

Santa Rosa County
Fair Association

East Milton Park



SITE

HWY 90
8,400 AADT

VACANT MILTON LAND

JEFF ATES RD, MILTON, FL 32583





PROPERTY DESCRIPTION

High Visibility full-access vacant land in Milton, FL. The property is +/- 39.10 acres, zoned ~~Rural Residential Agriculture (AG-RR)~~ **M-2 Industrial**, located along Hwy 90 (8,400 AADT) near the intersection of Hwy 90 and Hwy 87 (15,000 AADT). This district is characterized by single-family detached structures and other structures that are accessories to the residence. The property is near the Naval Air Station Whiting Field, Bennett Russell Elementary, and Eastman Chemical. Nearby national/credit tenants include Wal-Mart Supercenter, Lowe's, Dollar Tree, Walgreens, Sally Beauty, and Starbucks.

PROPERTY HIGHLIGHTS

- High Visibility from Hwy 90
- ~~Zoned Rural Residential Agriculture (AG-RR)~~
- +/- 39.10 Acres

M-2 Industrial Zoning

LOCATION DESCRIPTION

Milton is located North of Pensacola in the Florida Panhandle. Santa Rosa County has been experiencing major growth in the past few years. The Navy Federal hub moving to Pensacola has brought many new residents to the area and continues to do so. This vacant land in Milton is zoned Rural Residential Agriculture (AG-RR) and provides suitable areas of low-density residential development land. The allowable density of Rural Residential Agriculture is one dwelling unit per acre.

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	39.1 Acres
Zoning	M-2 Industrial Zoning AG-RR
Property Type	Land
Traffic Count	8,400


SANTA ROSA COUNTY ZONING DISTRICTS AND USES:

Land Use Legend: P= Permitted A= Accessory subject to section 5.05.00 C= Conditional subject to section 5.07.00 et seq S= Special Exceptions subject to section 5.06.00 et seq

Uses not listed are prohibited.

Accessory Structures (A)	Administrative Services (C)	Adult Day Care (C)	Barn (A)	Boarding Houses and Transient Quarters (C)	Business and Professional Offices (C)
Cemetery (S)	Child Care Services (C)	Commercial Agriculture (P)	Commercial Antennas (C)	Community Gardens (P)	Dock, Pier, or Mooring Device (A)
Boat Repair Minor	Dog Kennels for Breeding (P)	Dog Boarding and Grooming (P)	Educational Institutions (C)	Garage (A)	Golf Course (C)
Group Homes 0-6 Residents (P)	Group Homes 7 or more Residents (C)	Guest Cottage (A)	Guest Houses or Boarding Houses (C)	Home Occupations (A)	Horse Farms (P)
Libraries, Community Centers, and buildings used exclusively by Governments for public use (C)	Livestock Farm (P)	Living Quarters in Barns (A)	Manufactured Homes (P)	Medical Offices (C)	Mobile Homes (P)
Modular Homes (P)	Non-Commercial Agriculture (P)	Nursing Homes & Assisted Living Facilities (C)	Places of Worship (C)	Pole Barn (A)	Poultry Farm (P)
Private Airstrips (C)	Public and Private Utilities and Public Facilities (C)	Public Fairgrounds (C)	Recreation and Park Areas (C)	Recreational Activities (C)	Recreational Vehicles (P)
Restricted Sales and Services (C)	Single Family Residential (P)	Solar Electrical Generating Facility (P)	Storage Shed (A)	Swimming Pool (A)	Swimming Pool Enclosure (A)
Towers and Telecommunications Facilities (C)	Trade Service and Repair (C)	Veterinary Medical Services (C)	Windmills (A)		

Before Rezoning To M-2 Industrial N/A

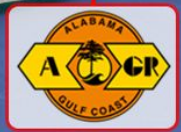



PORT OF MOBILE
ALABAMA PORT AUTHORITY

The only deep water port in Alabama, it was ranked the 9th largest port by tonnage in the nation during 2014. The Port of Mobile has public, deepwater terminals with direct access to 1,500 miles of inland and intercoastal waterways. Carnival Cruise Lines has been operating from the Port of Mobile since 2001, with Carnival Fascination becoming the main ship in 2022

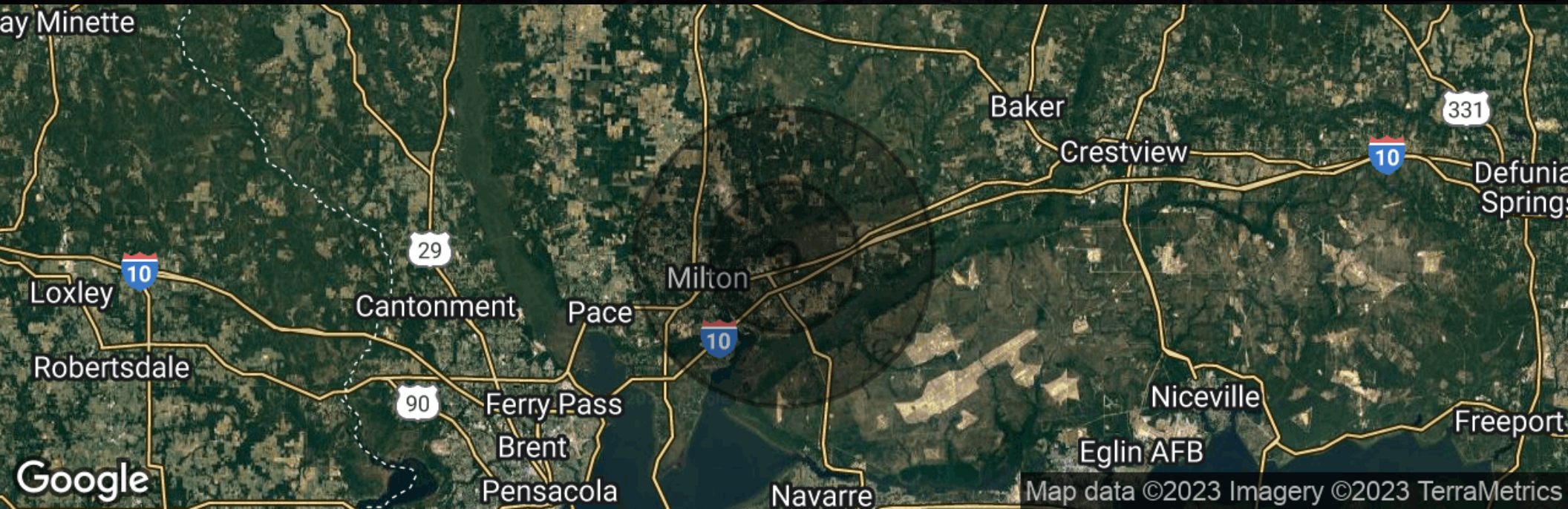
SITE



Port of Pensacola is a full service port offering stevedoring and marine terminal services for all descriptions of bulk, break-bulk, unitized freight, and special project cargo. Created in 1743 and incorporated as the Municipal Port Authority in 1943.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,243	15,952	59,152
Average Age	36.1	39.7	40.1
Average Age (Male)	36.1	38.1	38.8
Average Age (Female)	35.7	41.5	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	75	4,589	22,660
# of Persons per HH	16.6	3.5	2.6
Average HH Income	\$76,909	\$59,523	\$65,756
Average House Value	\$118,595	\$138,277	\$156,671

* Demographic data derived from 2020 ACS - US Census

**39.1 Acres Zoned M-2
Over 1/4 Mile of Rail
Utilities to Site
Flat / No Wetlands
\$125K / Acre**