

SALE

Development Opportunity

BERRYHILL ROAD

Milton, FL 32571

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

ANNA GRIFFIN

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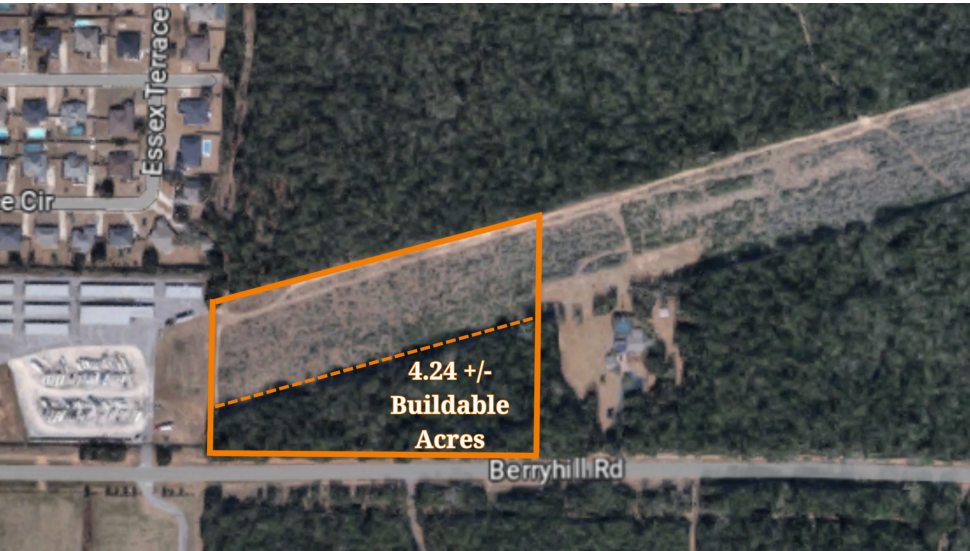
**+/- 10.47
Acres**

Berryhill Rd

AADT: 11,000



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$575,000
LOT SIZE:	10.47 Acres
BUILDABLE ACRES:	4.24 +/- Acres
PRICE / ACRE:	\$54,919
ZONING:	R1
MARKET:	Pace
SUBMARKET:	Berryhill Rd

PROPERTY OVERVIEW

Discover a great opportunity with this expansive 10.47 +/- acre parcel able to build on 4.24 +/- Acres of this parcel, perfectly situated within the rapidly expanding Pace area. Positioned just 2.5 miles from the central hub of Five Points in Pace, FL, this property boasts prime development potential. Whether envisioning a contemporary residential enclave or an industrial complex, the strategic value of this location shines through.

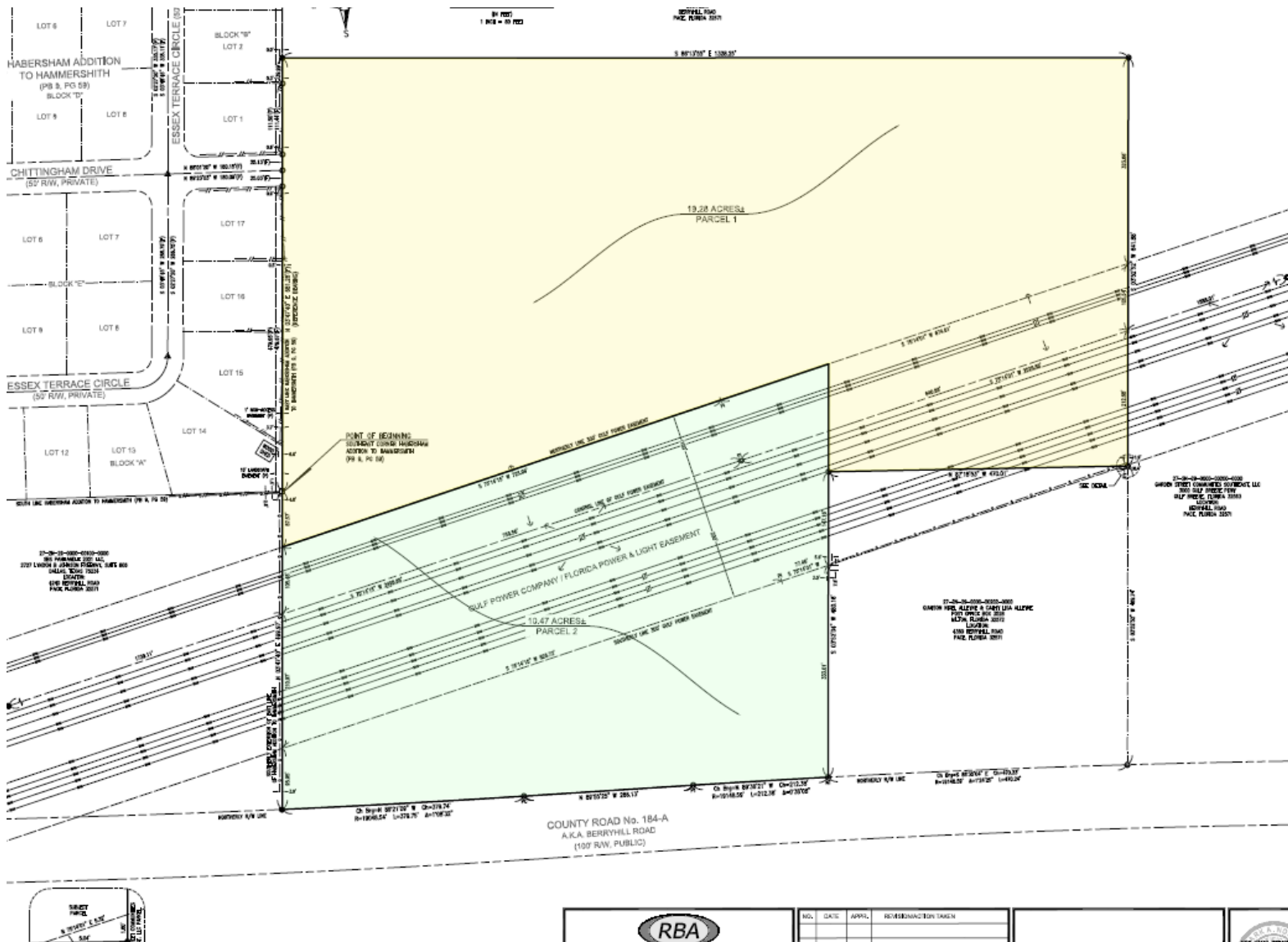
PROPERTY HIGHLIGHTS

- +/- 10.47 Acres (4.24 +/- Buildable Acres)
- Cars Passing Daily: 11,000
- Rapidly growing area

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4.24 +/- BUILDABLE ACRES

[illegible]

GENERAL NOTES:

- [illegible]

LEGEND:

- [illegible]

SUPPLIER'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 49-00.00, 50-17.001 AND 50-17.003 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 479.007 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: MARK A. NOBLE
FLORIDA BENTON & BOWLES, INC. 8211

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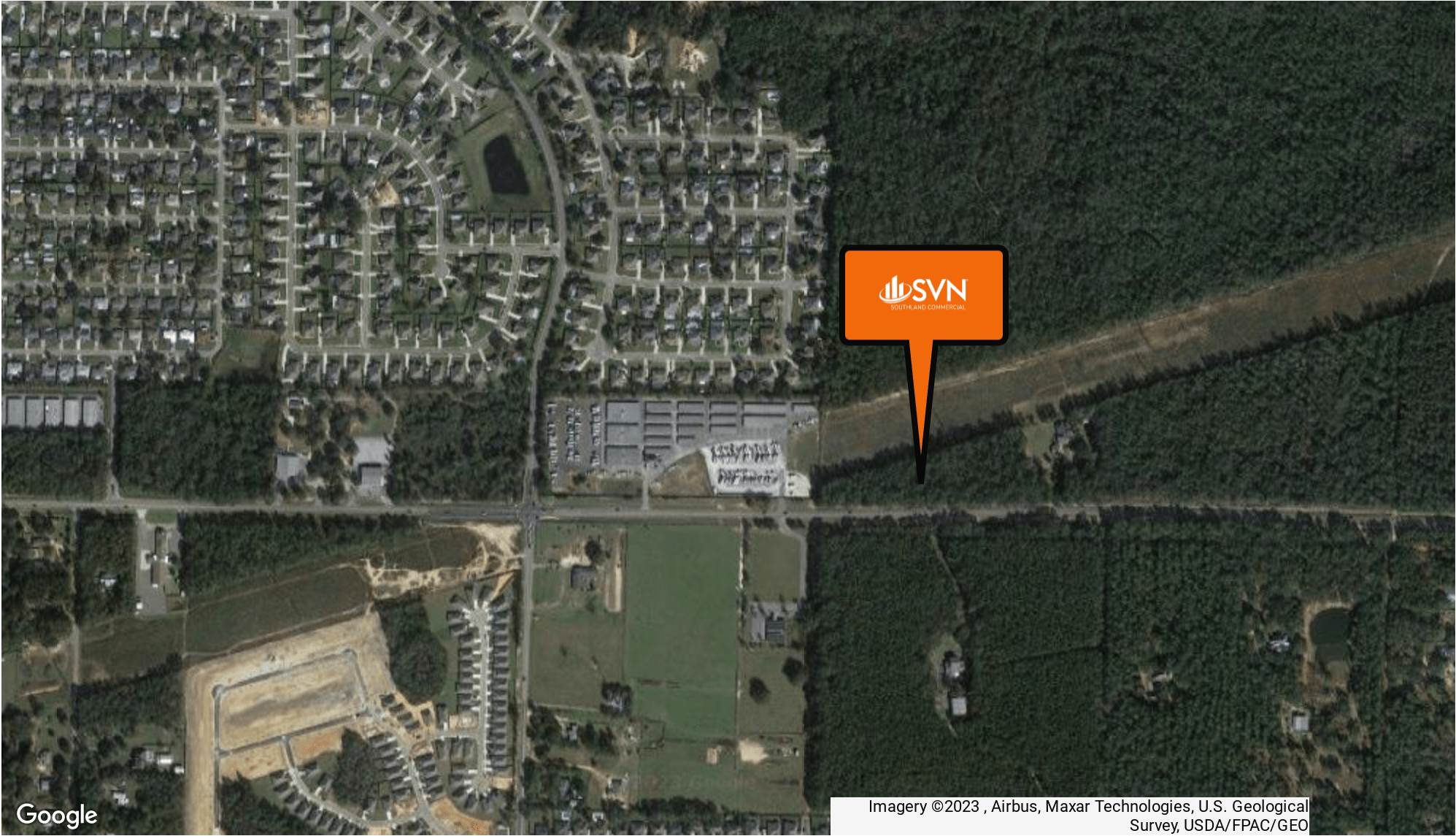
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4300 BLOCK BERRYHILL RD | Berryhill Road Milton, FL 32571

SVN | SOUTHLAND COMMERCIAL 3

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

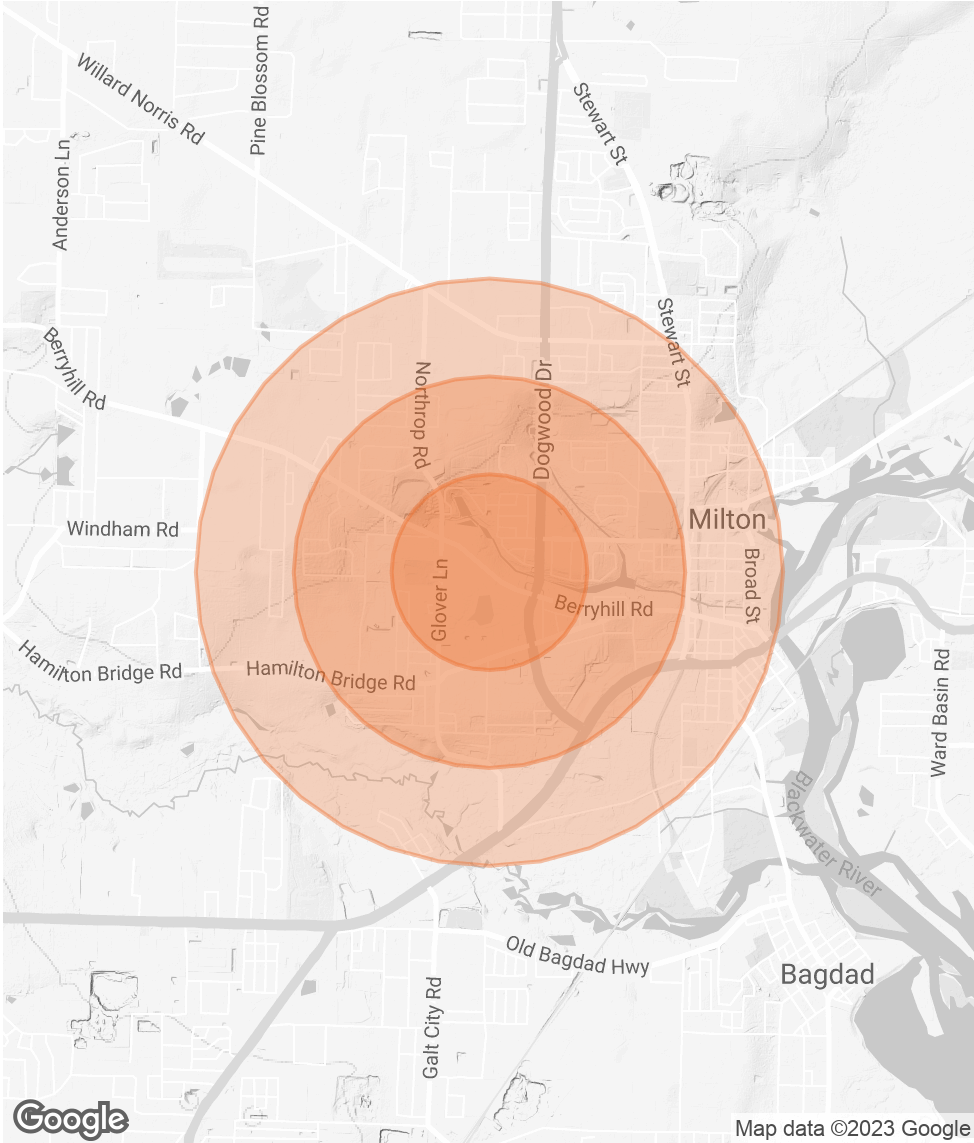
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,417	4,771	9,452
AVERAGE AGE	37.2	38.6	39.4
AVERAGE AGE (MALE)	35.0	37.4	38.9
AVERAGE AGE (FEMALE)	42.5	41.7	41.2

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	593	2,052	4,168
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$54,632	\$55,597	\$56,949
AVERAGE HOUSE VALUE	\$132,299	\$135,127	\$138,785

* Demographic data derived from 2020 ACS - US Census



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MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

Senior Advisor, Principal

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

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ADVISOR BIO 2



ANNA GRIFFIN

Assistant Advisor

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PROFESSIONAL BACKGROUND

Anna Griffin joined SVN Southland Commercial in 2023 as an Associate Advisor. Earning her Bachelor’s degree in Communication and Digital Media Studies at Florida State University, Anna’s passion lies in revitalizing the community and driving economic development. As a Pensacola native, she is committed to building robust relationships that contribute to a stronger community, making her a valuable addition to the SVN family. Combining her local insights with knowledge of the commercial real estate industry, Anna strives to create a positive impact on her clients and the community.

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