



PROPERTY DESCRIPTION

1 to 3 Acre Corner Outparcel Available at Hwy 87/Technology Ave corner. Located on Hwy 87 in front of the Northwest Florida Industrial Park at I-10.. +/- 1 to 3 acres available for commercial development as part of this 10 acre site. AADT on Hwy 87 of 19,700 and an AADT of 35,000 on I-10, located just half of a mile to the north of this site with a dedicated turn lane from Hwy 87 to Corporate Ave. 5 Mile Demographics include a Total Population of 48,062 and an Average House Hold Income of \$90,243.

PROPERTY HIGHLIGHTS

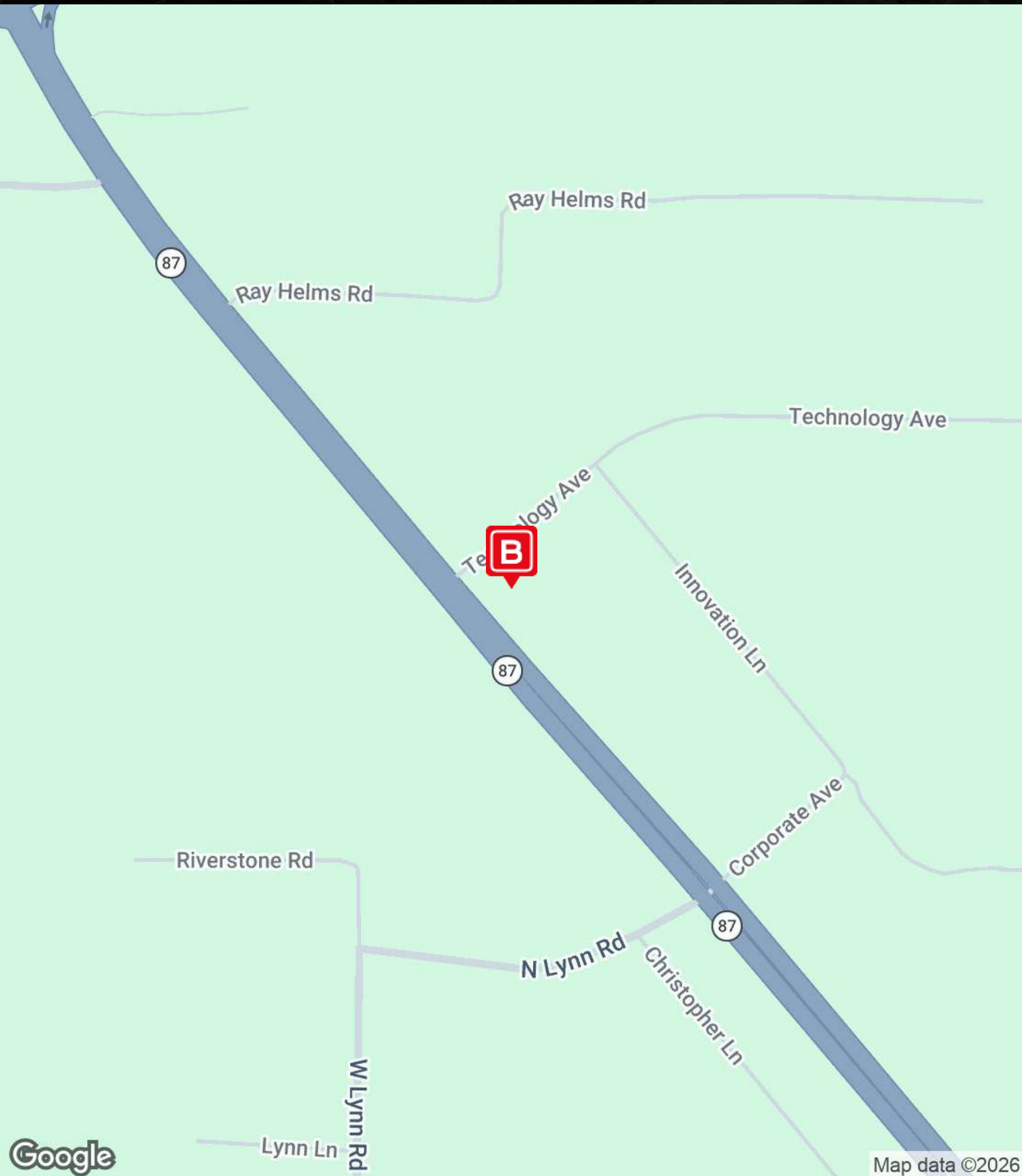
- Outparcel Available. AADT 19,700. Dedicated Turn Lane. Zoned HCD

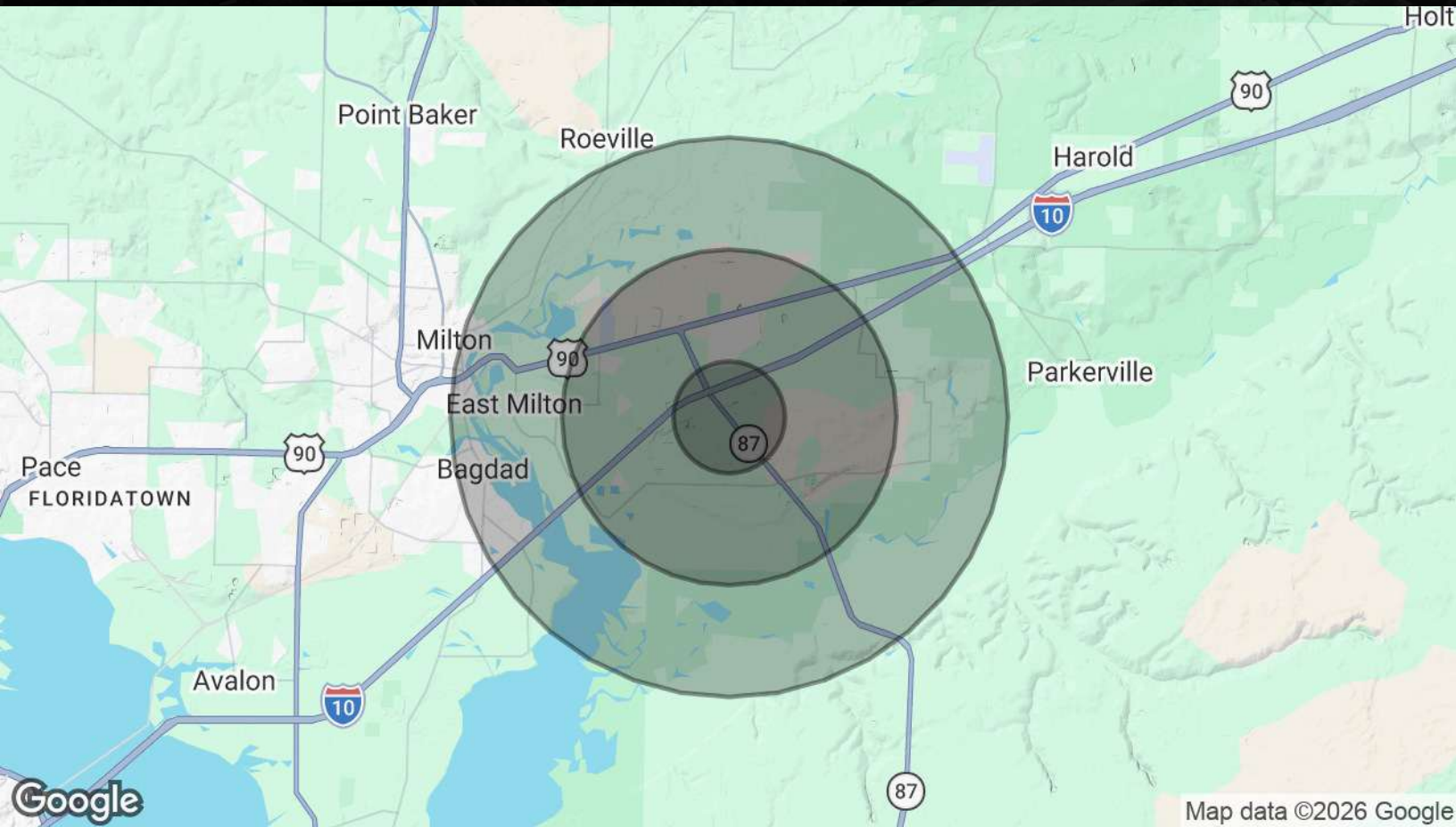
OFFERING SUMMARY

Sale Price:	\$300,000/ Acre
Lot Size:	1-3 Acres
Zoning	HCD
Property Type	Land
Traffic Count	19,700

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	368	2,634	5,093
Total Population	1,352	9,836	17,338
Average HH Income	\$71,681	\$79,545	\$81,598





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,352	9,836	17,338
Average Age	46.0	41.4	40.5
Average Age (Male)	46.5	41.7	40.2
Average Age (Female)	44.6	41.2	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	368	2,634	5,093
# of Persons per HH	3.7	3.7	3.4
Average HH Income	\$71,681	\$79,545	\$81,598
Average House Value	\$189,654	\$204,057	\$203,473

2023 American Community Survey (ACS)