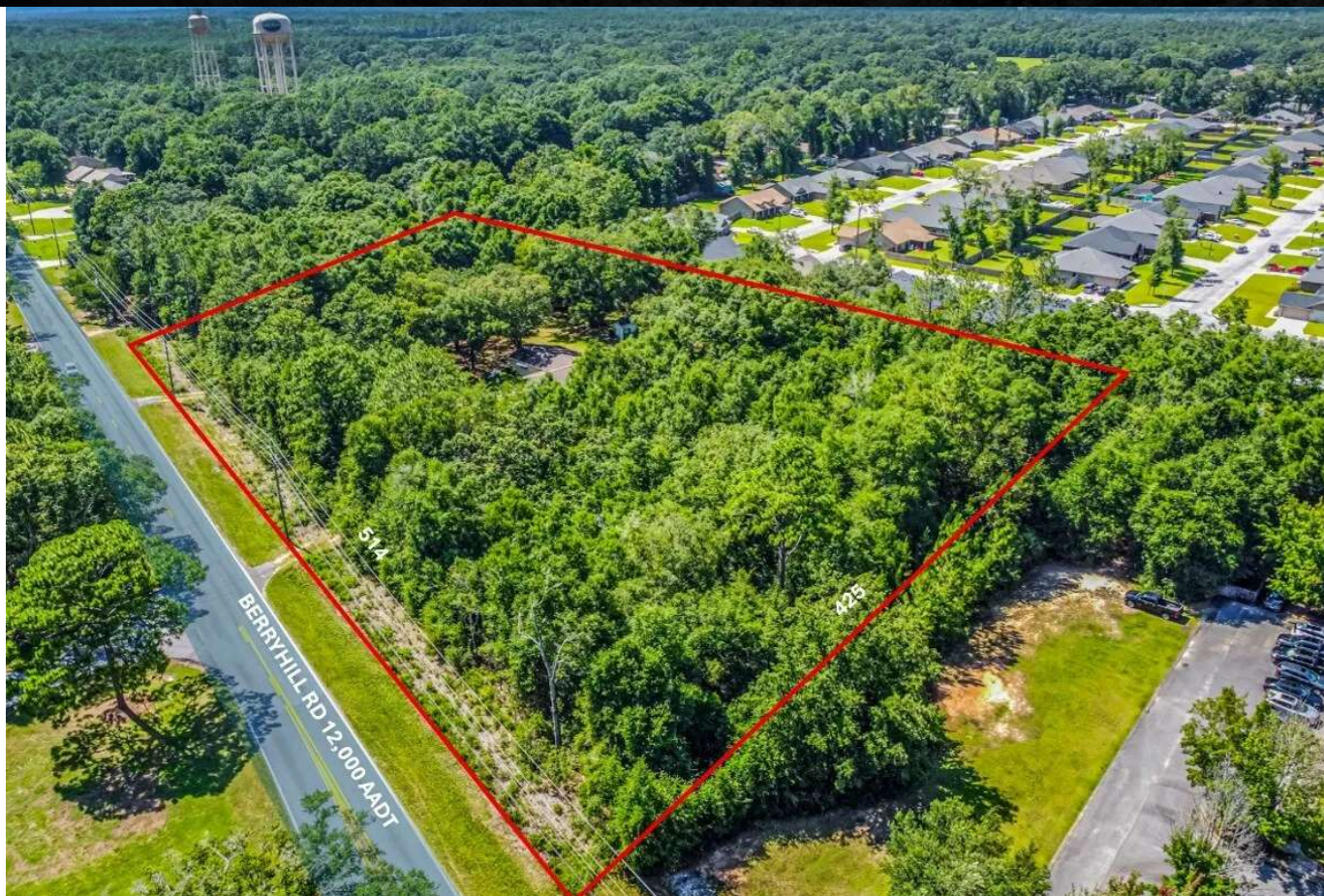




PROPERTY DESCRIPTION

4.64 Acres Zoned HCD with 2 curb cuts and a total of 514 Ft of road frontage on Berryhill Rd. Improvements to the site include City Water, Gas, available Sewer and an 1844 SF single family home. Centrally located between the City of Milton and Pace, this site is 1.5 miles to Dogwood Dr and 2.5 miles to US Hwy 90. The surrounding trade area is heavily anchored by national brands and medical facilities including Andrews Institute Satellite Office and Santa Rosa Medical Center. The parcel shares its rear border with a newly completed 103-home residential subdivision, offering immediate built-in traffic. Demographics within a 5-mile radius include a Total Population of 59,658 and an Average Household Income of \$95,744.

PROPERTY HIGHLIGHTS

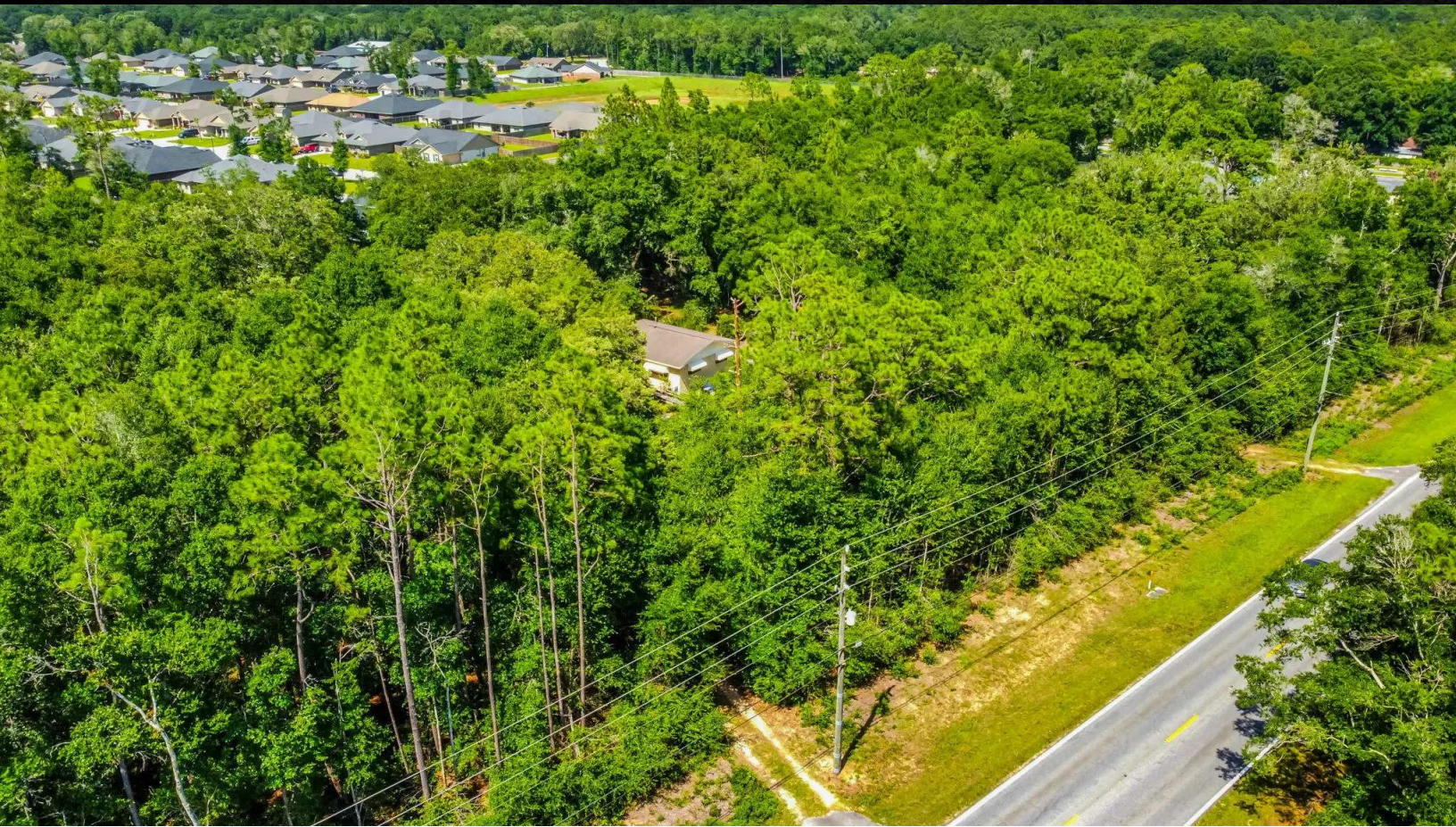
- Zoned HCD. 514 Ft Road Frontage on Berryhill Rd. Centrally located between Pace and Milton.

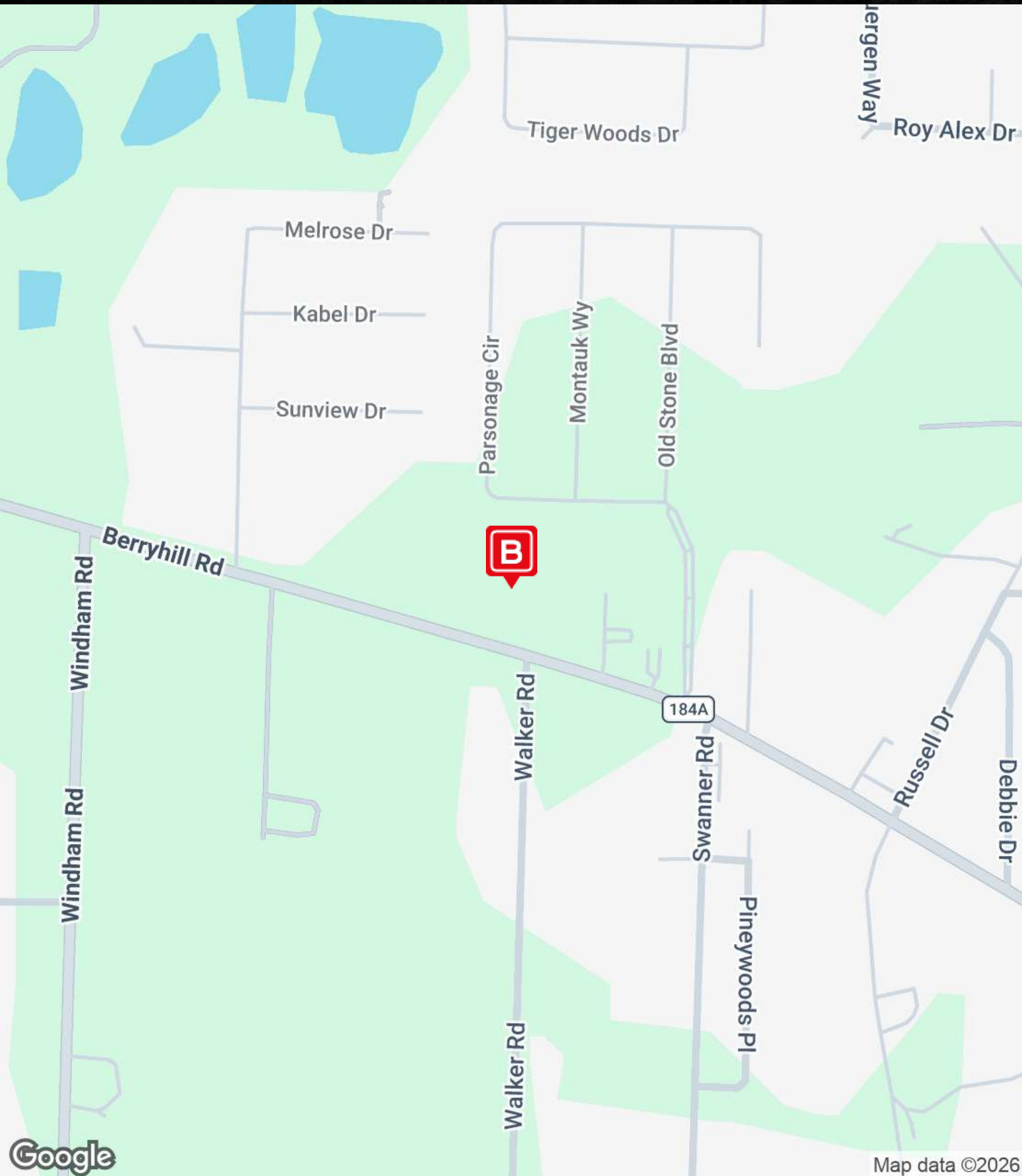
OFFERING SUMMARY

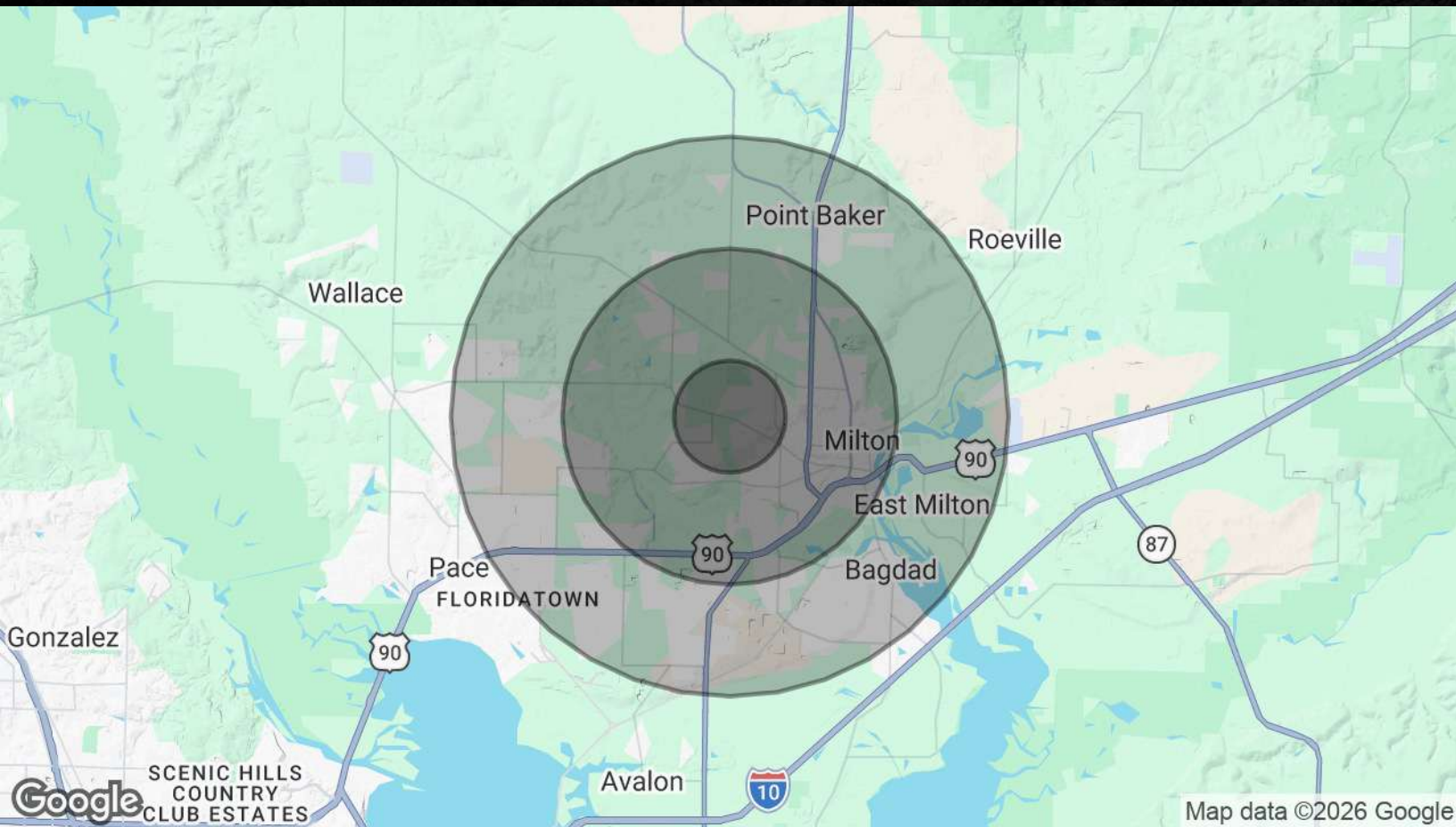
Sale Price:	\$1,200,000
Lot Size:	4.64 Acres
Zoning	HCD
Property Type	Land
Traffic Count	12,000

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,381	9,272	18,239
Total Population	3,036	23,047	49,177
Average HH Income	\$65,840	\$83,422	\$90,080







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,036	23,047	49,177
Average Age	44.4	39.4	40.1
Average Age (Male)	45.5	38.1	38.4
Average Age (Female)	43.6	40.2	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,381	9,272	18,239
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$65,840	\$83,422	\$90,080
Average House Value	\$152,156	\$240,962	\$251,551

2023 American Community Survey (ACS)