



Publix

LOWE'S

Walmart  
Save money. Live better.

# Tiger Lake 2.5+ Acres

LAND FOR SALE



Heart

4000 Block Gulf Breeze Pkwy Gulf Breeze, FL 32563

Phil Sherrill | 850.972.0360 | psherrill@beaubox.com



# Tiger Lake 2.5+ Acres

## 4000 Block Gulf Breeze Pkwy Gulf Breeze, FL 32563

### PROPERTY SUMMARY



### Property Description

Land is Ready for Development.  
Hard corner parcels with Excellent Visibility. Regular shaped with large Highway frontage.  
Vacant 2.51 Acres of highway commercial positioned between Tiger Point Retail center, Publix, Lowes retailers and Sacred Heart Tiger Point Heath Center. Numerous restaurant brands in close proximity. Seller will Build To Suit, or Sell 1 to 2.5 Acres.  
Survey and Engineering Reports, soil boring report, available upon Request.

### Property Highlights

- 43,000 cars per day
- +/- 400' highway frontage
- 270' +/- depth
- Zoned HCD Highway Commercial Development
- Level acreage

### Phil Sherrill

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### Offering Summary

|             |             |
|-------------|-------------|
| Sale Price: | \$1,562,000 |
| Lot Size:   | 2.51 Acres  |

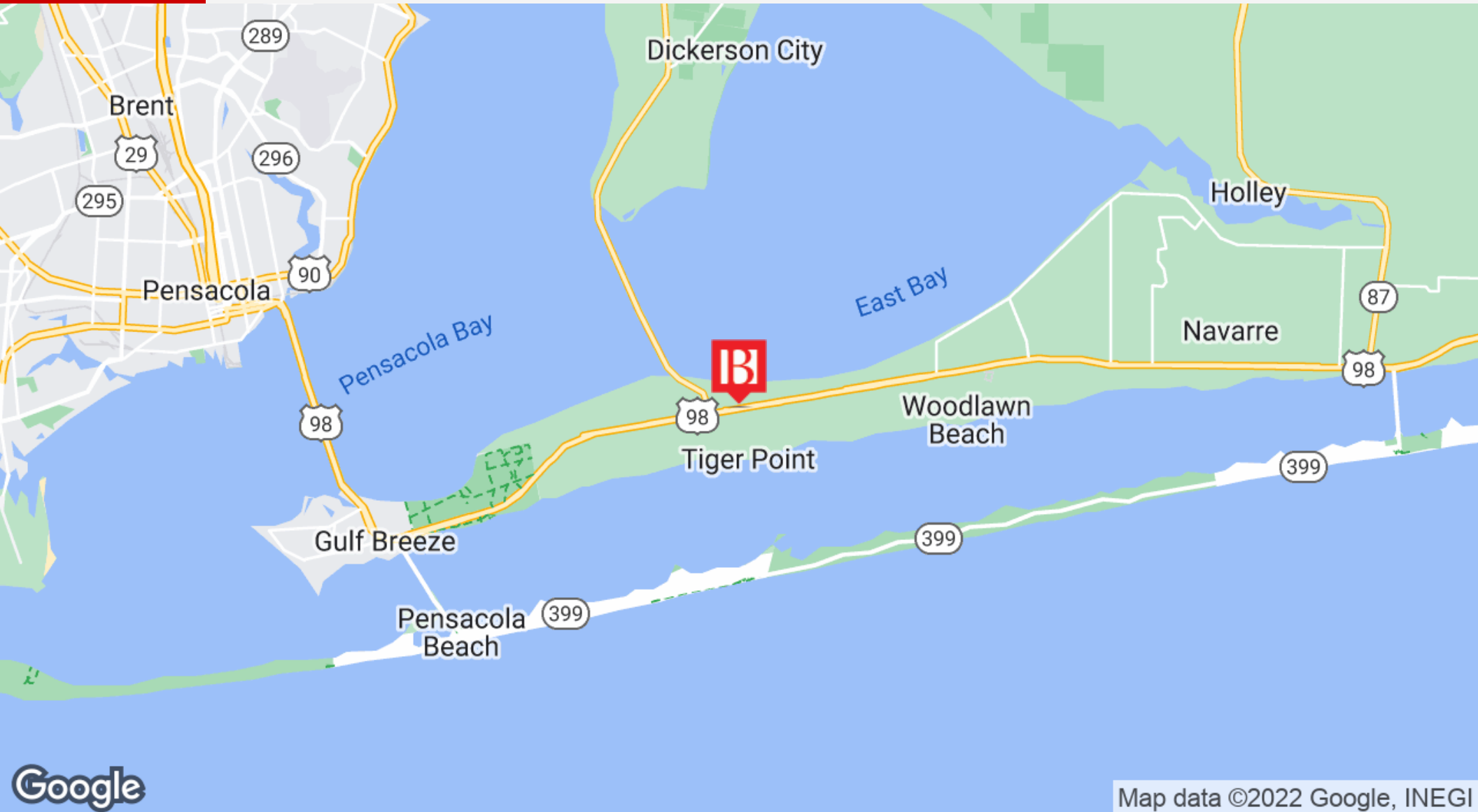
| Demographics      | 1 Mile   | 5 Miles  | 10 Miles |
|-------------------|----------|----------|----------|
| Total Households  | 799      | 9,731    | 28,723   |
| Total Population  | 2,106    | 25,130   | 71,216   |
| Average HH Income | \$82,038 | \$79,751 | \$81,575 |



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LOCATION MAP



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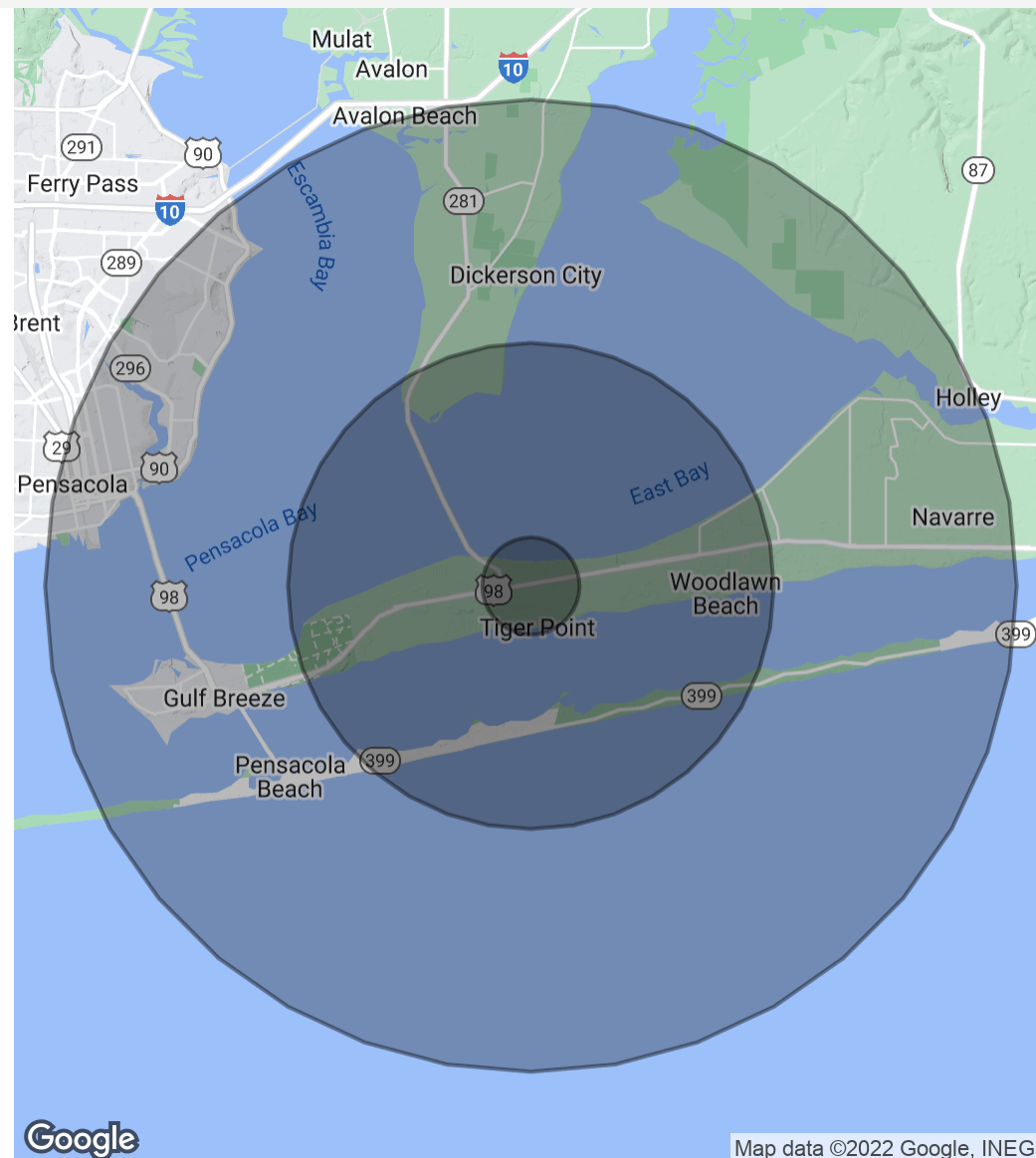
### DEMOGRAPHICS MAP & REPORT

| Population           | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population     | 2,106  | 25,130  | 71,216   |
| Average Age          | 39.6   | 40.8    | 41.5     |
| Average Age (Male)   | 42.4   | 39.8    | 40.6     |
| Average Age (Female) | 38.4   | 41.0    | 42.1     |

| Households & Income | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 799       | 9,731     | 28,723    |
| # Of Persons Per HH | 2.6       | 2.6       | 2.5       |
| Average HH Income   | \$82,038  | \$79,751  | \$81,575  |
| Average House Value | \$284,177 | \$301,180 | \$299,050 |

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



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ADVISOR BIO 1



### Phil Sherrill

Agent

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Direct: 850.972.0360 | Cell: 850.225.0083

### Professional Background

Phil Sherrill, commercial sales, leasing, and marketing specialist with Beau Box Commercial Real Estate, serves the Northwest Florida region, with emphasis on Pensacola and surrounding markets. For more than 35 years, Phil has steadfastly produced within the Florida Gulf Coast expanse with wide-ranging experience in commercial real estate brokerage and management. He has developed a broad regional presence in the Northwest Florida market working with numerous developers, investors, and landlords. Drawing upon resourceful solutions, Phil effectively represents client interests of various constraints, expectations, and timelines with effective outcomes.

Managing all facets of the commercial transaction from research to closing, Phil Sherrill is deeply versed in all aspects of the real estate transaction process, from initial site selection, due diligence and project analysis, to client and consultant relations, to deal structuring and consummation. The depth of his relationships throughout Northwest Florida is unmatched, a result of his personal commitment and unyielding loyalty to every client, whether large or small. With an effective approach to brokerage service assignments, Phil is adept at cultivating intersecting interests with a variety of developers, end users, and brokerage opportunities.

While residing along the Gulf of Mexico in South Walton County, Phil traverses the Florida Gulf Coast region and waterways for work and pleasure, enjoying the allure of an active, renown region of Florida.

#### Beau Box Commercial Real Estate

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