

LAND OFFERING FOR SALE

1.5 Acres | Avalon Blvd Milton, FL

3000 Blk Avalon Blvd Milton, FL 32583



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

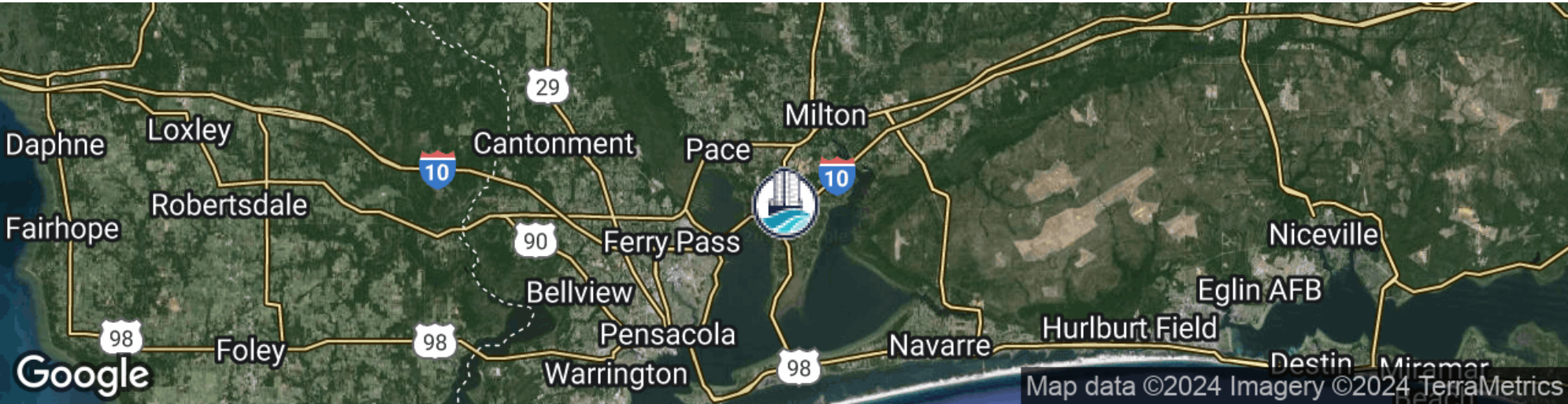
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Offering Summary

Sale Price:	\$339,000
Lot Size:	1.53 Acres
Price / Acre:	\$221,569
Zoning:	HCD Highway Commercial Development
Market:	Milton
Submarket:	Pace
Traffic Count:	29,000

Property Overview

This is a prime piece of real estate located on a large, flat lot with two curb cuts on Avalon Blvd and access from North 32nd St behind the property. It is conveniently located near major highways, shopping, dining, and entertainment options, making it a great choice for those who want easy access to all the best amenities.

Property Highlights

- Strong return on investment
- Growing area for development
- Easily accessible
- High visibility

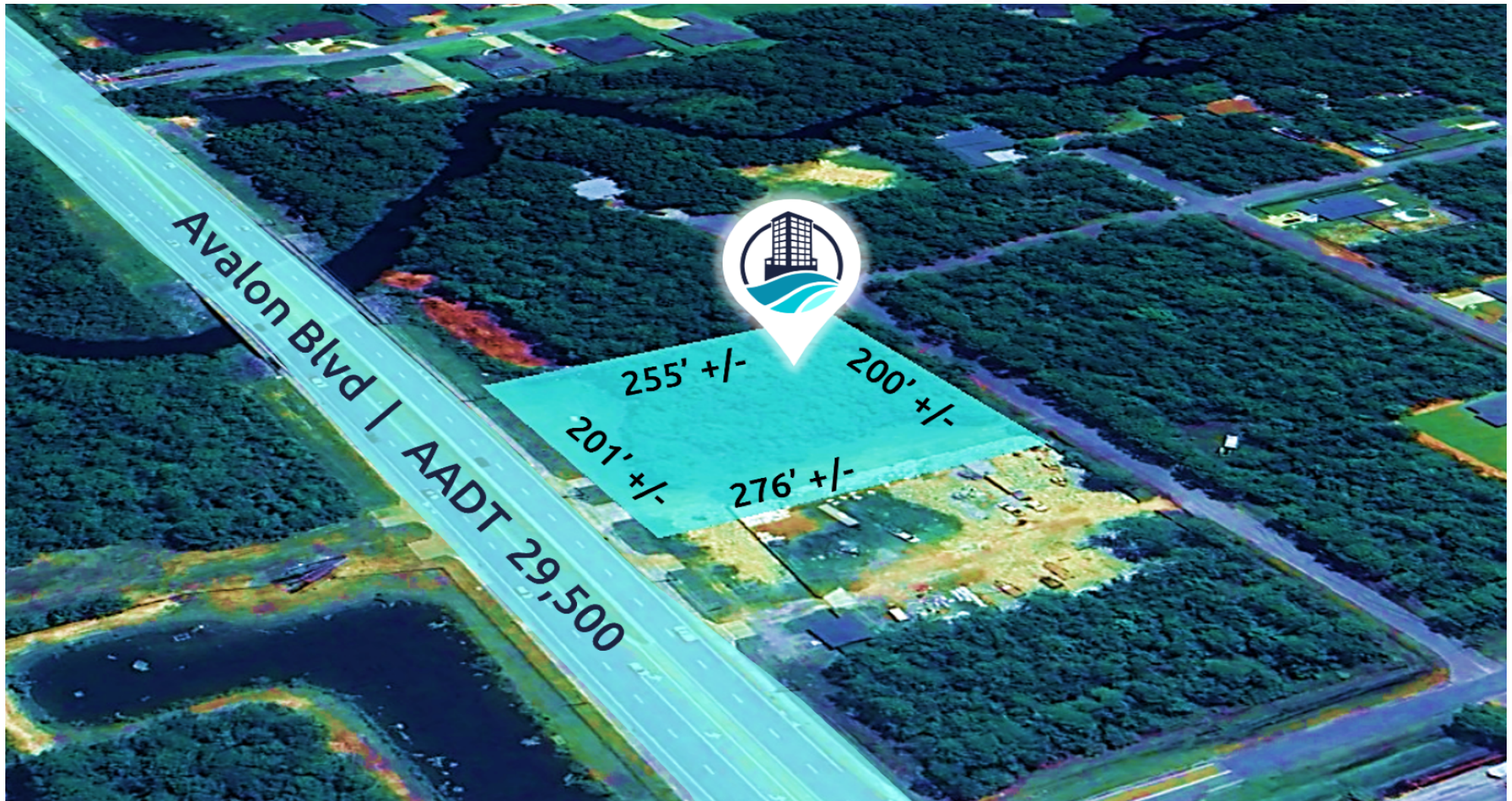
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SANTA ROSA COUNTY, FLORIDA



8th

FASTEST GROWING
POPULATION IN FLORIDA



1.9%

PER YEAR POPULATION
GROWTH THROUGH 2025



4th

HIGHEST MEDIAN HOUSEHOLD
INCOME IN FLORIDA



1,500

NEW SINGLE-FAMILY HOMES WILL BE
NEEDED ANNUALLY TO MEET
PROJECTED POPULATION GROWTH

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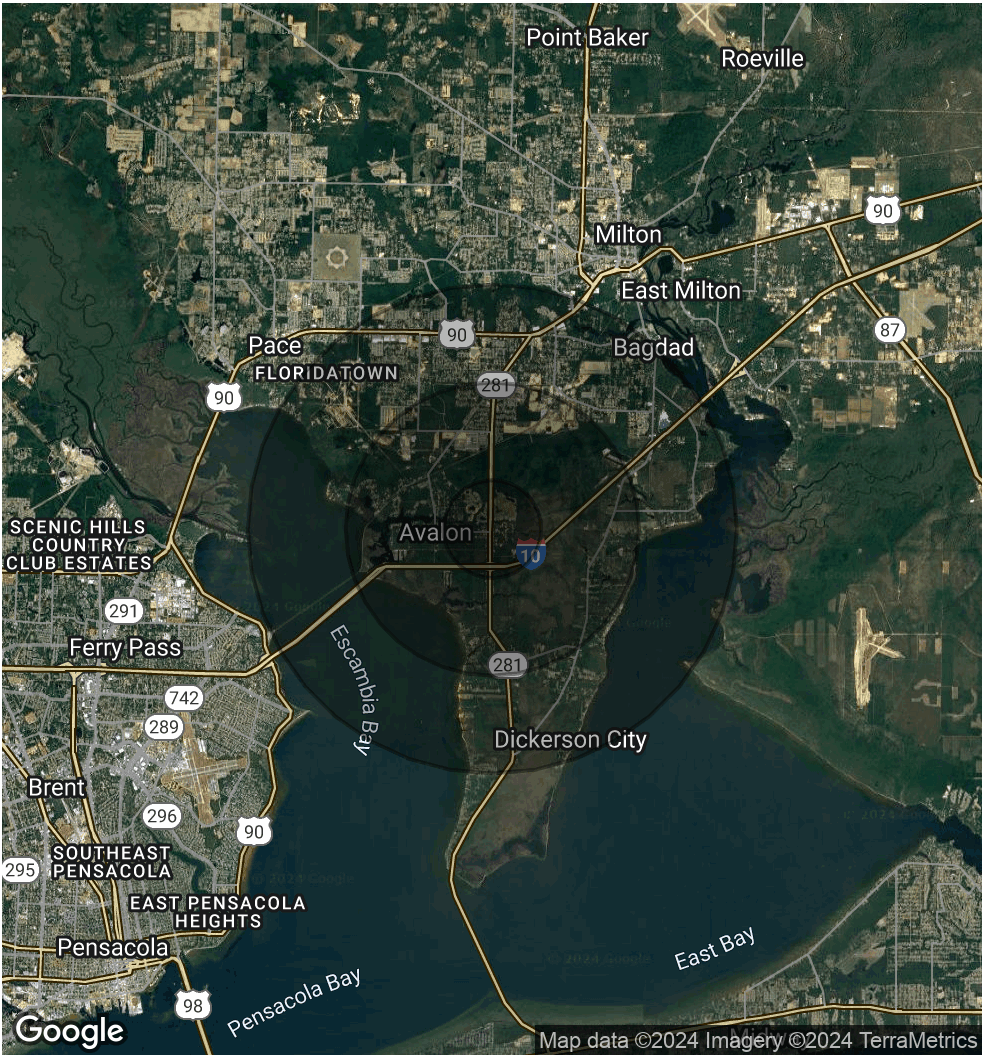
Population	1 Mile	3 Miles	5 Miles
Total Population	904	6,910	24,482
Average Age	38.5	39.1	37.4
Average Age (Male)	30.8	36.8	36.3
Average Age (Female)	41.5	39.4	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	394	2,963	10,138
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$95,549	\$91,214	\$76,751
Average House Value	\$367,521	\$267,140	\$190,925

Traffic Counts

Avalon Blvd	29,000/day
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* Demographic data derived from 2020 ACS - US Census



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Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.