adjacent to the Santa Rosa NOLF military airport, which is an airfield that supports the helicopter training operations for the US Navy at Naval Air Station Whiting Field. The site is proposed to be rezoned (subject to county approval) and would be the ideal location for a C-store or retail user with it's close proximity to the NAS Whiting Field military base and downtown Milton.

LOCATION OVERVIEW

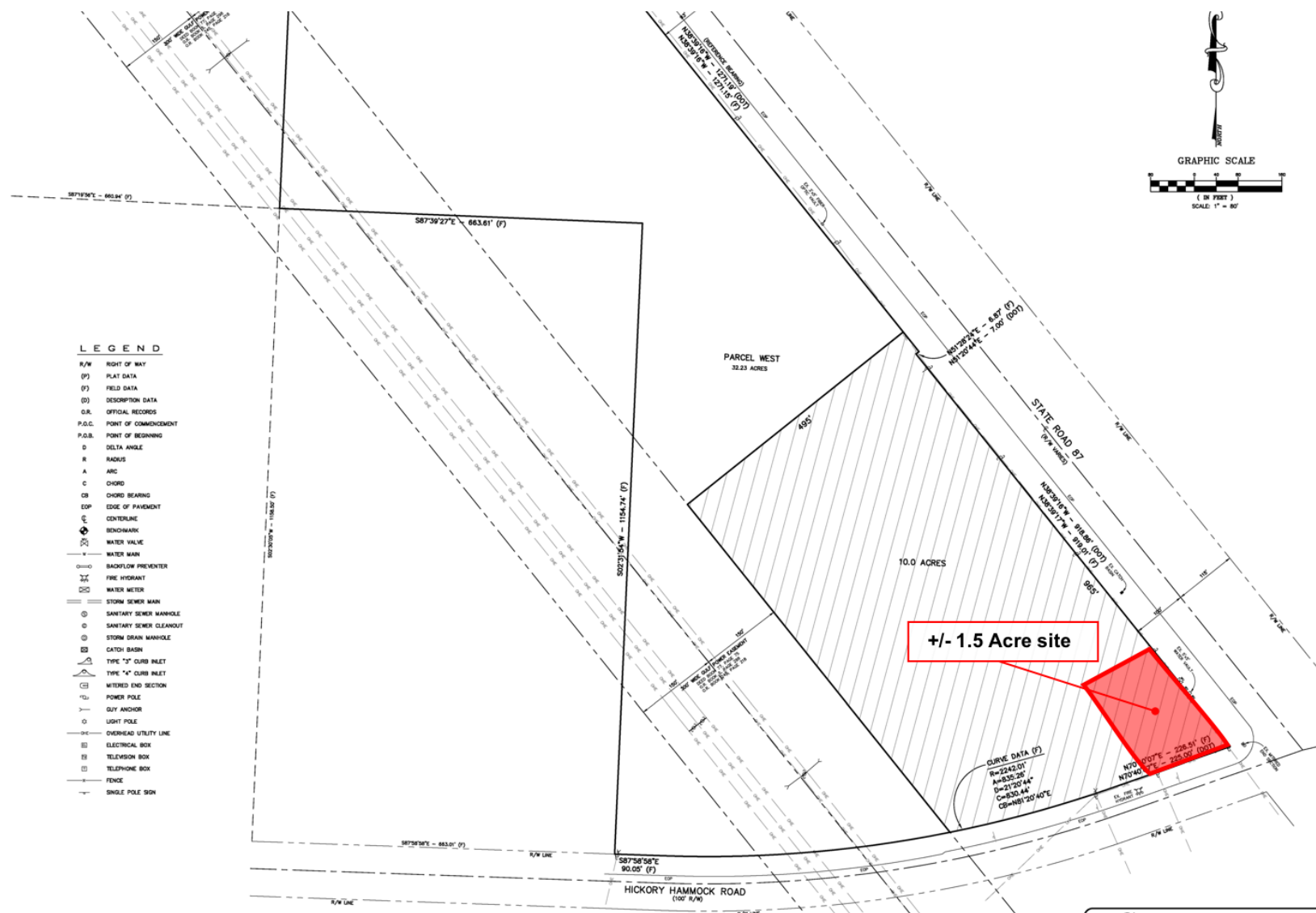
Milton is located North of Pensacola in the Florida Panhandle. It's an upcoming area of Santa Rosa County. The properties are in proximity of the Pensacola International Airport and Northwest Florida Regional Airport. Also, it has close access to the I-10 and is roughly 25 minutes to Pensacola.

PROPERTY HIGHLIGHTS

- Great Highway visibility
- Convenient access to I-10

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SITE MAP



BOUNDARY SURVEY

I hereby certify that this survey was made under my responsible charge and meets the standards of practice and standards of the Professional Surveyor's Code of Ethics and Mapmakers in chapters S.J-17.050, S.J-17.051 and S.J-17.052, pursuant to Section 472.027, Florida Statutes.

Not valid unless bearing Surveyor's

BRIAN E. PASCOE, Professional Surveyor & Mapper

Job No.: 20-170
Date: 22 DEC 20
Fld. Vol.: N/A
Scale: 1" = 80'
Disk No.: 20170-SU

DATE	TIME	LOCATION	ACTIVITY	REMARKS
2012/01/01	08:00	...	...	...
2012/01/02	08:00	...	...	...
2012/01/03	08:00	...	...	...
2012/01/04	08:00	...	...	...
2012/01/05	08:00	...	...	...
2012/01/06	08:00	...	...	...
2012/01/07	08:00	...	...	...
2012/01/08	08:00	...	...	...
2012/01/09	08:00	...	...	...
2012/01/10	08:00	...	...	...
2012/01/11	08:00	...	...	...
2012/01/12	08:00	...	...	...
2012/01/13	08:00	...	...	...
2012/01/14	08:00	...	...	...
2012/01/15	08:00	...	...	...
2012/01/16	08:00	...	...	...
2012/01/17	08:00	...	...	...
2012/01/18	08:00	...	...	...
2012/01/19	08:00	...	...	...
2012/01/20	08:00	...	...	...
2012/01/21	08:00	...	...	...
2012/01/22	08:00	...	...	...
2012/01/23	08:00	...	...	...
2012/01/24	08:00	...	...	...
2012/01/25	08:00	...	...	...
2012/01/26	08:00	...	...	...
2012/01/27	08:00
2012/01/28	08:00
2012/01/29	08:00
2012/01/30	08:00
2012/01/31	08:00

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,635	15,932	30,789
Average age	39.0	39.2	39.0
Average age (Male)	37.9	37.8	37.7
Average age (Female)	41.5	41.6	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,402	6,230	11,964
# of persons per HH	2.6	2.6	2.6
Average HH income	\$38,594	\$48,643	\$53,206
Average house value	\$101,719	\$110,013	\$131,119

** Demographic data derived from 2020 ACS - US Census*

