

EXCLUSIVE LAND INVESTMENT OPPORTUNITY

POND CREEK ESTATES

50.8 ACRE DEVELOPMENT OPPORTUNITY - PACE, FL

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POND CREEK 50.8 ACRES

5658 HWY 90, PACE, FL 32571

EXECUTIVE SUMMARY



PROPERTY SUMMARY

| | |
|-------------------------|---------------------------------|
| Sale Price: | \$1,985,000 |
| Lot Size: | 50.8 Acres |
| APN #: | 07-1N-28-0000-01525-0000 |
| Zoning: | R-1 (Single Family Residential) |
| Future Land Use: | PUD |
| Nearest MSA: | Pensacola |
| Traffic Count: | Hwy 90 (33,500 VPD) |

PROPERTY OVERVIEW

Highly motivated seller, bring all offers. Rare residential development opportunity located in the heart of Pace, one of the state's most rapidly growing communities. The 50.8 acre site is located on the north side of Highway 90, which is the main commuter artery through Pace and Milton, FL. The site has two access points on the east and west sides of the property, Lori Lane and Craig Street. The property is zoned R-1 Residential which permits 4 lots/acre. The owner has two conceptual plans which include a 200 lot plan and alternate plan which could enlarge the lots and create 136 lots. This is an excellent development site in Pace with the unique aspect of having the beautiful Pond Creek and natural features located on the north end of the property. The Pond Creek waterway and surrounding forest will serve as the perfect natural amenity and common area for a potential residential development and homeowners. The population growth in Pace has skyrocketed in the last decade and continues to be a strong housing market with the close proximity to military bases and desirable features Pace has to offer.

LOCATION OVERVIEW

The Pace community is conveniently located midway between the Pensacola and Milton areas which are home to two of the busiest Naval Air bases in the country, NAS Pensacola and NAS Whiting Field. The Pace community has a large military presence and a large population of the personnel resides in this immediate area. The site is in close proximity to several national retailers, restaurants, top-rated schools and colleges, health systems, parks, beautiful beaches, shopping, and entertainment. Within the recent years, the area has become highly sought after for new developments and to reside or retire.

PROPERTY HIGHLIGHTS

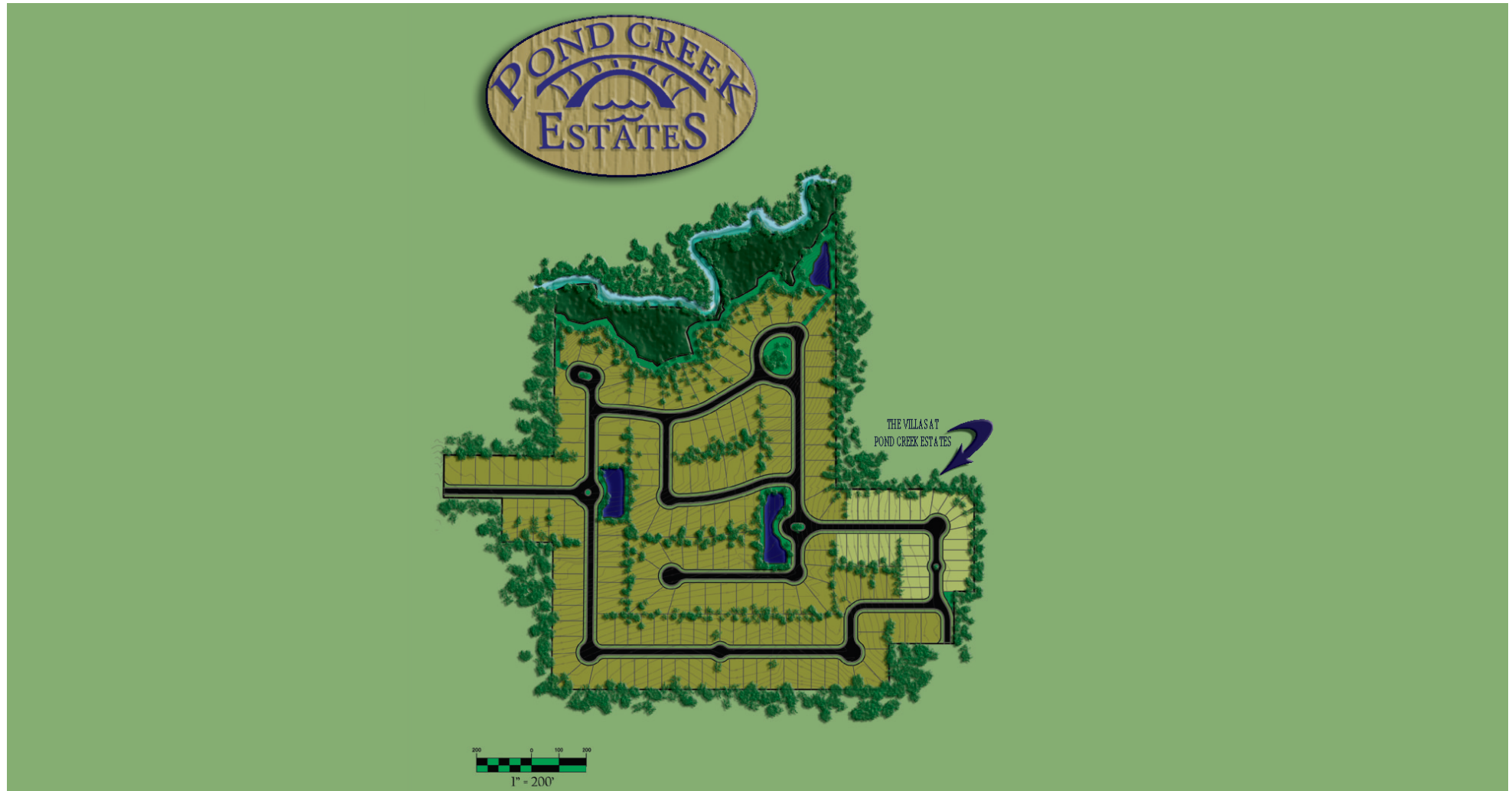
- Excellent residential development site
- Ideal location in the desirable Pace market
- Close to shopping, military bases, schools, and restaurants
- Located off the main arterial between Pace and Milton, Hwy 90, which experiences over 33,500 vehicles per day
- Sewer and water available at the site
- Santa Rosa County School District ranked 2nd in the state of Florida
- Colleges nearby include University of West Florida, Northwest Florida State College, Pensacola State College, Locklin Technical Center, West Florida Technical School and George Stone Technical Center
- Schools include Bennett C. Russell Elementary, Pea Ridge Elementary, Hobbs Middle School, Avalon Middle School, Pace High School, and Milton High School

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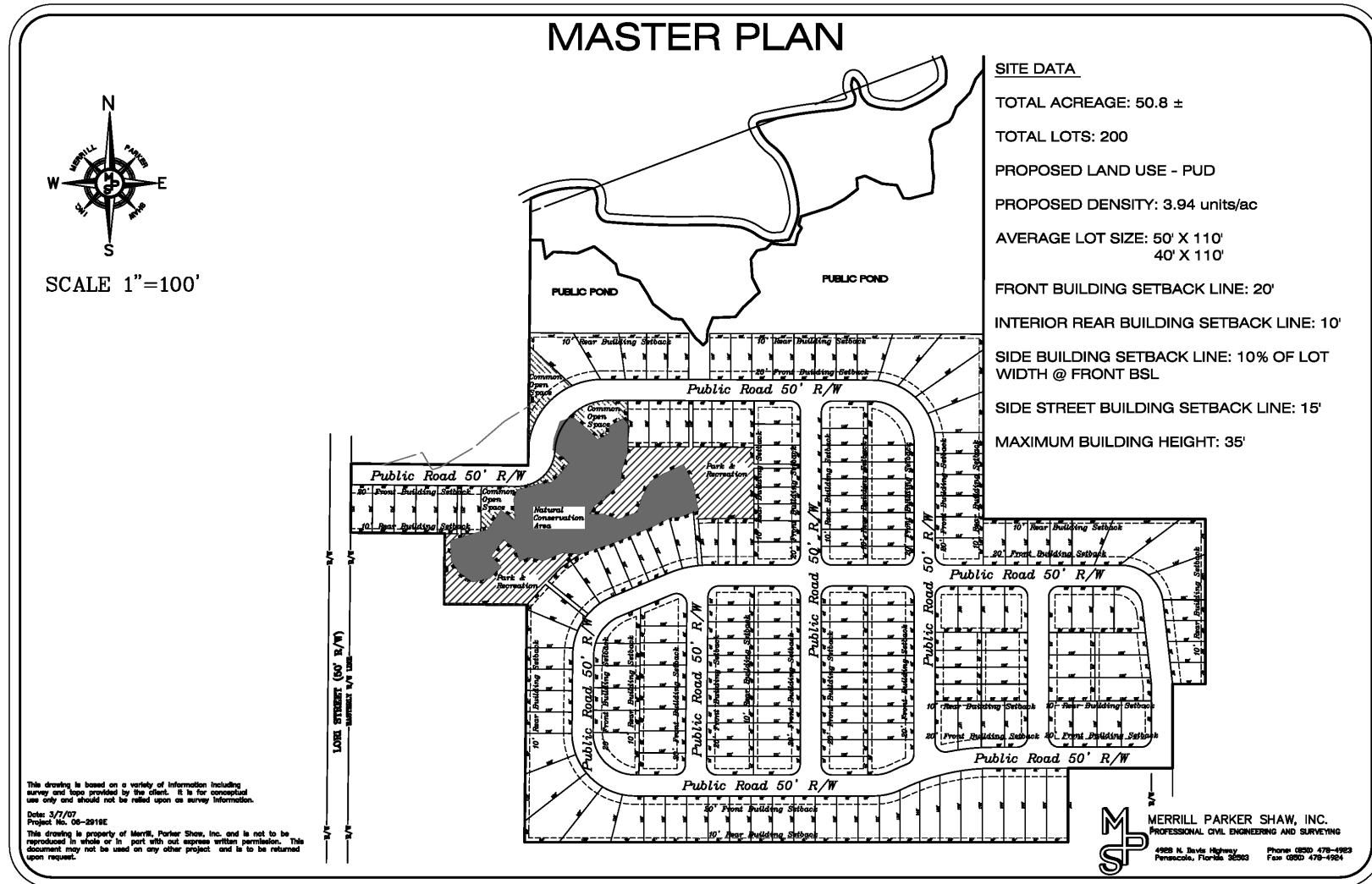
CONCEPTUAL PLAN



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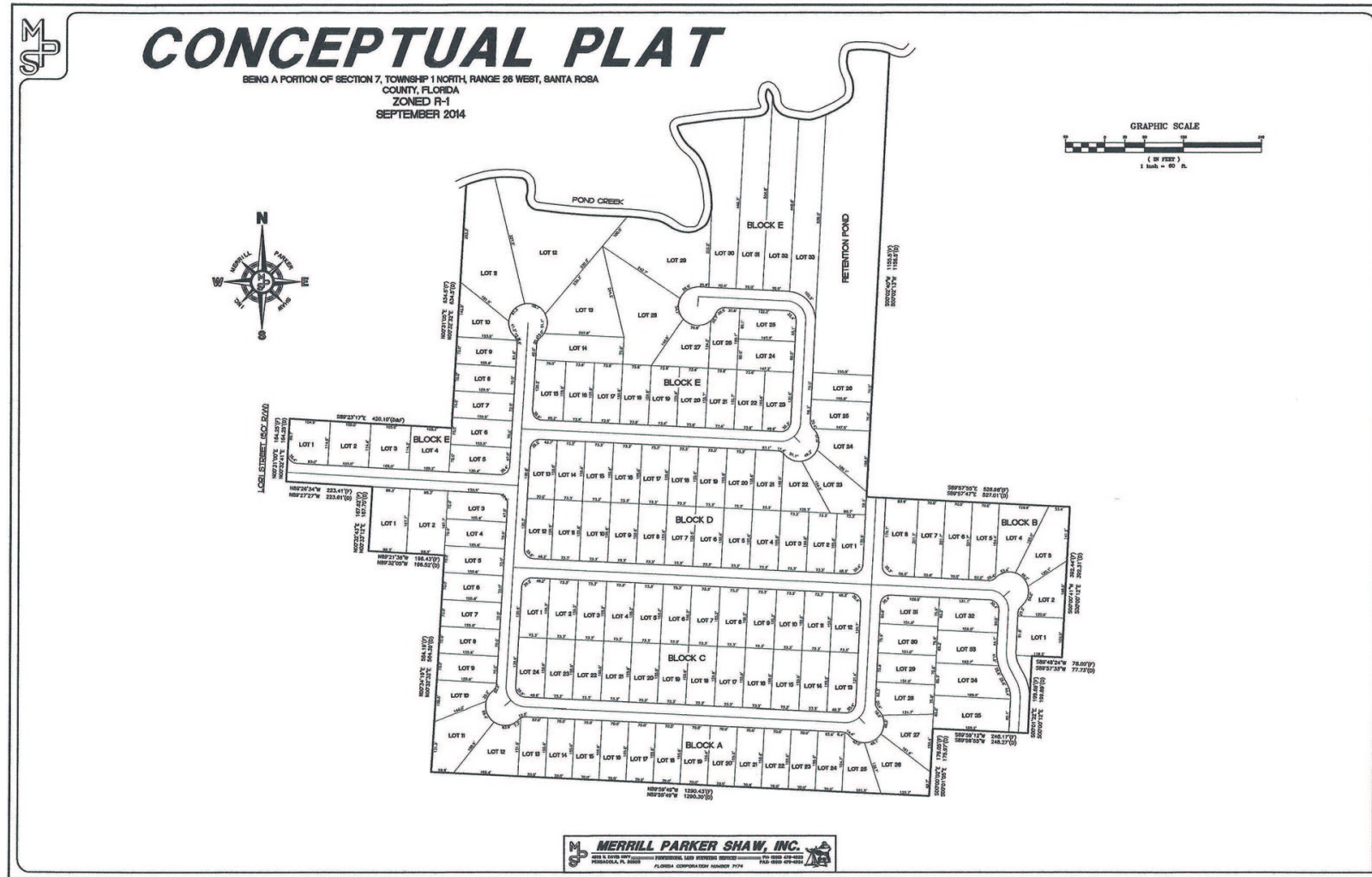
200 LOT CONCEPTUAL PLAN



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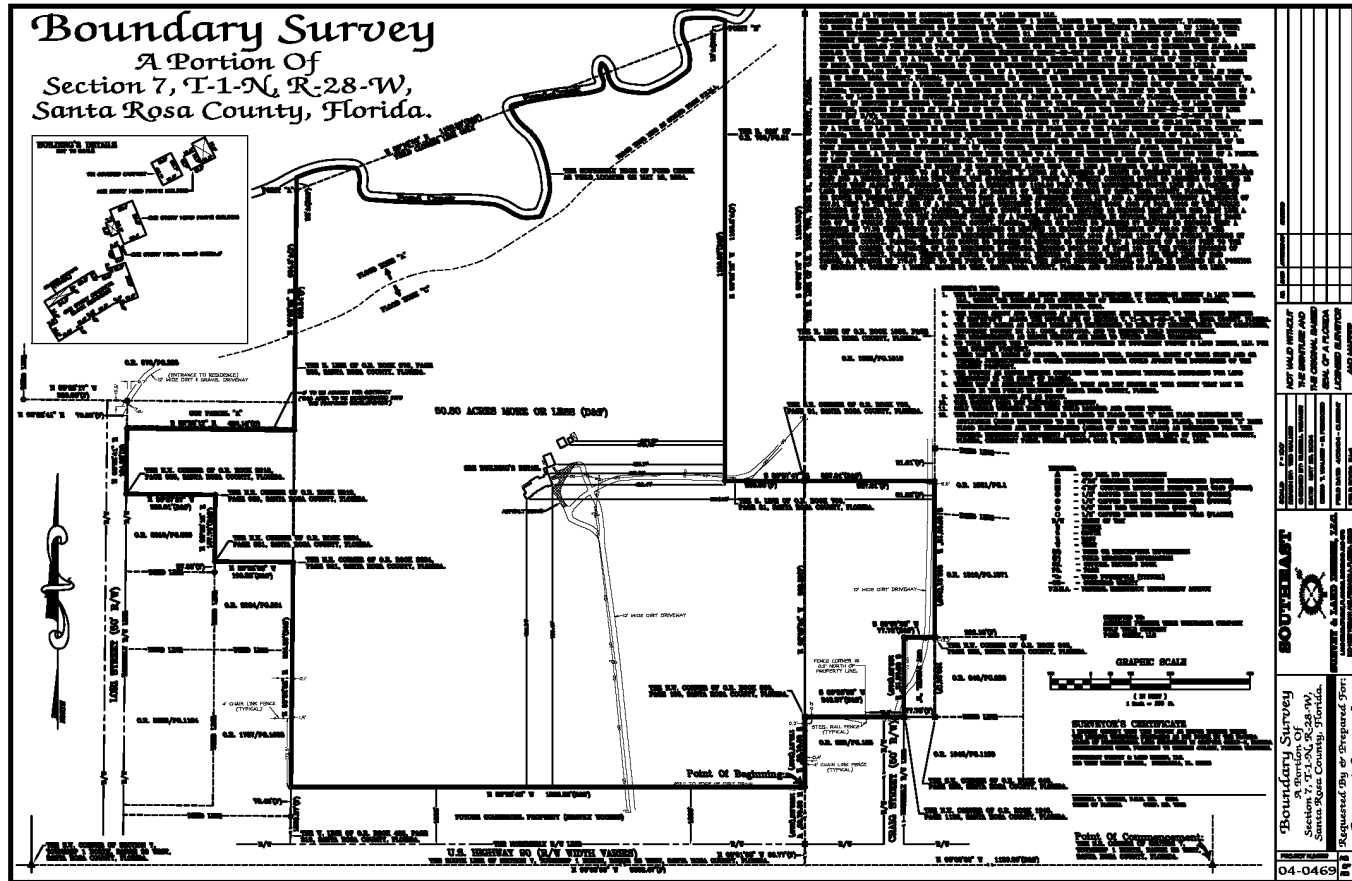
136 LOT CONCEPTUAL PLAN



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BOUNDARY SURVEY

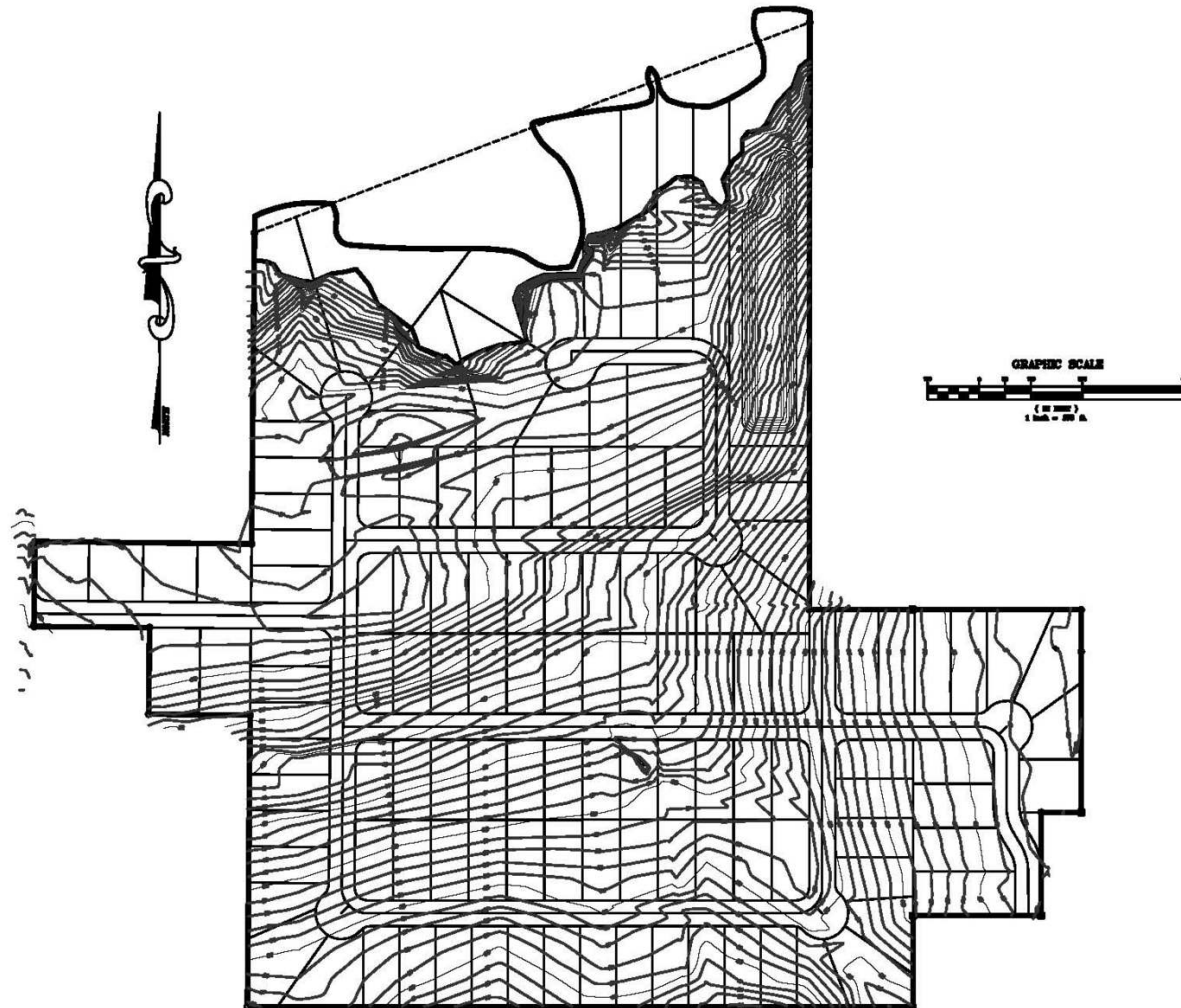


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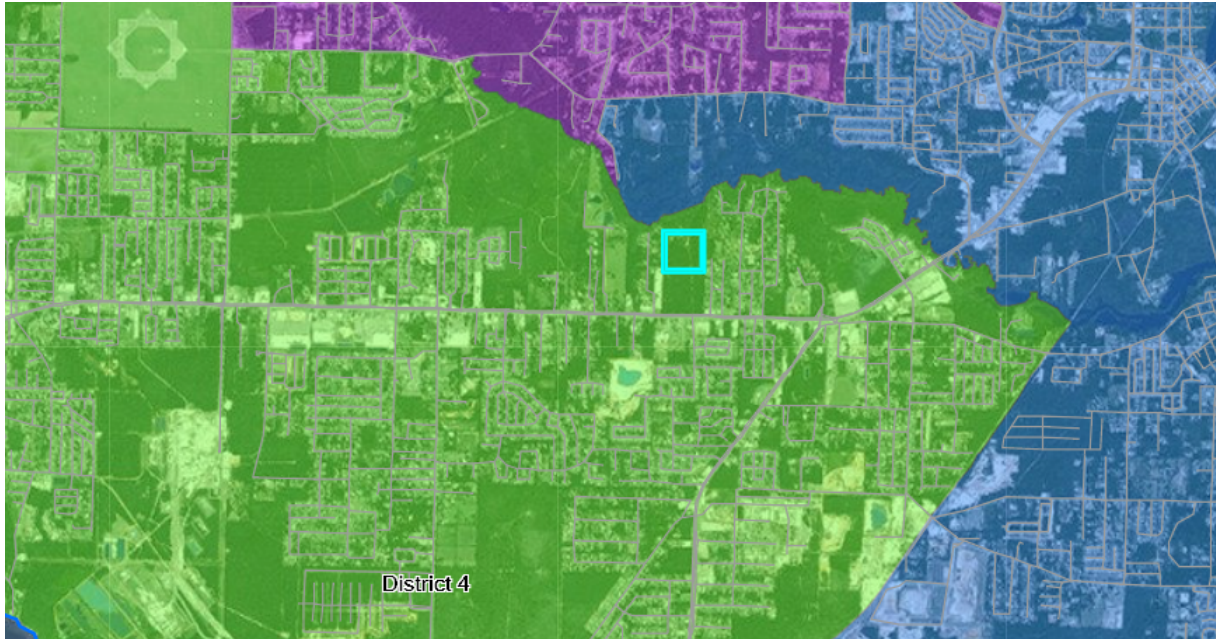
TOPOGRAPHIC INFORMATION



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SANTA ROSA COUNTY SCHOOL BOARD DISTRICT 4



SCHOOLS:

Elementary School : Bennett C. Russell Elementary

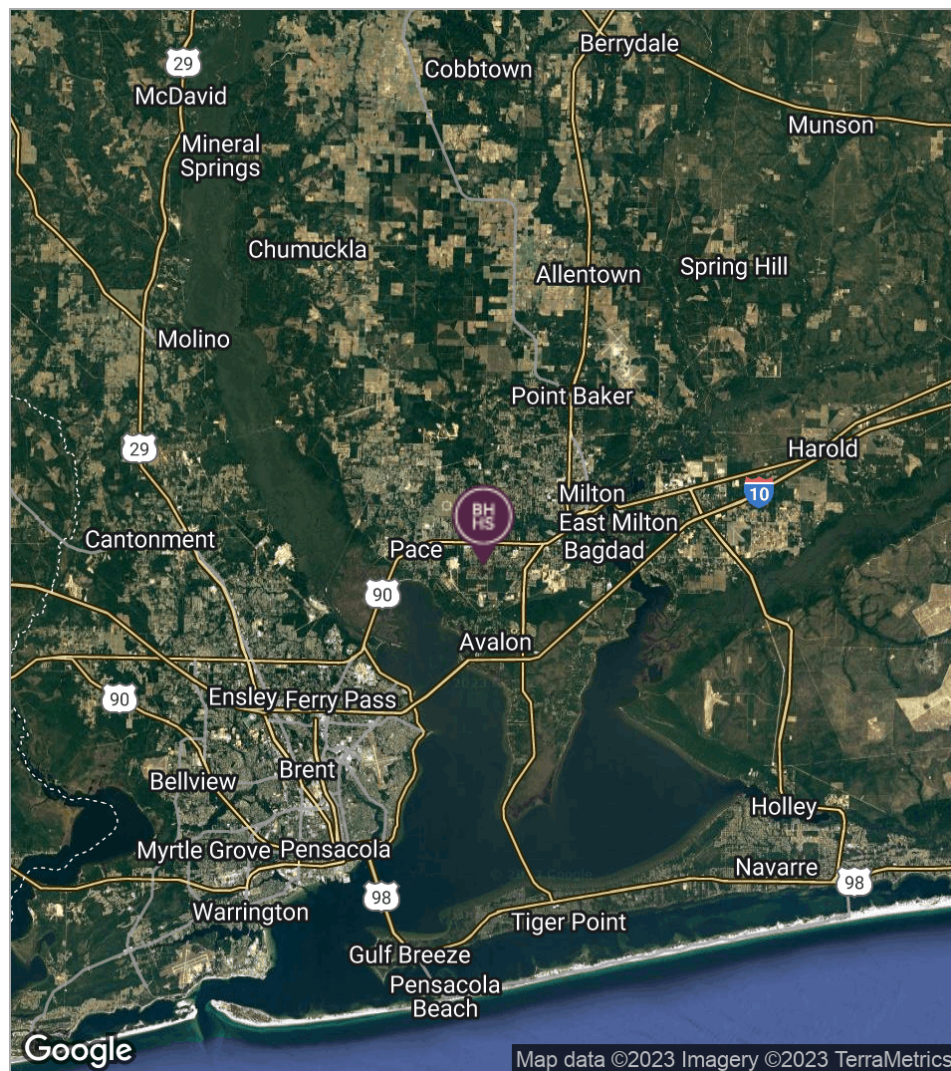
Middle School: Hobbs Middle School

High School: Milton High School

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LOCATION & PLAT MAPS



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PACE AERIAL MAP

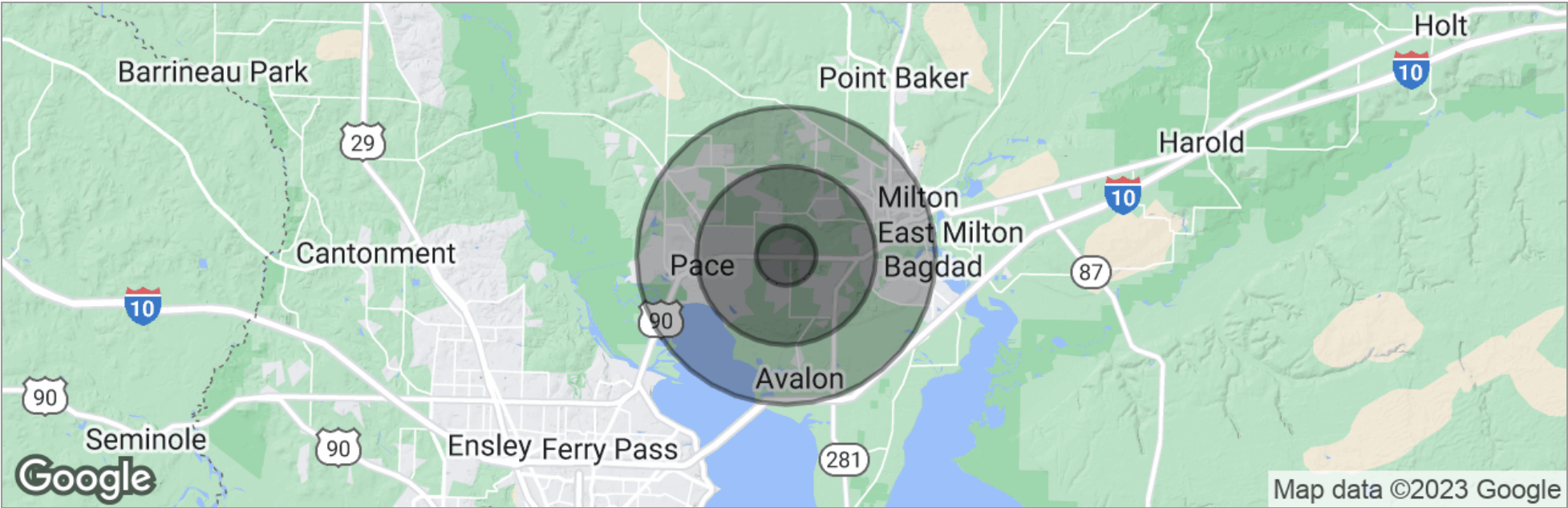




POND CREEK 50.8 ACRES

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DEMOGRAPHICS MAP



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 2,379 | 19,439 | 39,926 |
| Population Density | 757 | 688 | 508 |
| Median Age | 34.2 | 35.7 | 37.9 |
| Median Age (Male) | 33.1 | 35.2 | 37.2 |
| Median Age (Female) | 35.5 | 36.7 | 39.3 |
| Total Households | 834 | 7,309 | 15,361 |
| # of Persons Per HH | 2.9 | 2.7 | 2.6 |
| Average HH Income | \$63,988 | \$57,916 | \$58,637 |
| Average House Value | \$152,875 | \$154,917 | \$156,339 |

* Demographic data derived from 2020 ACS - US Census



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|--|---------------|----------------|----------------|
| Total population - White / % White | 2,240 / 94.2% | 17,473 / 89.9% | 35,228 / 88.2% |
| Total population - Black / % Black | 13 / 0.5% | 404 / 2.1% | 1,454 / 3.6% |
| Total population - Asian / % Asian | 51 / 2.1% | 529 / 2.7% | 1,022 / 2.6% |
| Total population - Hawaiian / % Hawaiian | 4 / 0.2% | 55 / 0.3% | 125 / 0.3% |
| Total population - Indian / % Indian | 1 / 0.0% | 161 / 0.8% | 397 / 1.0% |
| Total population - Other / % Other | 5 / 0.2% | 127 / 0.7% | 319 / 0.8% |

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|------------|--------------|
| Total population - Hispanic | 80 / 3.4% | 655 / 3.4% | 1,323 / 3.3% |

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