

SALE

129/A00 HWY 87

129/A00 Hwy 87 Milton, FL 32583



PROPERTY DESCRIPTION

Corner Parcel totaling +/-10.28 Acres on Hwy 87 centrally located between two major highways. This site includes 2 parcels Zoned HCD at the corner of Hwy 87 & Bent Tree Rd with a full median cut and less than a mile to the I-10 interchange and the US Hwy 90/Hwy 87 Intersection. The I-10/Hwy 87 corridor of Santa Rosa County is seeing extensive growth due to the increased demand for housing and the continued development of multiple distribution centers along the Hwy 87 corridor. Demographics within a 5 mile radius include a House Hold Income of \$99,042 and a Total Population of 19,660 with new housing developments underway within the surrounding area.

PROPERTY HIGHLIGHTS

- Corner Parcel. Full Median Cut. AADT 15,700. 0.3 Miles to I-10

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	10.28 Acres
Zoning:	HCD
APN:	05-1N-27-0000-00129-0000, 05-1N-27-0340-00A00-0011

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,901	5,921	25,574
Total Population	11,854	19,660	71,499
Average HH Income	\$106,364	\$99,042	\$100,188

Melissa Glyptis Simpson
850 733 6532



COLDWELL BANKER
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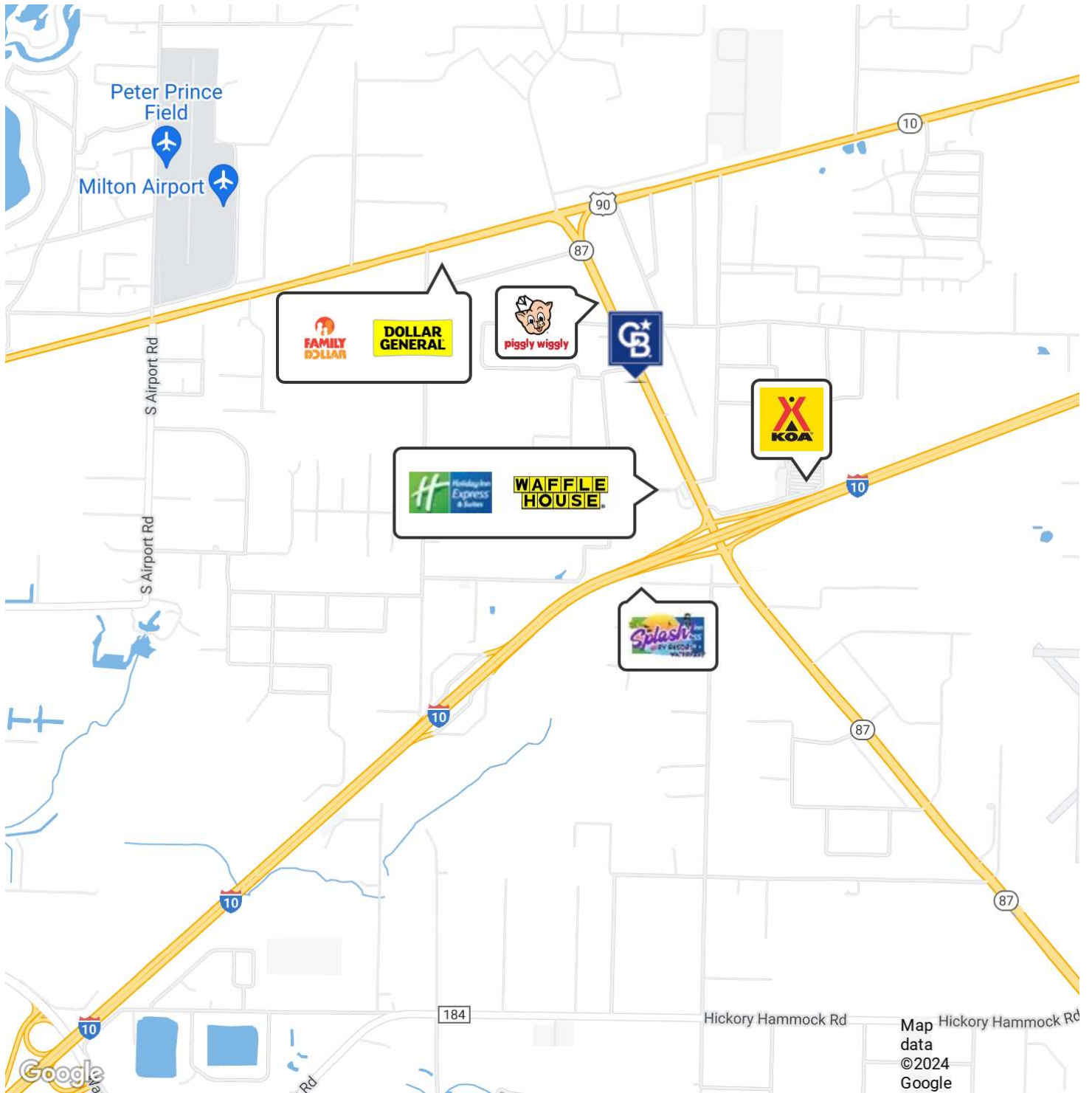


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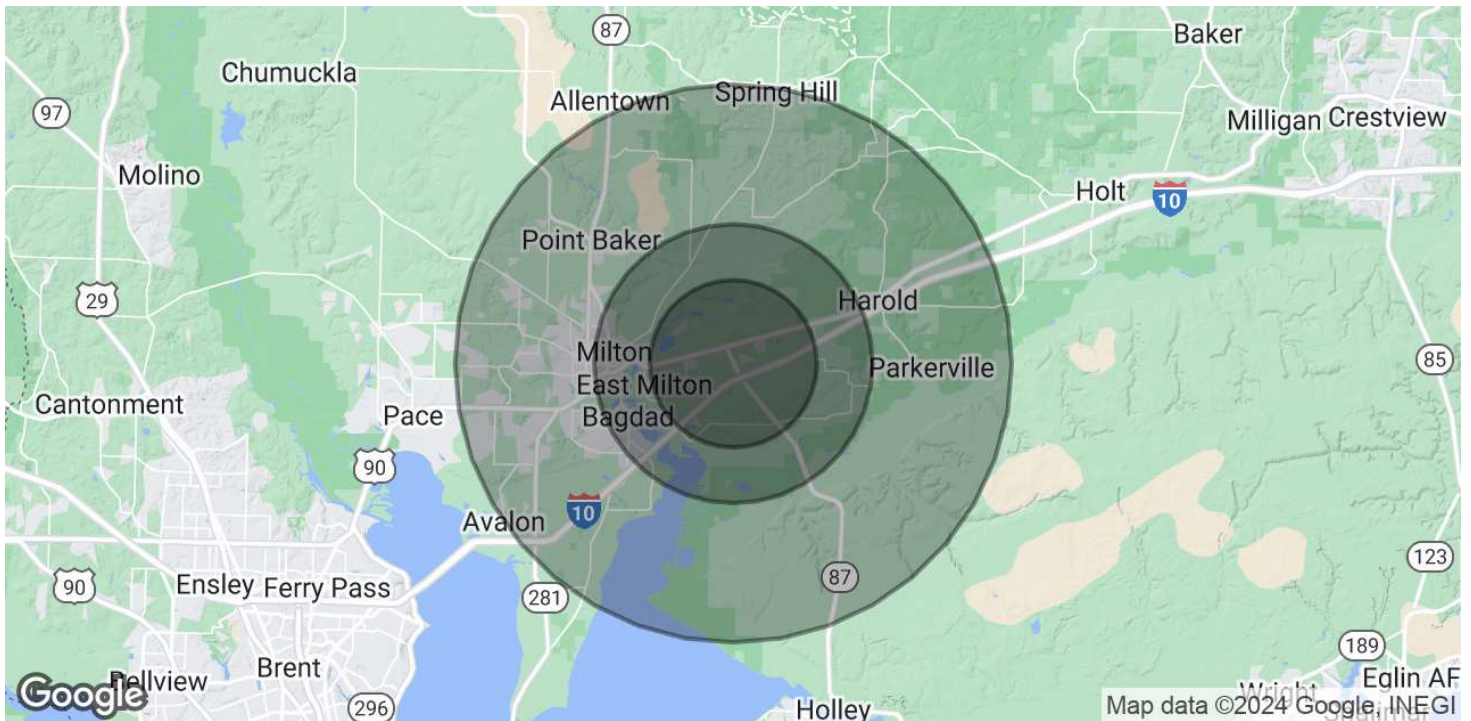


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,854	19,660	71,499
Average Age	41	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,901	5,921	25,574
# of Persons per HH	4.1	3.3	2.8
Average HH Income	\$106,364	\$99,042	\$100,188
Average House Value	\$227,855	\$238,516	\$284,411

Demographics data derived from AlphaMap

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