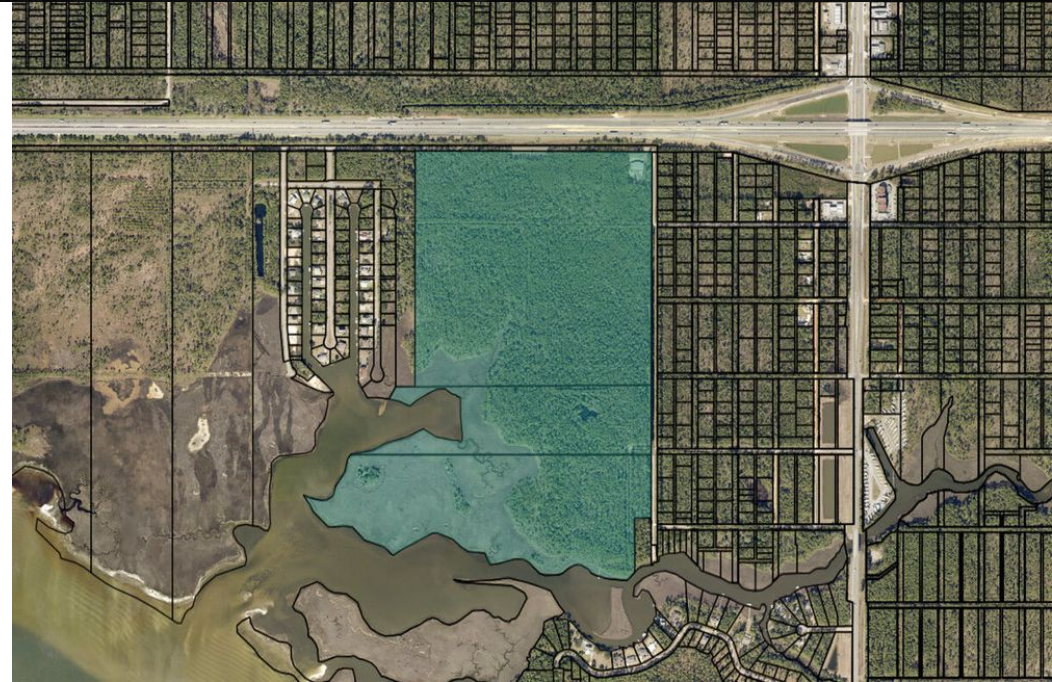




# 175 ACRES-ESCAMBIA BAY

0 SAN RAPHAEL ST, MILTON, FL 32583





## PROPERTY DESCRIPTION

Prime waterfront 175 acre development site available in Avalon, Florida. The site is zoned RR-1 and is well suited for a developer to subdivide the property and sell individual lots or single-family homes. The property consists of three adjoining parcels on the south side of Interstate 10. The site is located near the booming Pensacola MSA and is the ideal location for residential development. The Pensacola market has experienced explosive growth and development in recent years. Navy Federal Credit Union recently announced expansion plans to double its workforce by 2020, which will bring their employment total to more than 10,000.

## LOCATION DESCRIPTION

Pensacola is located on Florida's Gulf Coast near the Florida/Alabama state line. The Pensacola market has experienced explosive growth in recent years due to the high population growth and strong median income. The strong economy and tourism has fueled the housing and retail demand in Pensacola over recent years. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located just miles from the site. The property is in close proximity to the core retail trade area, the airport, hospital, University of West Florida, NAS Pensacola, Whiting Field Naval Base, and the beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.

**FOR SALE** | 175 ACRES-ESCAMBIA BAY

## OFFERING SUMMARY

Sale Price	\$1,995,000
Lot Size	175 Acres
APN	05-1S-28-0000-00102-0000
Zoning	RR-1
Property Type	Land
Traffic Count	0
Market	Pensacola-Ferry Pass-Brent



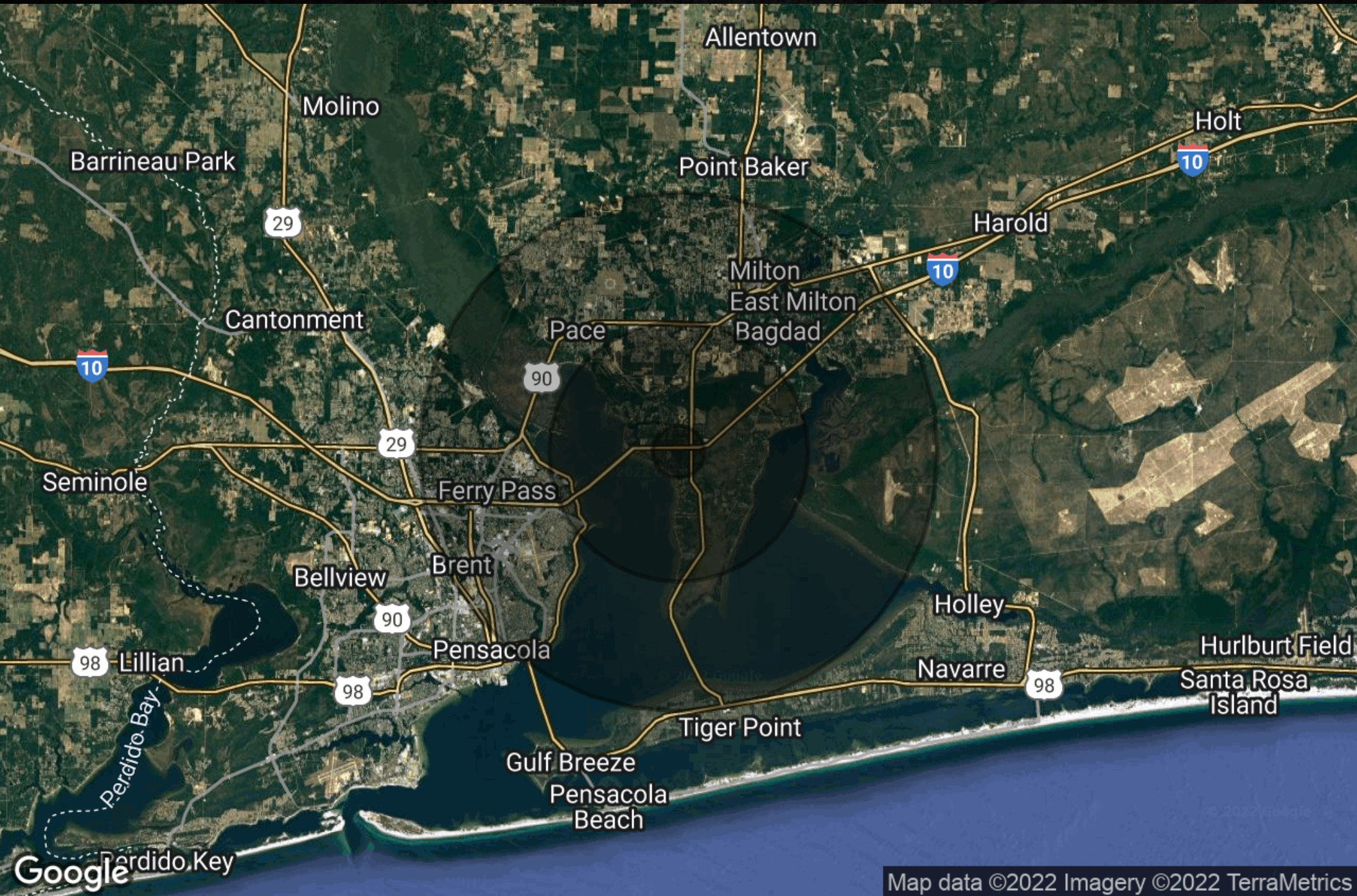




## PENSACOLA, FL

BELLCORE  
COMMERCIAL





Map data ©2022 Imagery ©2022 TerraMetrics



# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5336/-87.1018

RS1

## San Raphael St

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	391	3,967	26,144
	2026 Projected Population	442	4,446	28,644
	2010 Census Population	367	3,044	23,425
	2000 Census Population	249	2,239	21,255
	Projected Annual Growth 2021 to 2026	2.6%	2.4%	1.9%
	Historical Annual Growth 2000 to 2021	2.7%	3.7%	1.1%
	2021 Median Age	43.4	41.0	38.8
HOUSEHOLDS	2021 Estimated Households	158	1,592	10,805
	2026 Projected Households	172	1,711	11,372
	2010 Census Households	146	1,197	9,518
	2000 Census Households	101	877	8,394
	Projected Annual Growth 2021 to 2026	1.7%	1.5%	1.1%
	Historical Annual Growth 2000 to 2021	2.7%	3.9%	1.4%
RACE AND ETHNICITY	2021 Estimated White	87.8%	87.1%	83.9%
	2021 Estimated Black or African American	4.6%	4.9%	7.9%
	2021 Estimated Asian or Pacific Islander	2.1%	2.1%	2.4%
	2021 Estimated American Indian or Native Alaskan	1.1%	1.1%	0.8%
	2021 Estimated Other Races	4.4%	4.8%	5.0%
	2021 Estimated Hispanic	5.1%	5.2%	5.8%
INCOME	2021 Estimated Average Household Income	\$132,491	\$104,529	\$80,991
	2021 Estimated Median Household Income	\$96,767	\$82,565	\$66,607
	2021 Estimated Per Capita Income	\$53,566	\$41,945	\$33,480
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	0.9%	2.1%	2.3%
	2021 Estimated Some High School (Grade Level 9 to 11)	8.4%	7.9%	5.5%
	2021 Estimated High School Graduate	21.9%	25.5%	28.0%
	2021 Estimated Some College	13.8%	18.5%	21.6%
	2021 Estimated Associates Degree Only	13.5%	13.7%	12.1%
	2021 Estimated Bachelors Degree Only	27.9%	22.2%	20.3%
	2021 Estimated Graduate Degree	13.6%	10.1%	10.2%
BUSINESS	2021 Estimated Total Businesses	16	154	896
	2021 Estimated Total Employees	81	841	5,899
	2021 Estimated Employee Population per Business	5.0	5.5	6.6
	2021 Estimated Residential Population per Business	24.0	25.8	29.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



**ROBERT BELL**

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Direct: 850.434.3434

**PROFESSIONAL BACKGROUND**

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

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