



PROPERTY DESCRIPTION

Seller Financing Available. Improved 0.94 Acres located on a Lighted Hard Corner in the largest City in the FWB-Crestview-Destin Metro Statistical Area. Improvements Include retaining wall, asphalt parking lot and access road, underground storm water to storm water retention pond. Connected to water, sewer, electric and gas. One Mile South of I-10 with a combined traffic hit count of 60,000 at the intersection of (SR 85 & PJ Adams) of this C-2 zoned development site. Current AADT on PJ Adams is 19,000 and AADT on S. Ferdon Blvd (SR 85) is 42,000. Demographics within a 5 mile radius include a Total Population of 37,102 and an Average Household Income of \$90,155

PROPERTY HIGHLIGHTS

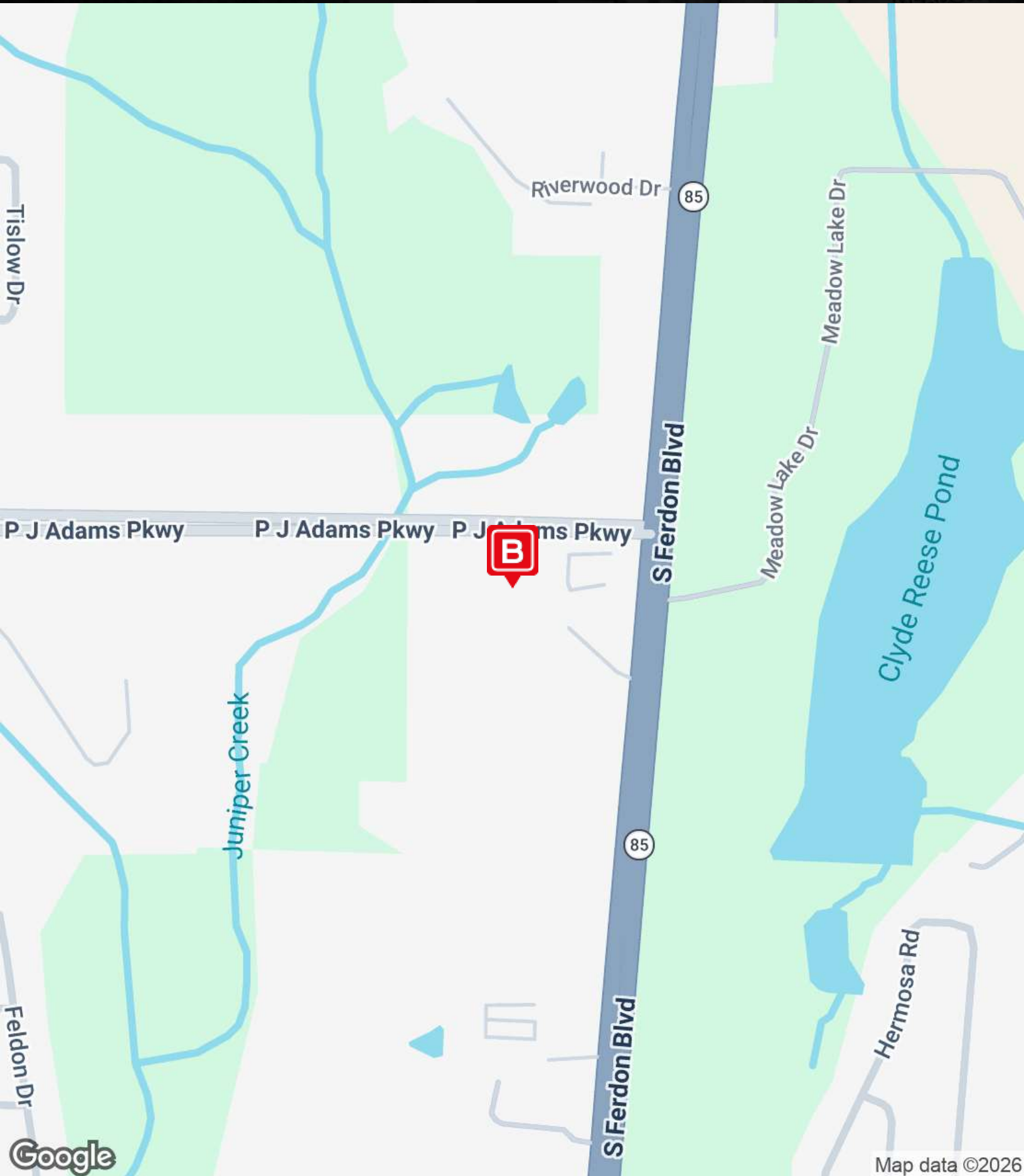
- 0.94 Acre Parcel. AADT at PJ Adams/ S. Ferdon Blvd Corner of 60,000. Zoned C-2. Seller Financing Available with Acceptable Terms.

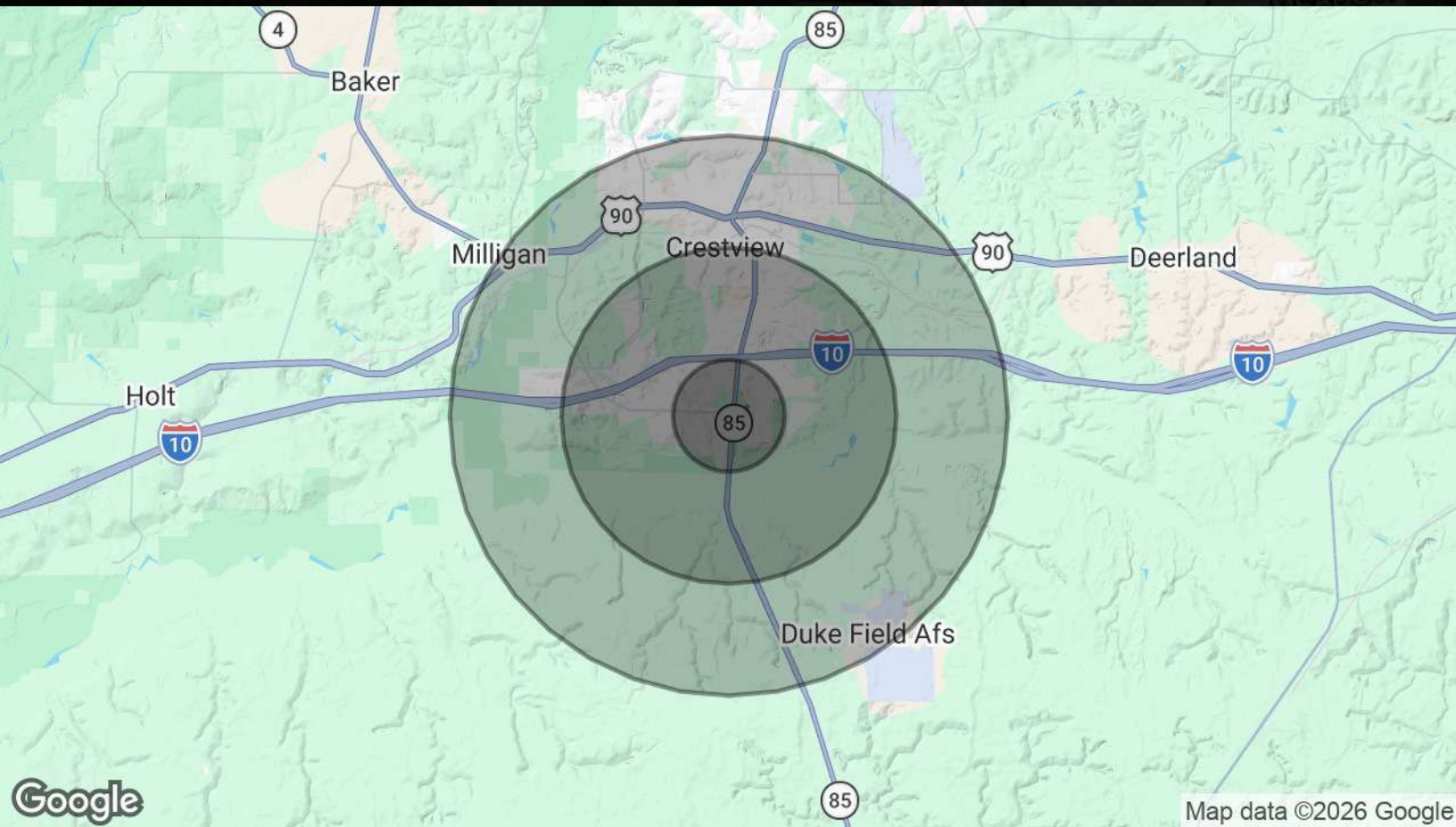
OFFERING SUMMARY

Sale Price:	\$358,500
Lot Size:	0.94 Acres
Zoning	C-2
Property Type	Land
Traffic Count	19,000

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,629	6,960	13,409
Total Population	4,724	18,504	37,102
Average HH Income	\$98,315	\$91,578	\$90,155





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,724	18,504	37,102
Average Age	32.1	34.1	33.6
Average Age (Male)	31.2	32.7	32.2
Average Age (Female)	35.8	37.2	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,629	6,960	13,409
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$98,315	\$91,578	\$90,155
Average House Value	\$306,949	\$287,530	\$273,336

2023 American Community Survey (ACS)