

SALE

00202 HWY 87

00202 Hwy 87 Milton, FL 32583



PROPERTY DESCRIPTION

5.29 acres zoned HCD at the corner of Hwy 87 and John Hamm Rd. Full median cut on Hwy 87 for north or south ingress/egress. 600 Ft of road frontage on Hwy 87 with 2 storm drains, one curb cut and sidewalk the length of the frontage. This site is located just south of the fully occupied Santa Rosa Industrial Park which is housing the new distribution center for Amazon. Major expansion of Santa Rosa County's Infrastructure and Industrial Parks is driving major business into East Milton. Over 2,500 new jobs are expected within the immediate vicinity to this property. Northern Santa Rosa County's 5 Industrial Parks are located within minutes to this site. Access to US Hwy 90, I-10 and Downtown Milton make this location a perfect site for future development. Demographics within a 5-mile radius include a Total Population of 19,735 with an Average House Hold Income of \$99,009. 5 Star Report and 5 year Projected P&L, ESA Phase 1, Survey, Wetland JD Report (100% uplands), and conceptual site plan available with CA.

PROPERTY HIGHLIGHTS

- 5.29 Acres. Zoned HCD. 600 Ft Rd Frontage. Full Median Cut. I-10 and US 90 Less than 1 mile. 100% Uplands per Wetland JD Report.

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$1,575,000 |
| Lot Size: | 5.29 Acres |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 2,847 | 6,029 | 25,880 |
| Total Population | 11,606 | 19,735 | 71,411 |
| Average HH Income | \$106,387 | \$99,009 | \$100,182 |

Melissa Glyptis Simpson
(850) 733-6532

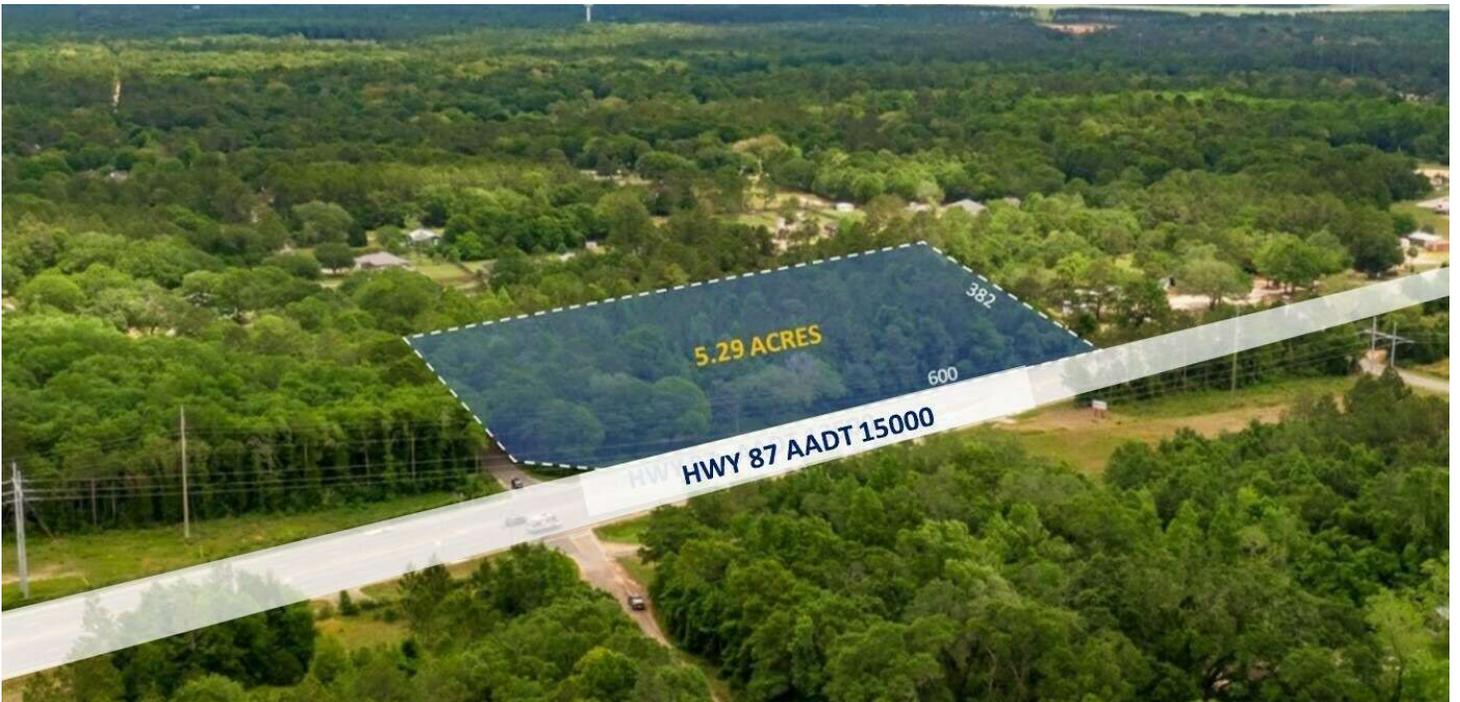


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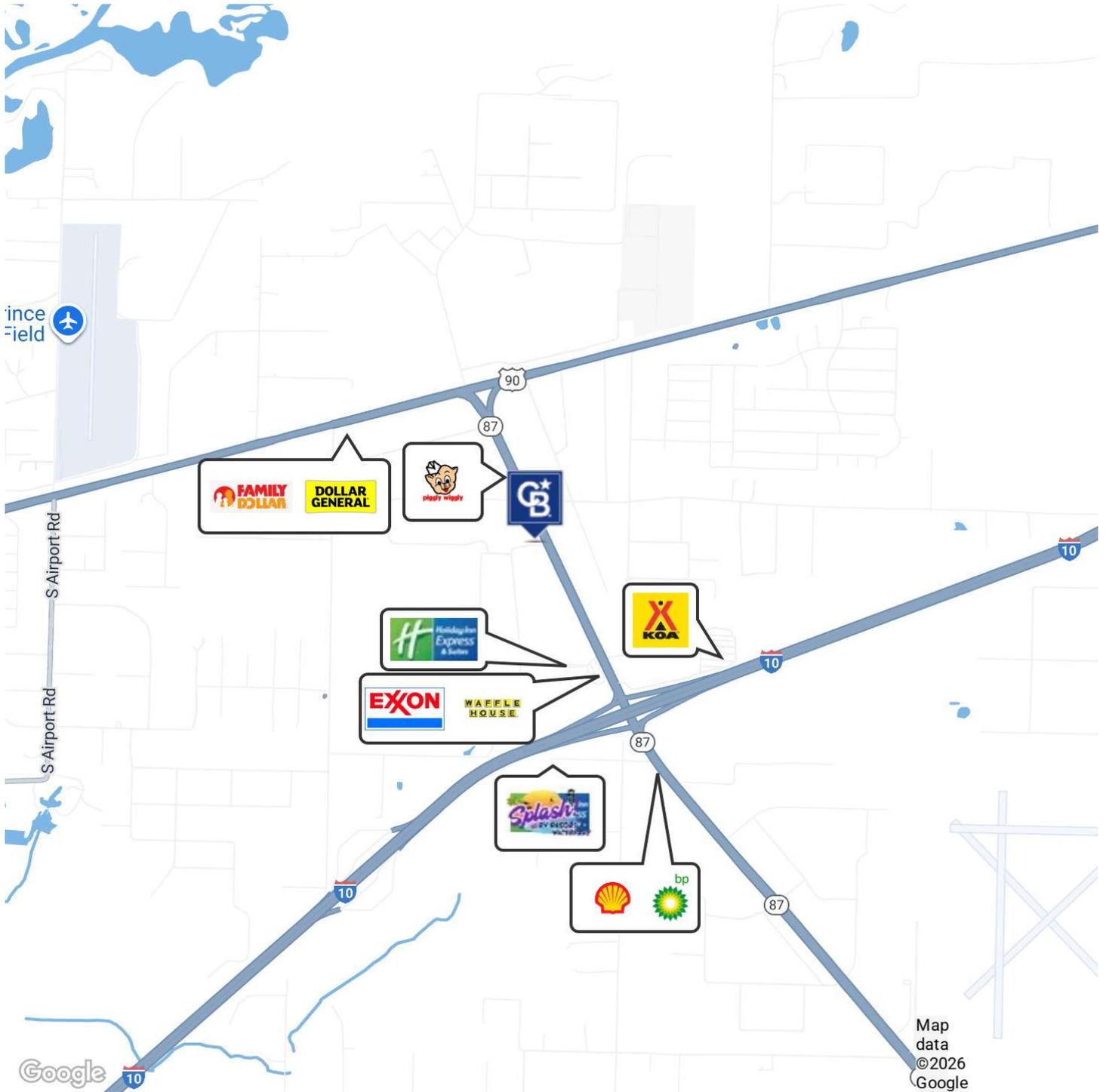


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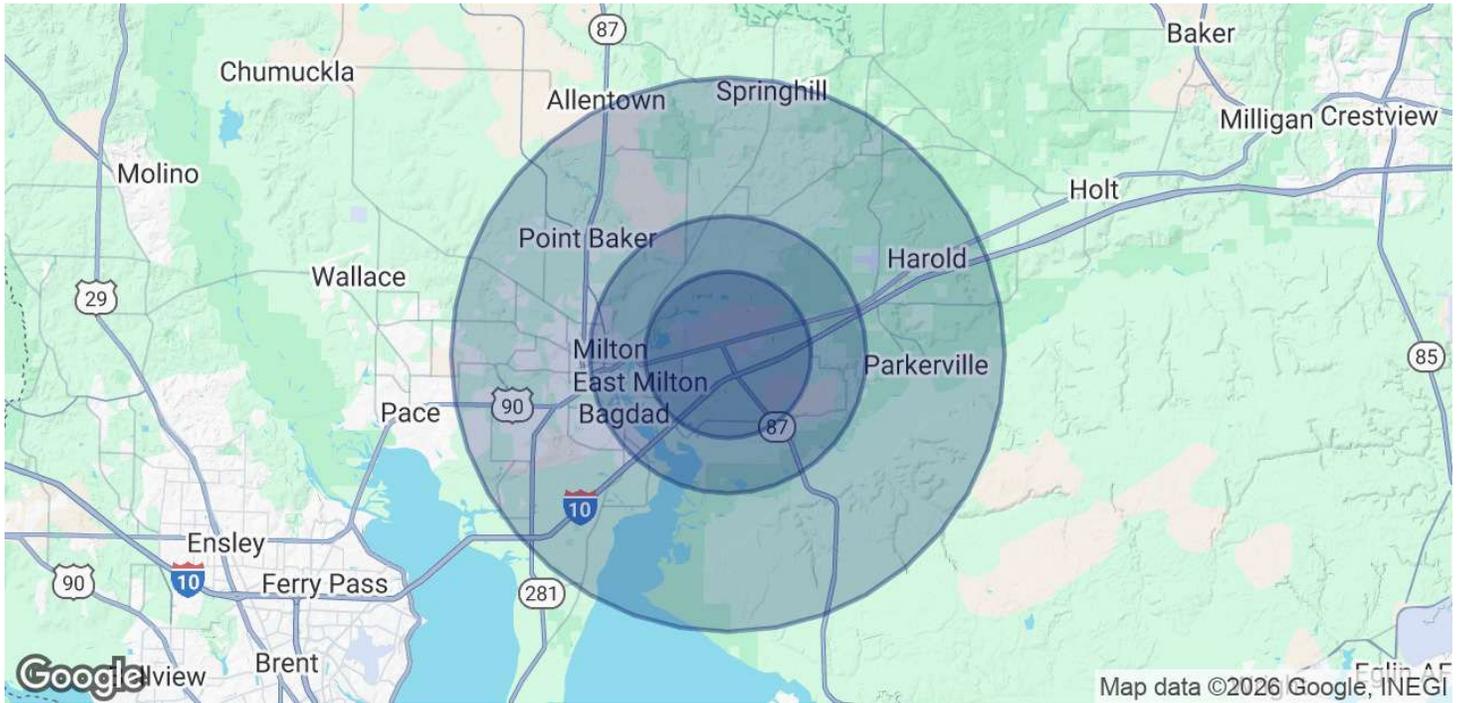


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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 11,606 | 19,735 | 71,411 |
| Average Age | 41 | 42 | 41 |
| Average Age (Male) | 41 | 41 | 40 |
| Average Age (Female) | 42 | 43 | 42 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,847 | 6,029 | 25,880 |
| # of Persons per HH | 4.1 | 3.3 | 2.8 |
| Average HH Income | \$106,387 | \$99,009 | \$100,182 |
| Average House Value | \$227,409 | \$239,212 | \$284,360 |

* Demographic data derived from 2020 ACS - US Census

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