



381 E. BOGIA RD, MCDAVID (23.73 ACRES, RR)

381 E BOGIA ROAD
MCDAVID, FL 32568

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An aerial photograph of a rural area with a large, irregularly shaped property outlined in orange. The property is mostly covered in green vegetation. A road, labeled 'E Bogia Road' in white text, runs diagonally across the top right of the property. Overlaid on the property in large, blue, sans-serif font is the text '23.73 Acres'.

23.73
Acres

Property Summary



OFFERING SUMMARY

Sale Price:	\$99,500
Lot Size:	23.73 Acres
Zoning:	RR [Rural Residential]
Market:	North Escambia County
Submarket:	McDavid
Price / SF:	\$0.10

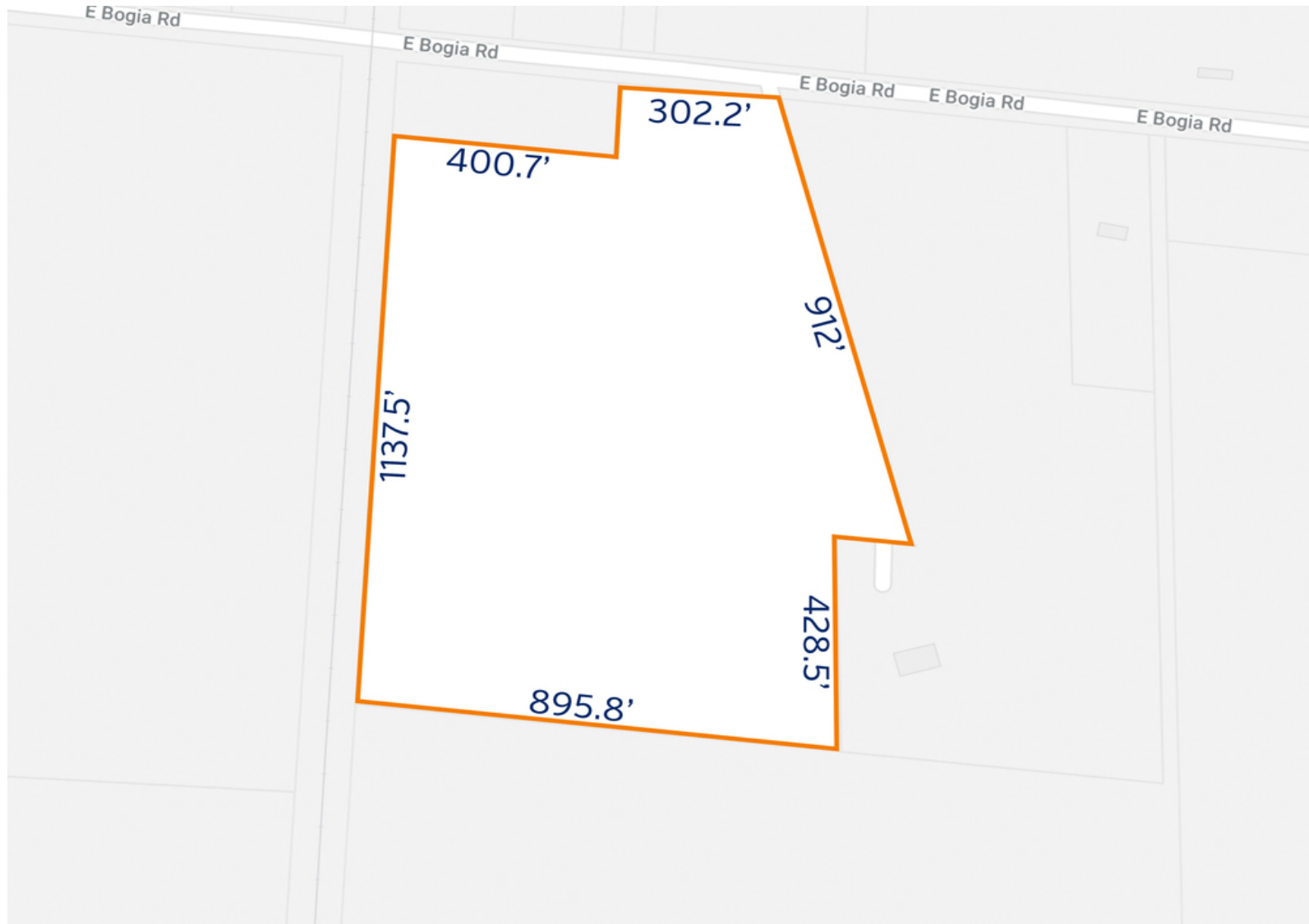
PROPERTY OVERVIEW

23.73 Acres, zoned RR, located just east of Century Blvd, north of Pine Barren Road in McDavid. Water available, but no sewer-septic only. Possible small tongue of wetlands reaches into south end of property, though no official wetlands survey has been performed. Approximate dimensions are 302.2' on E Bogia Rd x 912' x 146.2' x 428.5 x 895.8' x 1137.5' x 400.7' x 149.2'. Seller reserves oil/gas/mineral rights.

PROPERTY HIGHLIGHTS

- 23.73 Acres
- Zoned RR
- Water Available
- 302.2' frontage on E Bogia Rd
- Close to Century Blvd

Additional Photos



National Wetlands Inventory



381 E Bogia Rd, McDavid, FL



February 1, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

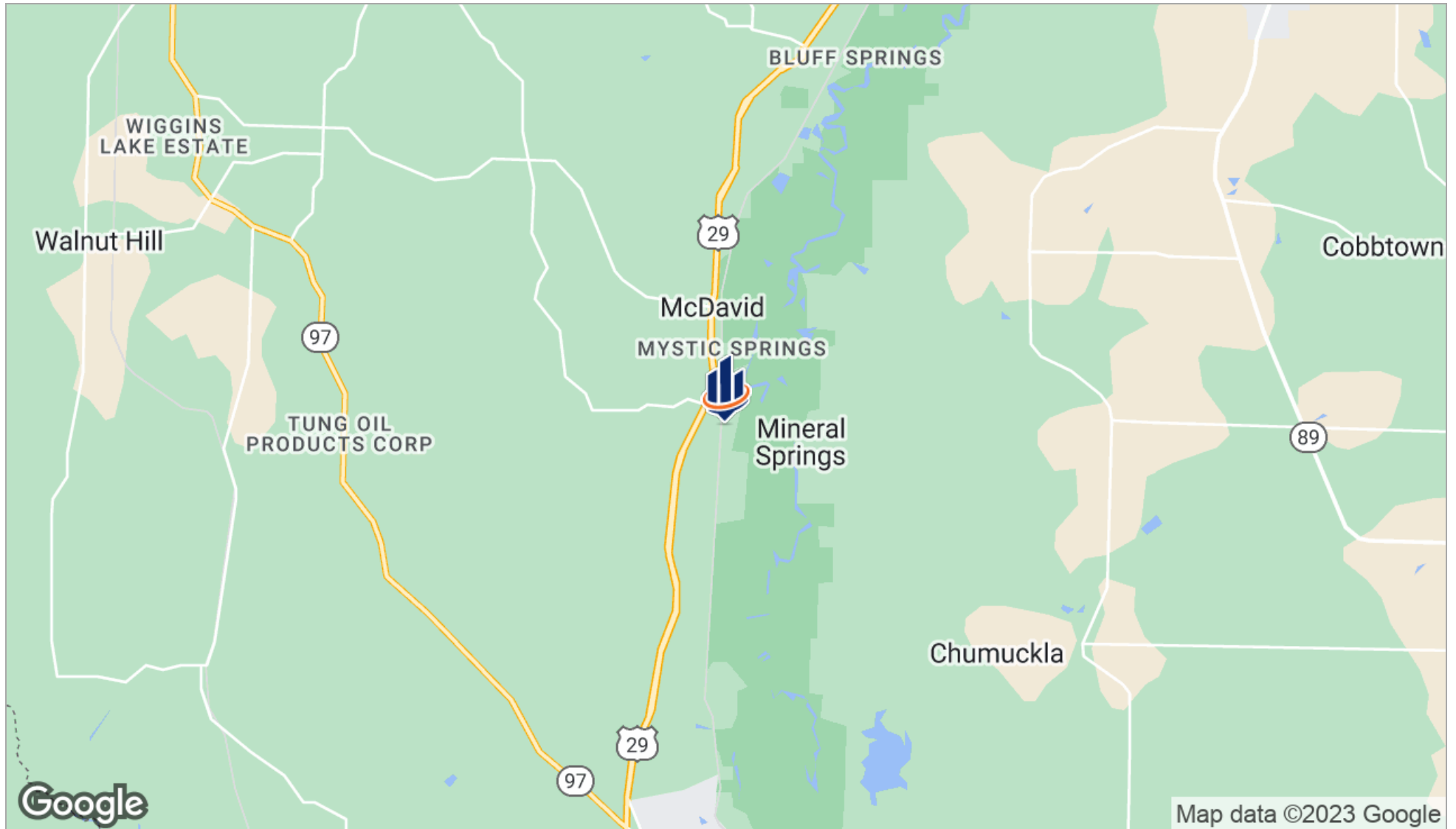
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Location Maps

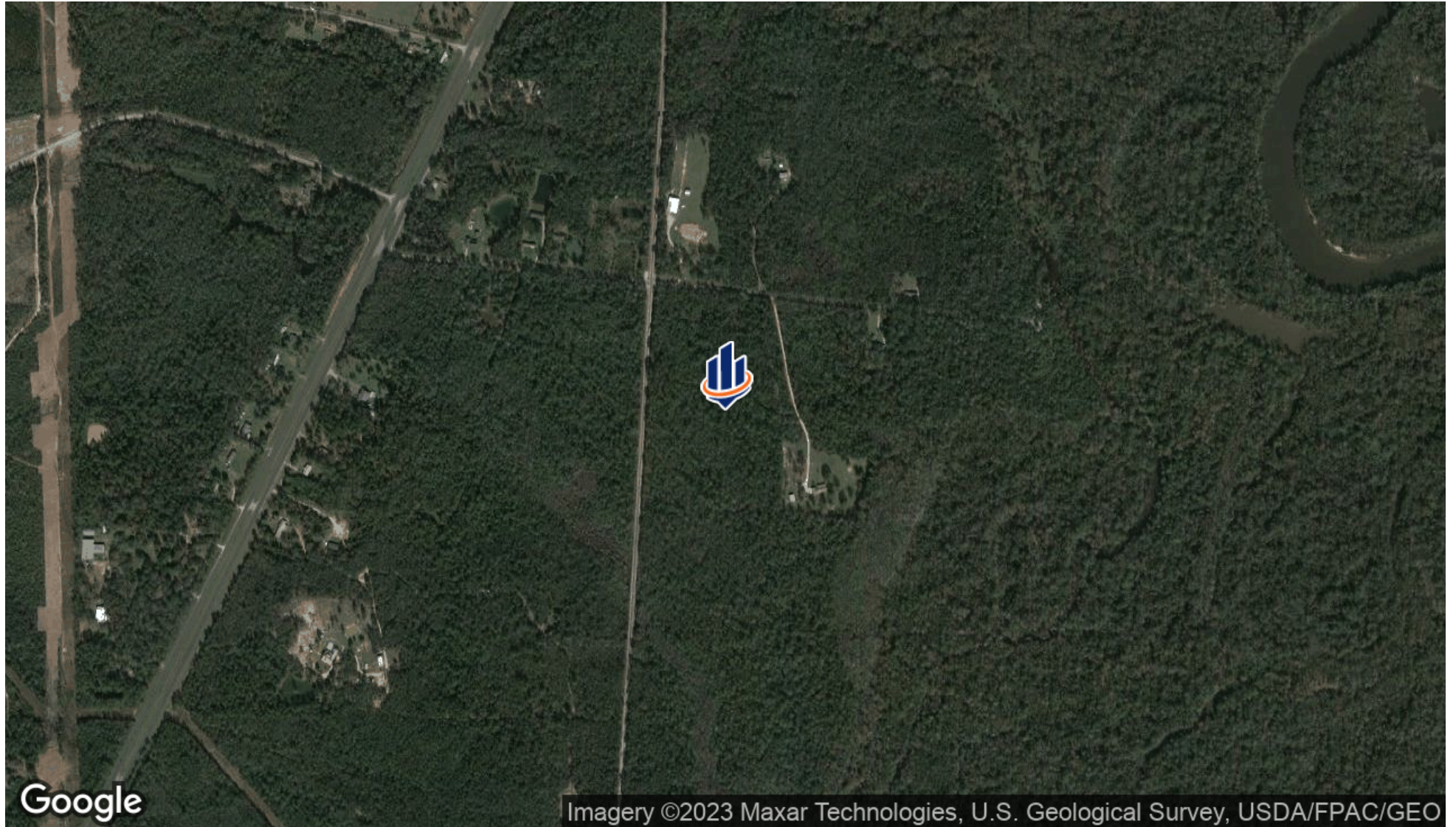


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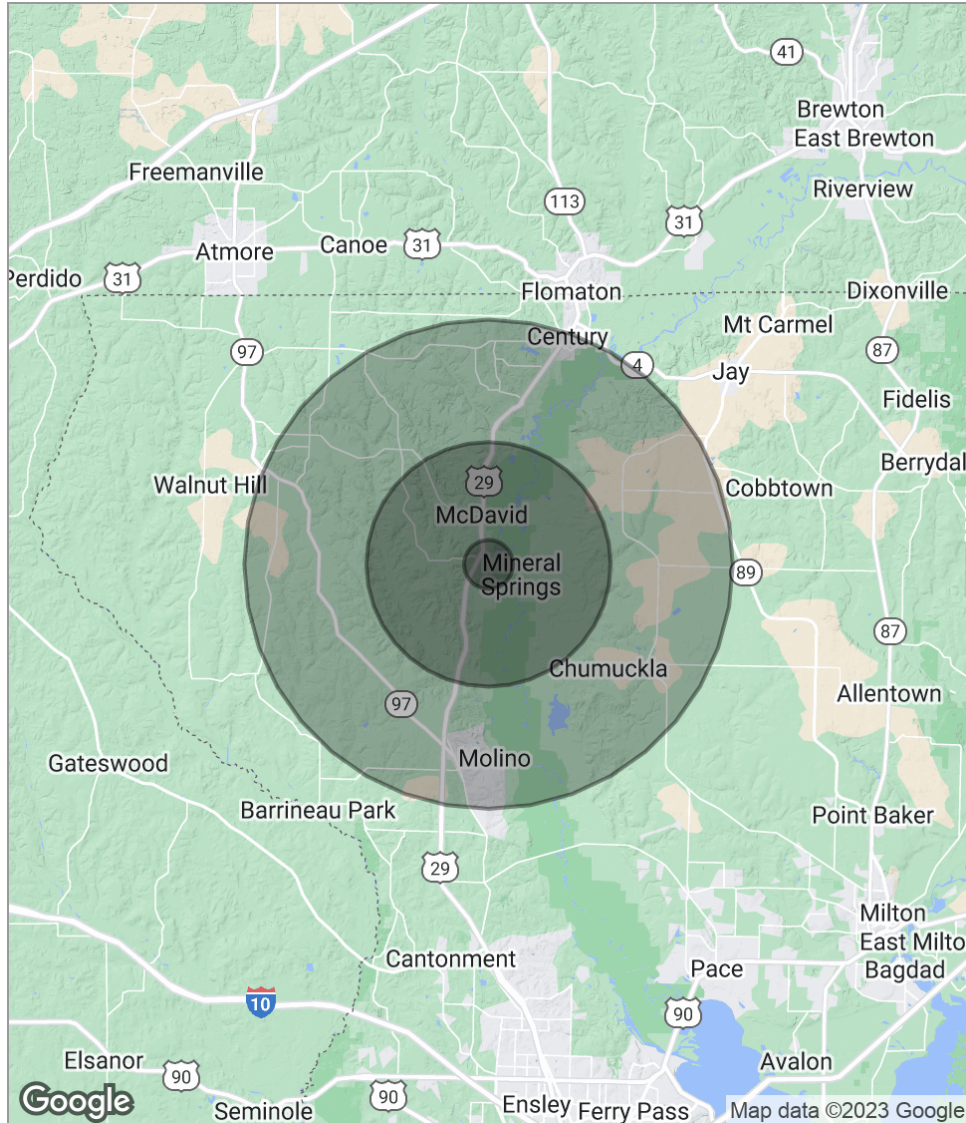
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Aerial Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	103	2,597	14,551
Median age	41.0	40.0	40.5
Median age [Male]	39.2	39.8	39.9
Median age [Female]	42.1	39.9	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	36	895	4,837
# of persons per HH	2.9	2.9	3.0
Average HH income	\$60,257	\$57,859	\$59,607
Average house value	\$156,594	\$156,473	\$185,240

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Bill Ogburn is a Real Estate Broker with nearly 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

AGENT HIGHLIGHTS:

- Top Sales Producer in September 2019
- Broker-Owner of Ogburn Realty
- Obtained one of the largest commercial sales in Gulf Breeze, FL
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

EDUCATION

Florence State University (Florence, AL)
Georgia Tech (Atlanta, GA)
Columbia Military Academy (Columbia, TN)

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