

SALE

4709 WOODBINE ROAD
4709 Woodbine Road Pace, FL 32571



PROPERTY DESCRIPTION

9 Acres Available for Sale in Pace, FL. Centrally located on Woodbine Rd between US Hwy 90 and 5 Points in North Santa Rosa County. New commercial development in the surrounding area includes a Dollar General, Scooters Coffee, and a new Primary Care Medical Facility. This parcel is adjacent to the new housing development, Lakes of Woodbine with 750 new single family homes. The site has been cleared and includes a total of +/-224 Ft of road frontage on Woodbine Rd and +/-1609 Ft in depth. AADT counts of 19,400 on Woodbine and 5-mile demographics include a Total Population of 39,221 and an Average Household Income of \$73,071

PROPERTY HIGHLIGHTS

- Woodbine AADT 19,400. Zoned HCD. 224 Ft Rd Frontage. Adjacent to New 750 SFH Site.

OFFERING SUMMARY

Sale Price:	\$1,499,999
Lot Size:	9 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	593	14,880	79,785
Total Population	1,445	39,221	189,451
Average HH Income	\$74,086	\$73,071	\$67,632

Melissa Glyptis Simpson
850 733 6532



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REALTY

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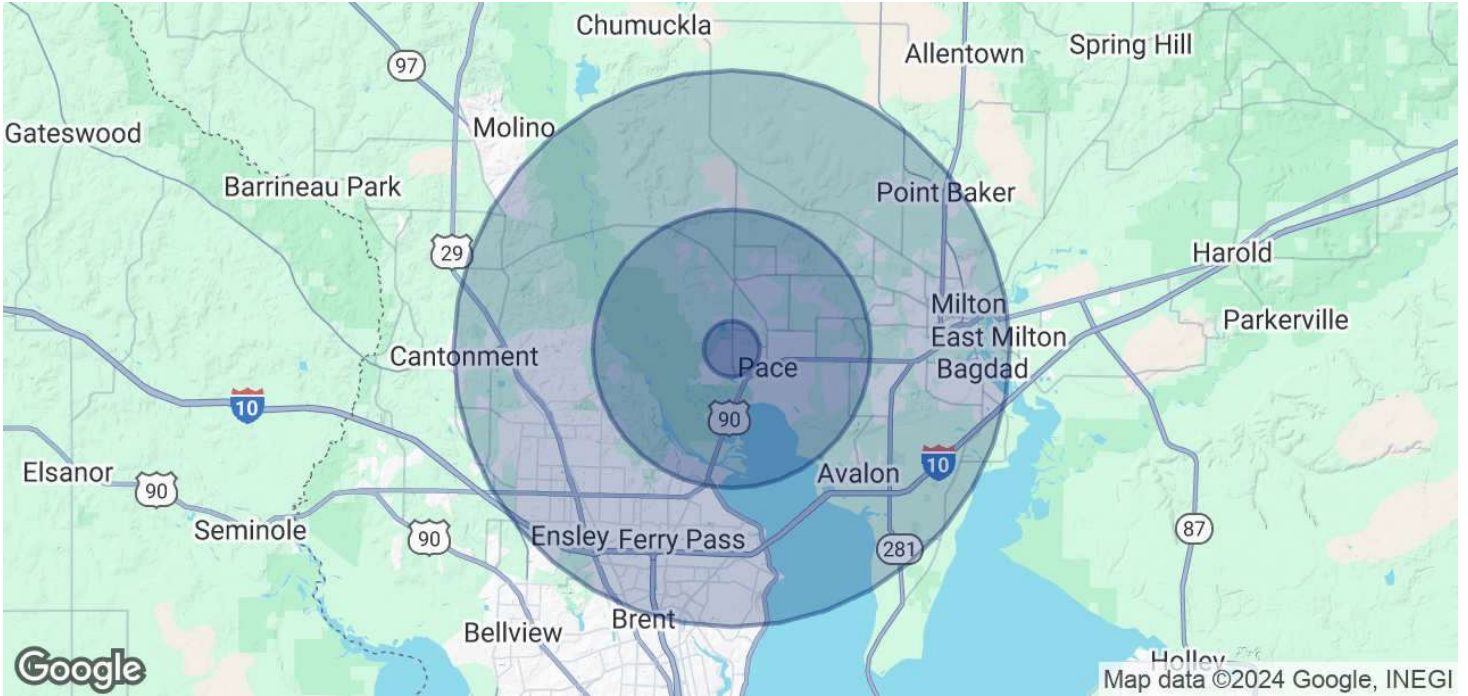
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,445	39,221	189,451
Average Age	41.5	37.4	38.5
Average Age (Male)	46.7	37.4	37.3
Average Age (Female)	40.3	37.9	39.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	593	14,880	79,785
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$74,086	\$73,071	\$67,632
Average House Value	\$197,597	\$196,179	\$171,578

TRAFFIC COUNTS

19,400/day

2020 American Community Survey (ACS)

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