

# SALE

## 4877 MULATTO BAYOU DRIVE

4877 Mulatto Bayou Drive Milton, FL 32583



### PROPERTY DESCRIPTION

+/-10 Acres, +/- 1400 ft of Waterfront, Zoned R-1 in Santa Rosa County on Mulatto Bayou, a navigable body of water with access to the Gulf of Mexico. Centrally located between Pensacola and Milton this location allows for easy access to Beaches (30 minutes), Airport (20 minutes), University of West Florida (20 minutes) and Interstate with three major corridors (I-10/ US 90/ Avalon Blvd) within minutes to this site. Current zoning on the property allows four units per acre to be developed with lots no less than 1/4 acre. Existing improvements to the site include power, public water, septic, pilings from 2 previous docks/piers, cleared trail, and a driveway that leads to an existing 2,160 sq ft single-family structure. Demographics within a 5-mile radius include a Total Population 46,147 of and an Average Household Income of \$95,560

### PROPERTY HIGHLIGHTS

- +/-10 Acres. +/-1,400 FT of Waterfrontage. Navigable water with access to the gulf

### OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	10 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	266	2,403	18,394
Total Population	680	6,149	46,147
Average HH Income	\$116,911	\$110,051	\$95,560

**Melissa Glyptis Simpson**  
(850)733-6532



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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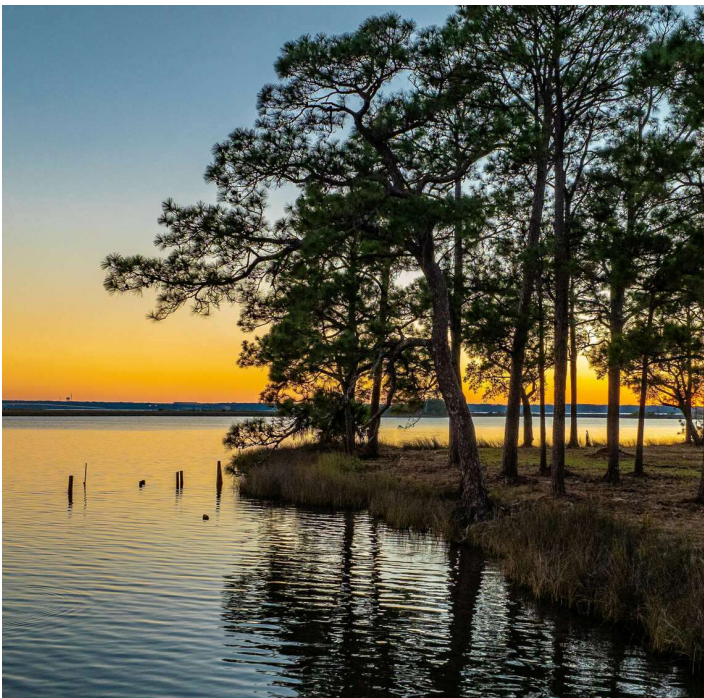


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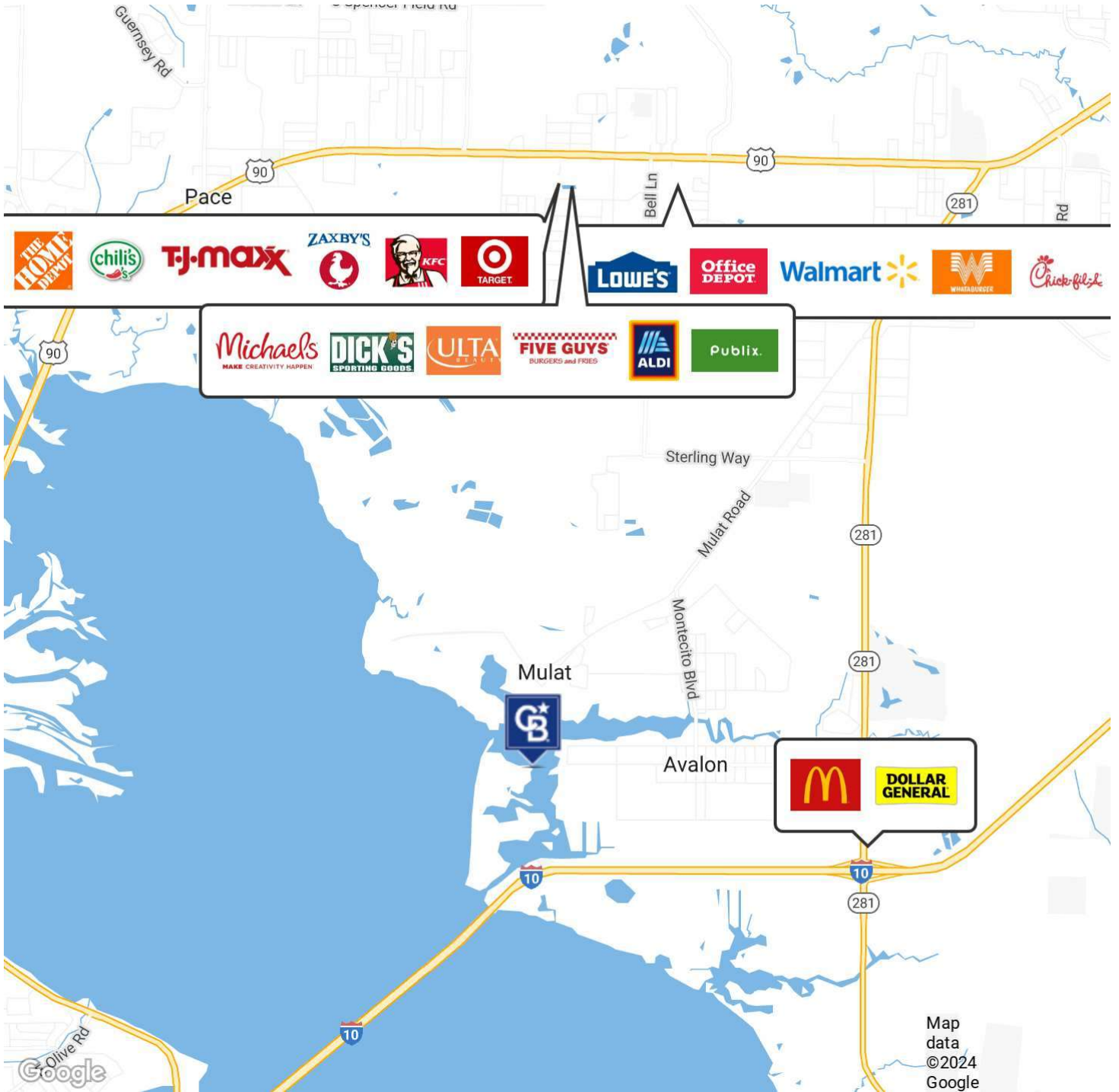


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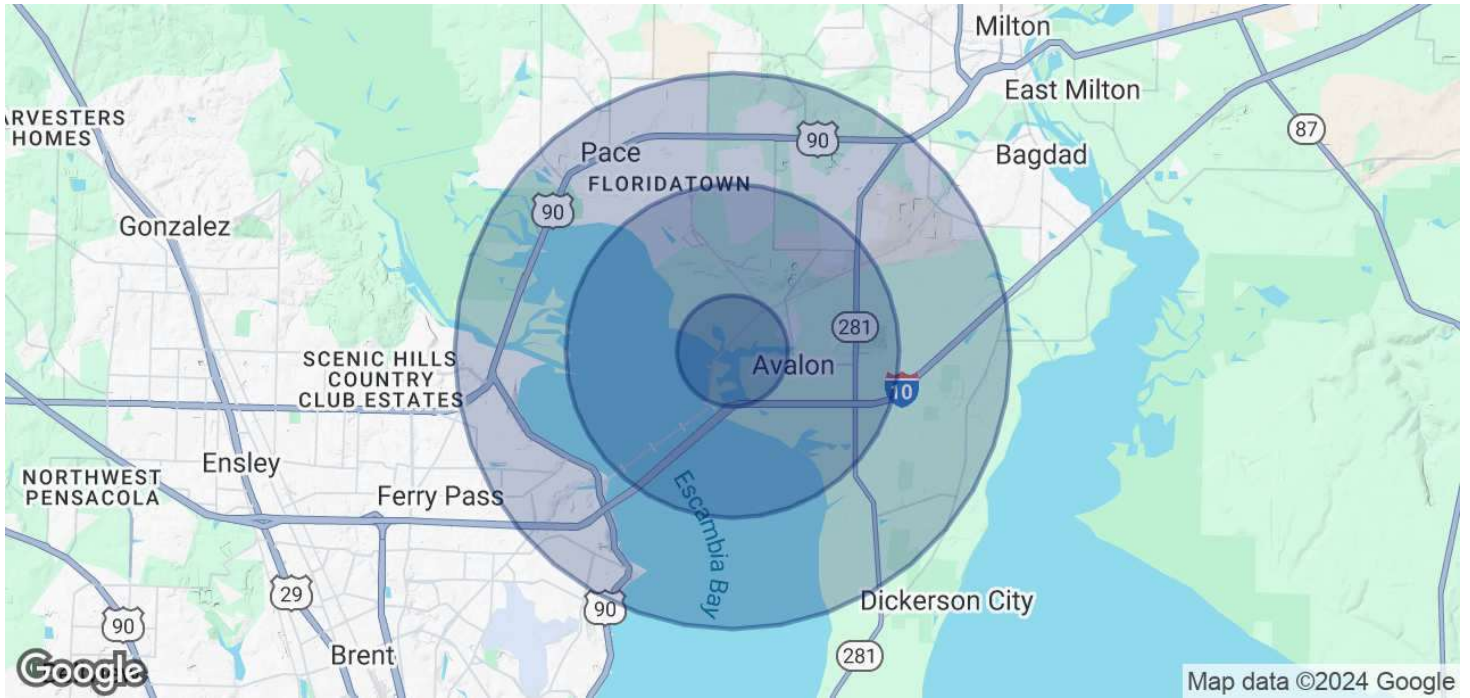


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	680	6,149	46,147
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	42	41	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	266	2,403	18,394
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$116,911	\$110,051	\$95,560
Average House Value	\$332,824	\$305,385	\$293,899

Demographics data derived from AlphaMap

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