

SALE

AVAILABLE SEWER
0000 Hwy 87 Milton, FL 32583



PROPERTY DESCRIPTION

2 Parcels on Hwy 87 S Zoned HCD totaling +/-1 Acre, 200 Ft of road frontage and Curb Cut. Rare Find with this site having an Available SEWER CONNECTION. Current Connection and Impact Fee is 93% Paid in Full. Connection of 250 GPD meets residential minimums and small office users with potential for additional capacity to be approved on a case-by-case basis with the City of Milton. The southern lot is cleared with curb cut in place. and the northern unimproved lot is less than 200 ft to a Full Median cut to the north. Demographics within a 5-mile radius include a Total Population of 27,504 and Annual Household Income of \$92,911. FDOT reports a current Average Annual Daily Traffic rate of 16,300

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	0.94 Acres

LOCATION DESCRIPTION

The EDC reports the County has the 4th highest median household income, 7th fastest growing population in the state of Florida, 2.5% per year population growth over the past 10 years, and 1,500 new single-family homes will be needed annually to meet projected population growth. Santa Rosa County is home to NAS Whiting Field, the largest air wing in the U.S. Navy and produces 100% of all Navy, Marine Corps and Coast Guard helicopter pilots. The wing also conducts 60% of Chief of Naval Air Training (CNATRA) command's primary flight training, supporting more than 1.5 million annual flight operations. The installation currently hosts 6 Training Squadrons and 2 Instructor Squadrons and is the busiest installation in the world.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,791	9,064	25,880
Total Population	11,442	27,514	71,411
Average HH Income	\$105,899	\$92,911	\$100,182

Melissa Glyptis Simpson
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