



SNS
REALTY INC

**MULTI-FAMILY INVESTMENT
OPPORTUNITY IN MILTON**



PRESENTED BY:
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SENIOR ADVISOR



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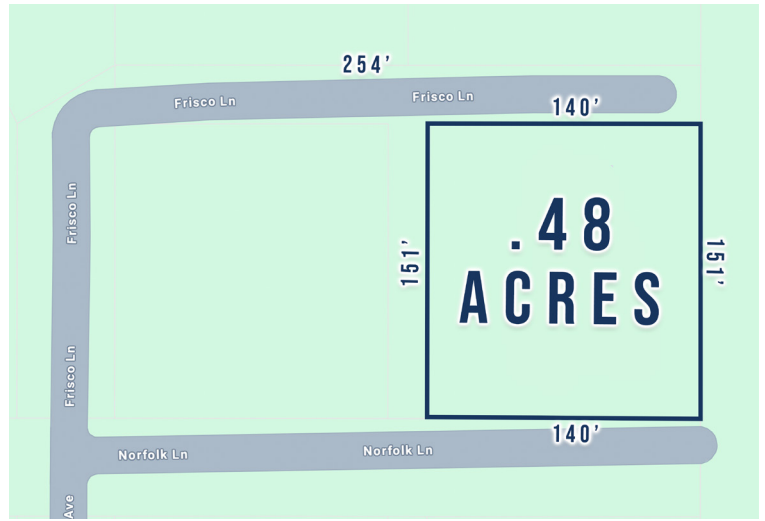
120 E MAIN STREET, SUITE A
PENSACOLA, FL 32502

**AVAILABLE FOR
PURCHASE**

**5919 FRISCO LANE
MILTON, FL 32583**



SUMMARY



PROPERTY DETAILS

Positioned in a high-growth area of Milton, this income-producing property offers a rare opportunity to invest in nearly half an acre of R-1 zoned residential land with built-in rental income and future development potential.

The property features a fully updated mobile home with modern finishes including new flooring, fresh paint, a remodeled kitchen and bath, and a ductless split heat & air system. The home is currently rented at \$750/month on a month-to-month lease, providing immediate cash flow.

A second trailer formerly on the lot has been removed, leaving a clean, cleared area ideal for expansion, an additional unit, or future residential development—all within R-1 zoning. The existing septic system supports continued use or future builds with minimal infrastructure needs.

Just minutes from I-10 and 25 minutes to the beach, and located near the upcoming Lakes of Avalon community, this is a prime investment opportunity in a rapidly developing residential corridor. Whether you're looking to grow your rental portfolio or build new in a thriving area, this property offers strong upside and flexibility.

SALES OVERVIEW

SALES PRICE: \$149,000

GROSS LAND AREA: .48 Acres



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AERIAL VIEW



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PLAT MAP

Frisco Ln

140'

151'

.48
ACRES

151'

140'

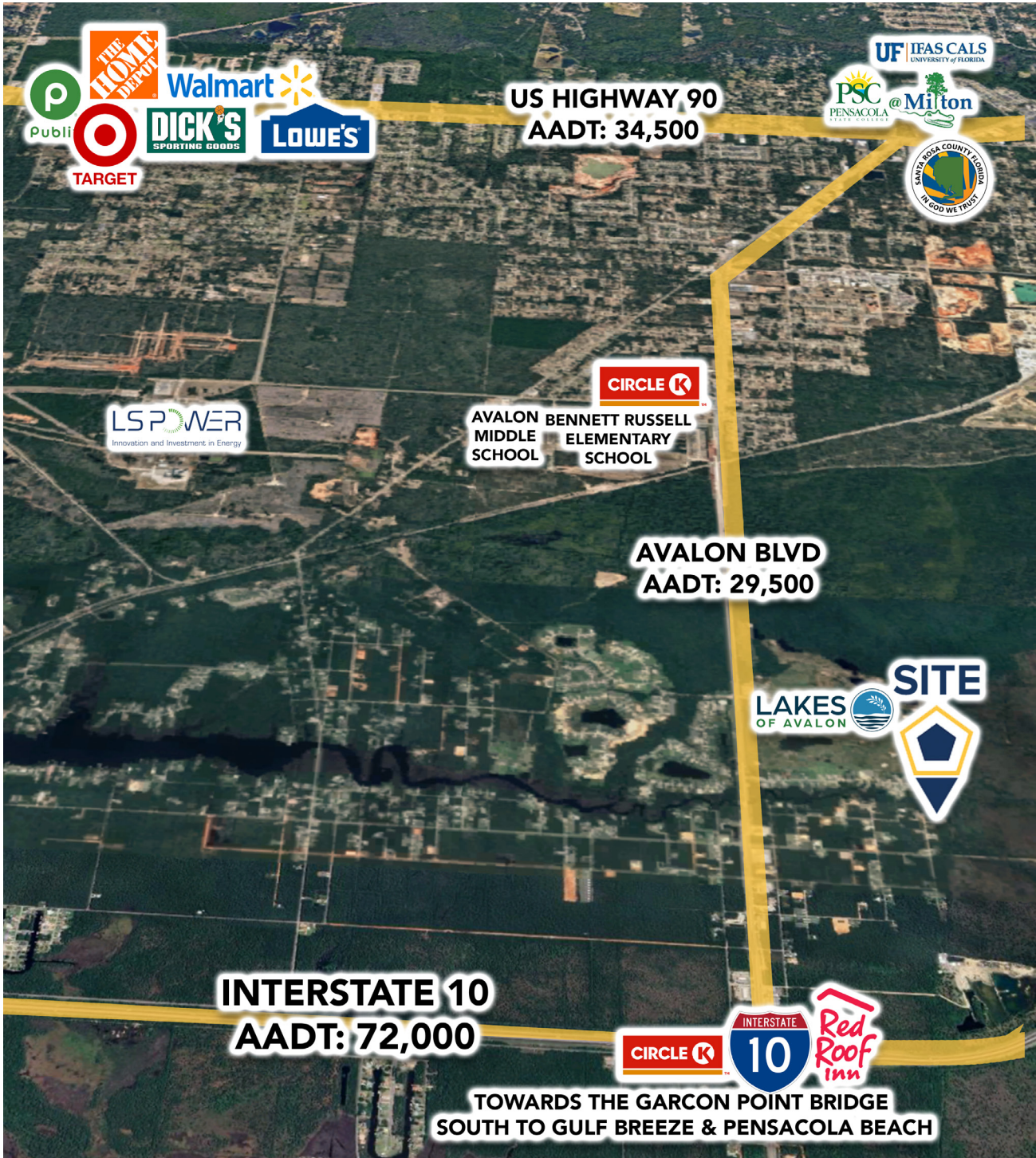


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RETAIL MAP



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MEET THE AGENT



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Chris Bouchard is a Senior Commercial Real Estate Advisor with SNS Realty, Inc. Based in Northwest Florida, out of Pensacola, Chris actively markets and sells properties throughout the entire Florida Panhandle, and throughout the Southeastern United States.

Chris has earned a reputation for providing the highest quality brokerage, consulting, and advisory services to his clients. He specializes in Retail, Industrial, Office, Land & Development, Multifamily/ Apartment, Corporate Real Estate and Distressed Assets.

Chris has over 17 years of commercial brokerage and development experience along the Gulf Coast of Florida and Alabama. He is a native Pensacolian who graduated from Pensacola Catholic High School and went on to earn his degree in Bachelor of Science in Commerce & Business Administration with a major in Comprehensive Marketing from The University of Alabama. Chris has extensive working knowledge in the commercial real estate industry and has an outstanding track record and history of proven success.



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WHY SNS?



SNS is a Diversely Experienced Team focused on Developing Residential Communities, Senior Living, Commercial/Retail, and Industrial Facilities. Our client partners find that we are a Trusted Resource to assist with market strategy, internal facility programming, and business modeling as well as development of new and re-purposed facilities using highly efficient capital to minimize the cost of occupancy. We can build or re-purpose facilities to suit. We can provide private equity investment, joint venture partnerships, acquisition/leasebacks, and property management.

**WE HAVE A REPUTATION FOR LOYALTY AND
HONESTY WHICH REFLECTS OUR TOP PRIORITY:
TO BUILD LASTING RELATIONSHIPS**



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