



PROPERTY DESCRIPTION

+/- 19 acres in Santa Rosa County centrally located between Downtown Milton (1.5 miles) and Interstate 10 (3.5 miles) with an AADT of 19,400. This site is located in East Milton off of US Hwy 90/ Richburg St and Embers Ln. R1 Zoning within SRC Land Development Code allows for 4 residential units per acre. Demographics within a 5-mile radius include a Total Population of 39,282 with an Average Household Income of \$84,189. Existing ingress/egress off of US Hwy 90

PROPERTY HIGHLIGHTS

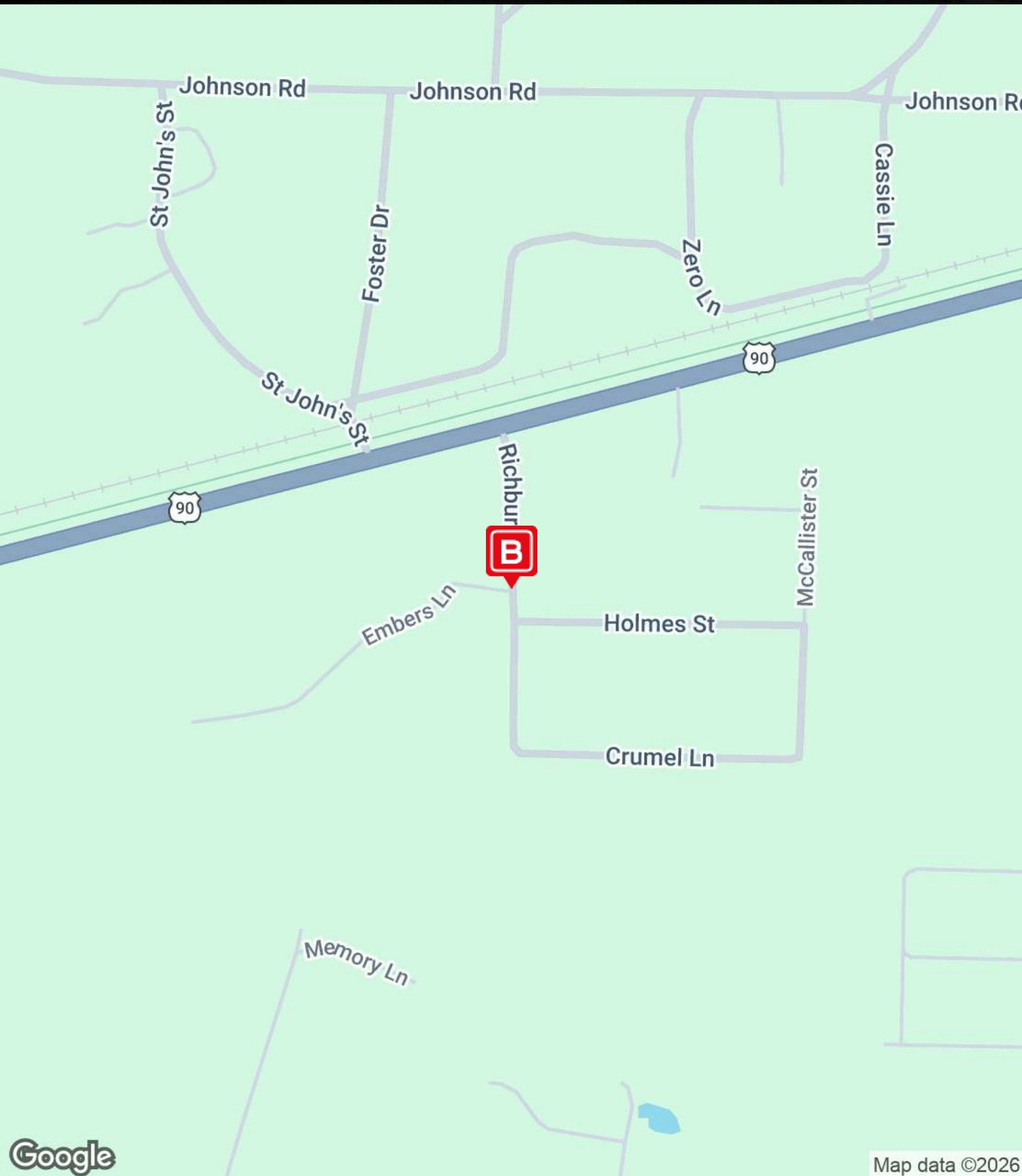
- 19 Acres Available for Development. Zoned R-1. Additional Acreage Available. Centrally Located between Downtown Milton and I-10 Corridor.

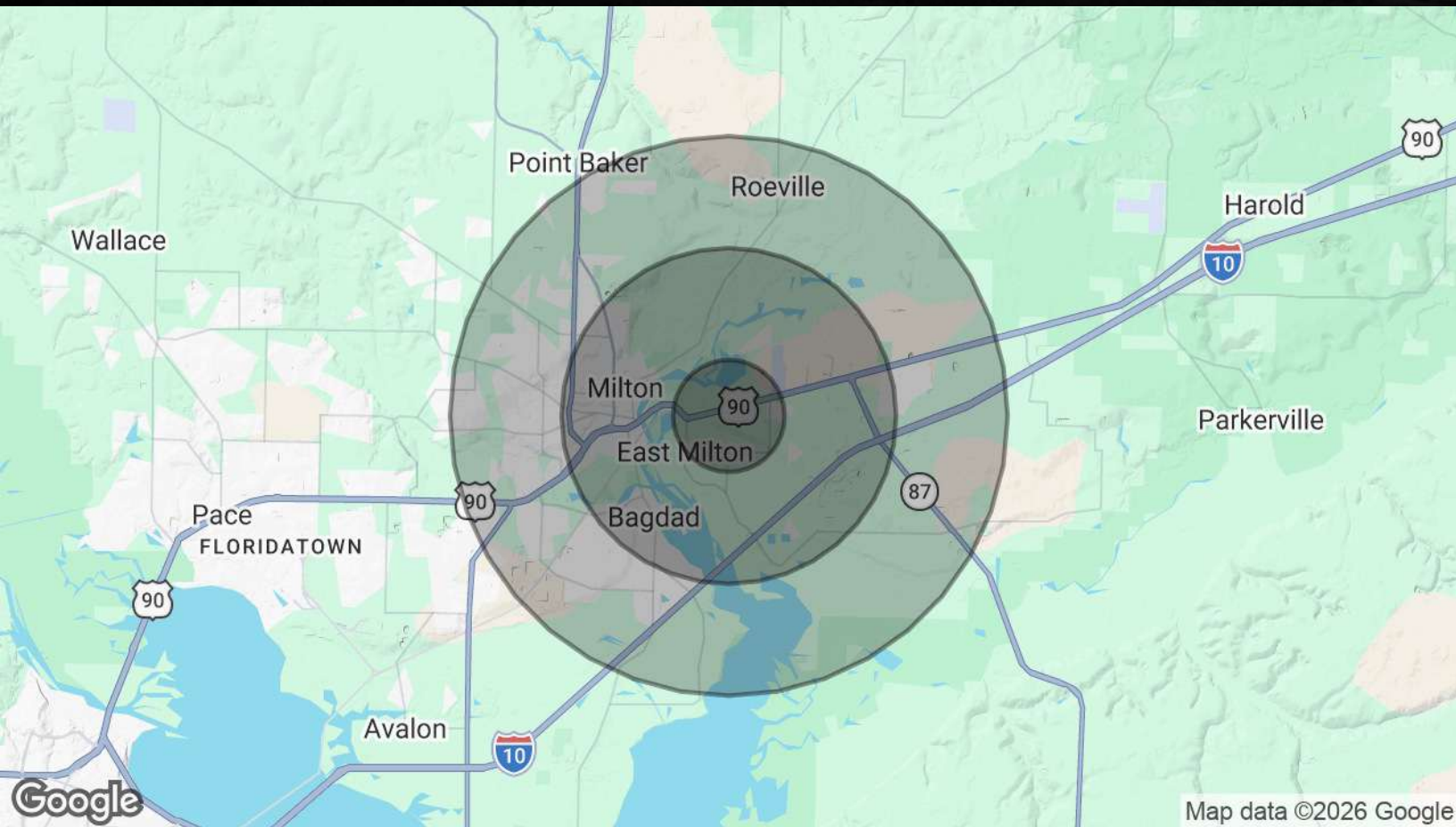
OFFERING SUMMARY

Sale Price:	\$1,425,000
Lot Size:	19 Acres
Zoning	R1
Property Type	Land
Traffic Count	20,100

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	346	4,829	14,189
Total Population	930	14,082	39,282
Average HH Income	\$84,386	\$75,217	\$84,189





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	930	14,082	39,282
Average Age	44.8	40.8	39.8
Average Age (Male)	40.2	39.6	38.8
Average Age (Female)	46.8	40.9	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	346	4,829	14,189
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$84,386	\$75,217	\$84,189
Average House Value	\$277,264	\$210,580	\$232,237

2023 American Community Survey (ACS)

