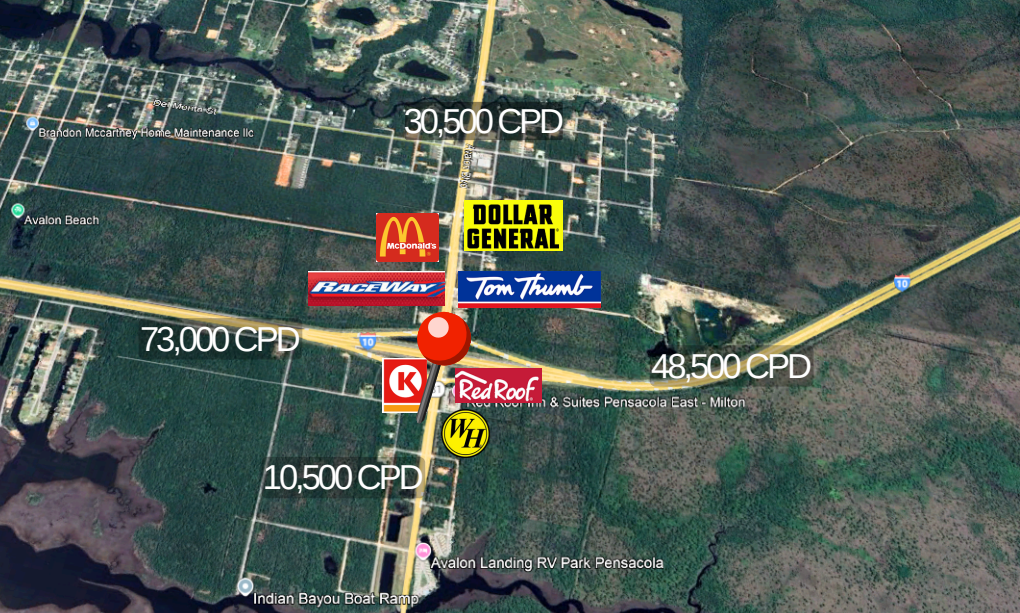


2501 Avalon Blvd
Milton, FL 32583



HCD LAND

Parcel Overview:

Two non-contiguous parcels totaling 2.20± acres in a high-visibility location just off I-10 in Santa Rosa County, FL. Both parcels are zoned HCD (Highway Commercial Development) and benefit from ±400 feet of combined frontage, offering strategic access and visibility for commercial users or investors.

FOR SALE

\$69,999

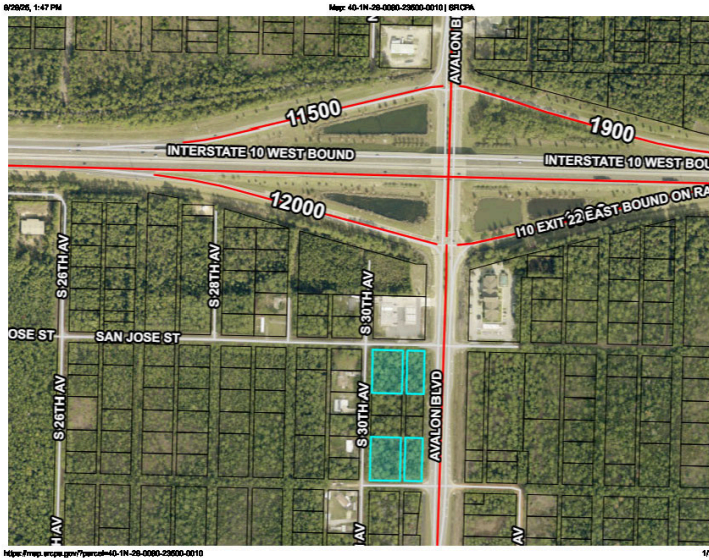
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A professional jurisdictional wetland survey was conducted confirming the following:

Parcel A - Corner of 30th Avenue and San Jose

- Uplands: 0.53 acres
- Wetlands: 0.11 acres
- Development Potential: Strong – majority upland with flexibility for commercial pad site or vertical development

Parcel B – Corner of 30th Avenue and San Gabriel

- Uplands: 0.10 acres
- Wetlands: 0.54 acres
- Development Potential: Best suited for wetland banking, open space allocation, or potential mitigation purposes.

- Wetland Mitigation: Parcels with jurisdictional wetlands may be developed with proper mitigation, which could include purchasing credits or off-site mitigation strategies in accordance with Santa Rosa County and FDEP guidelines.

- Banking Potential: Due to the wetlands' ratio and overall acreage, portions of the site may also be considered for participation in a regional wetland mitigation strategy or retained for environmental value.

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- HCD ZONED LAND
- 2.203 AC
- Median Cut
- Decel
- Just off Exit 22
- Dimensions 400' x 222'
- 400' FT Combined Frontage
- PID 40-1N-28-0090-23500-0010