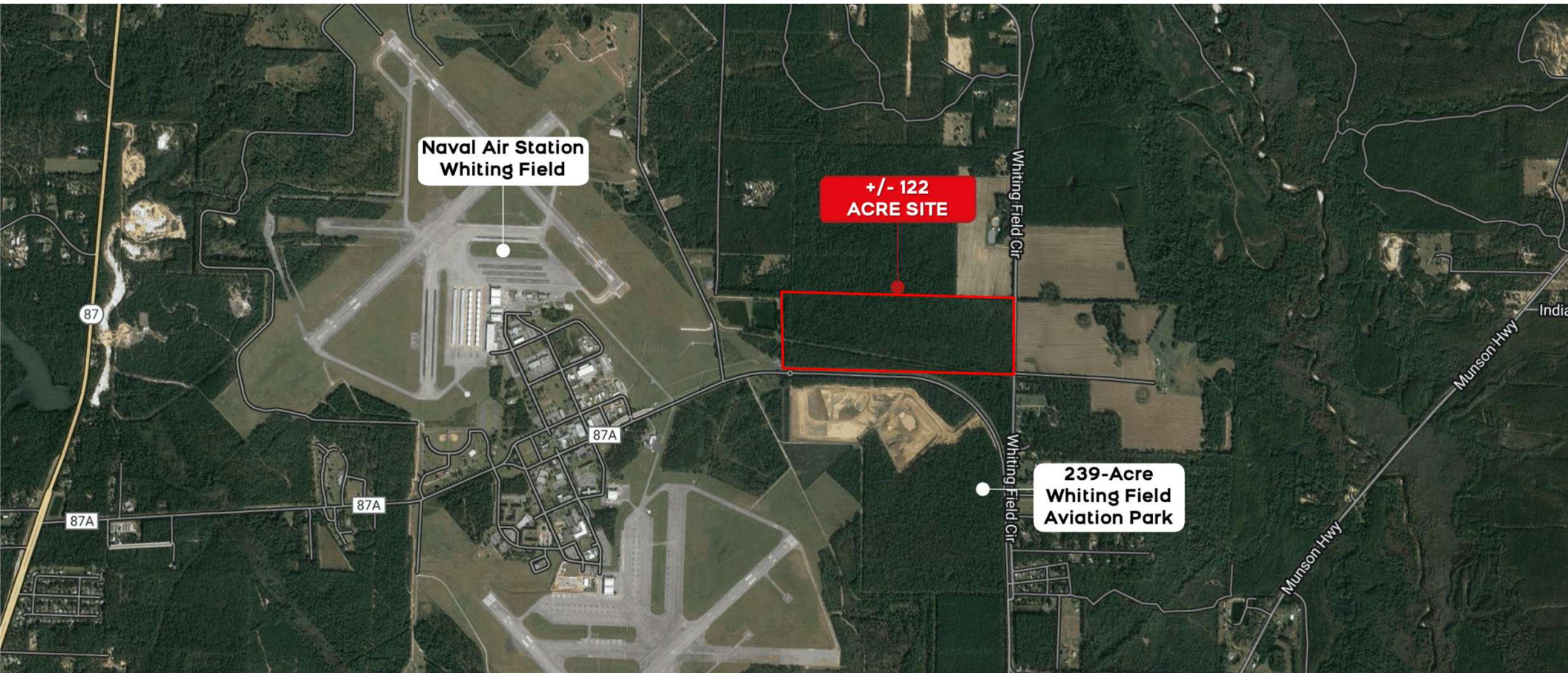




INDUSTRIAL LAND OPPORTUNITY

LANGLEY ST, MILTON, FL 32570



PROPERTY OVERVIEW

Rare developer opportunity to purchase +/-122 Acres of vacant industrial land in Milton, FL. The property is adjacent to the Naval Air Station Whiting Field and directly across the street from the 239-Acre Whiting Field Aviation Park. The site is zoned M2 - General Industrial, which allows a variety of industrial uses such as manufacturing, asphalt and concrete plants, sawmills, truck or bus terminal facilities, salvage yards, and aviation activities. Utilities are available to the site on Whiting Field Circle. There is approximately 2,000' of frontage along E Gate Rd and easy access to Hwy 87. The property is located within 10 minutes of downtown Milton and 30 minutes of downtown Pensacola.

LOCATION DESCRIPTION

Milton is located North of Pensacola in the Florida Panhandle and is an upcoming area of Santa Rosa County. The site is in close proximity to new home developments, national retailers, national parks, and the white sand beaches of the Gulf Shore. NAS Whiting Field serves approximately 1,700 active duty personnel, 1,100 civilian employees, and 2,400 family members. The property is within 25 minutes of the Santa Rosa NOLF military airport, an airfield supporting the helicopter training operations for the US Navy at Naval Air Station Whiting Field.

FOR SALE | INDUSTRIAL LAND OPPORTUNITY

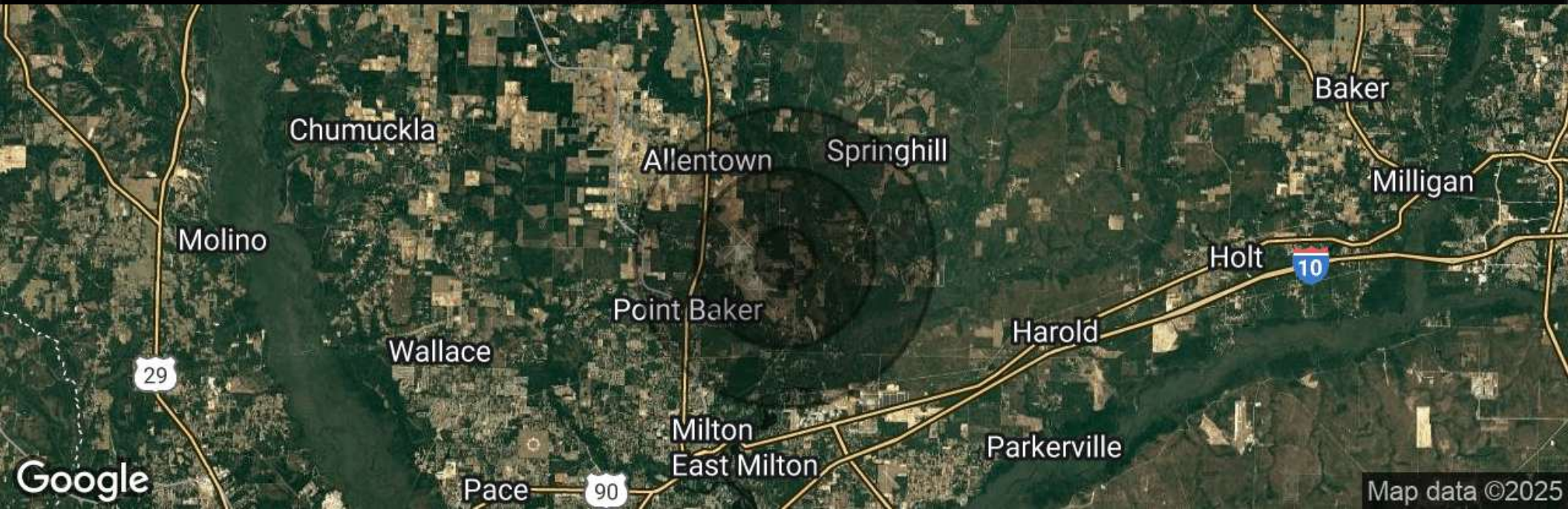
PROPERTY HIGHLIGHTS

- +/-122 Acres of prime industrial land available in Milton, FL
- M2 - General Industrial zoning and approximately 2,000' of frontage along E Gate Rd
- Utilities are available to the site
- Excellent location near new developments, national retailers, RV parks, the Santa Rosa NOLF military airport, downtown Milton, and downtown Pensacola

OFFERING SUMMARY

Sale Price	\$6,710,000
Price Per Acre	\$55,000/Acre
Lot Size	122 Acres
APN	01-2N-28-0000-00100-0000
Zoning	M2 - General Industrial
Property Type	Industrial Land
Traffic Count	0
Market	Milton





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,266	15,322	29,924
Average Age	38.9	39.3	39.0
Average Age (Male)	37.9	37.9	37.7
Average Age (Female)	41.4	41.7	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,259	5,989	11,625
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$38,613	\$48,138	\$52,870
Average House Value	\$101,826	\$109,807	\$130,533

2020 American Community Survey (ACS)



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker 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.

Harry 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, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales 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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