

# SALE

## +/-19 ACRE RESIDENTIAL DEVELOPMENT SITE

Richburg St./ Embers Ln Milton, FL 32583



### 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 41,648 with an Average Household Income of \$95,500. Existing ingress/egress off of US Hwy 90

### LOCATION DESCRIPTION

Located in northern Santa Rosa County, Pace has become a hub for retail development. The EDC reports the County has the 4th highest median household income, 7th fastest growing population in the state of Florida, 2.5% per year population growth over the past 10 years, and 1,500 new single family homes will be needed annually to meet projected population growth.

### OFFERING SUMMARY

Sale Price:	\$75,000 / Acre
Lot Size:	19 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,560	14,624	31,906
Total Population	16,941	41,648	88,352
Average HH Income	\$84,220	\$95,500	\$102,004

**Melissa Glyptis Simpson**  
(850) 733-6532



**COLDWELL BANKER**  
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**+/-30 ACRE PARCEL**

Richburg St./ Embers Ln Milton, FL 32583



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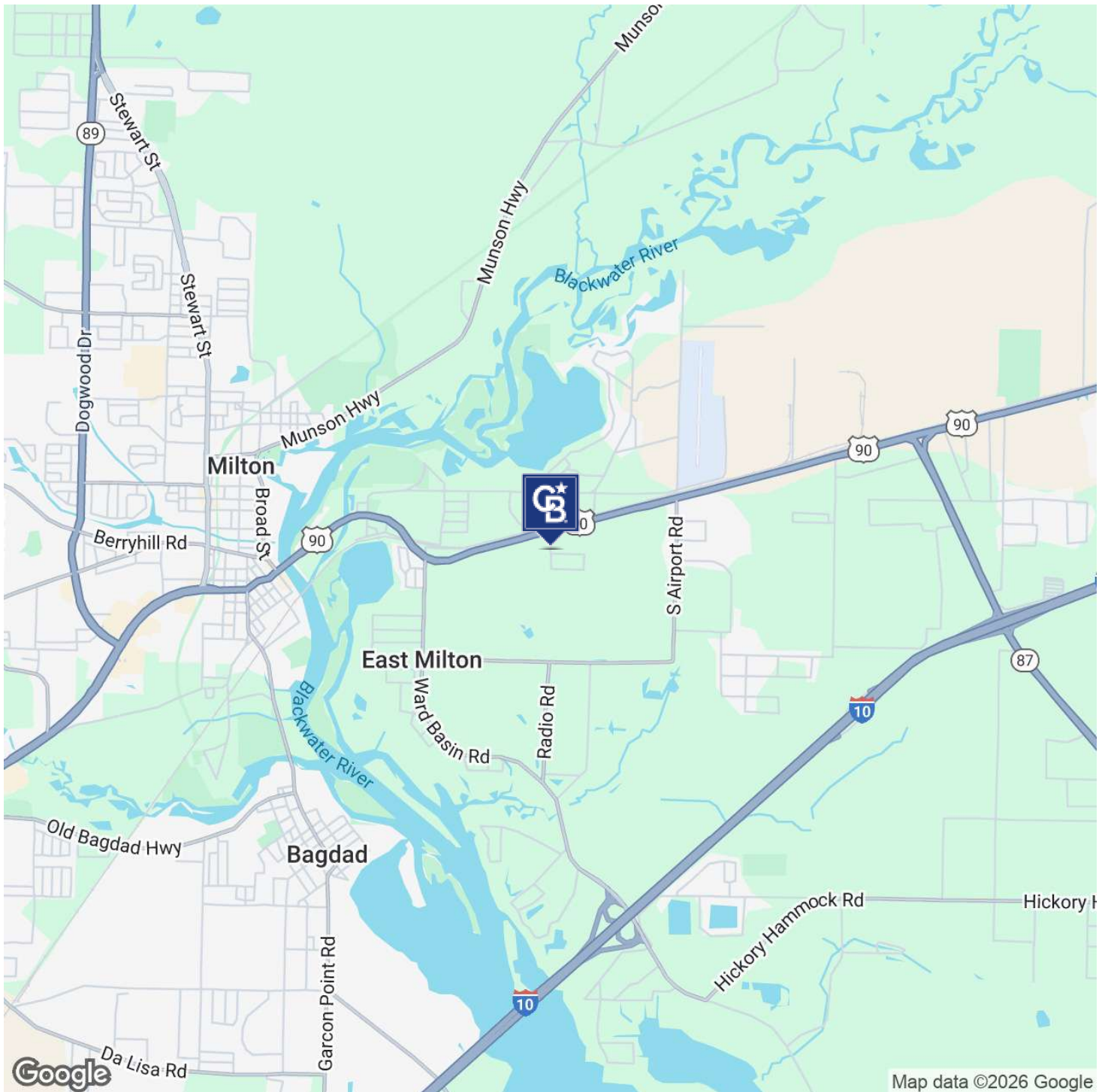


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## LOCATION MAP

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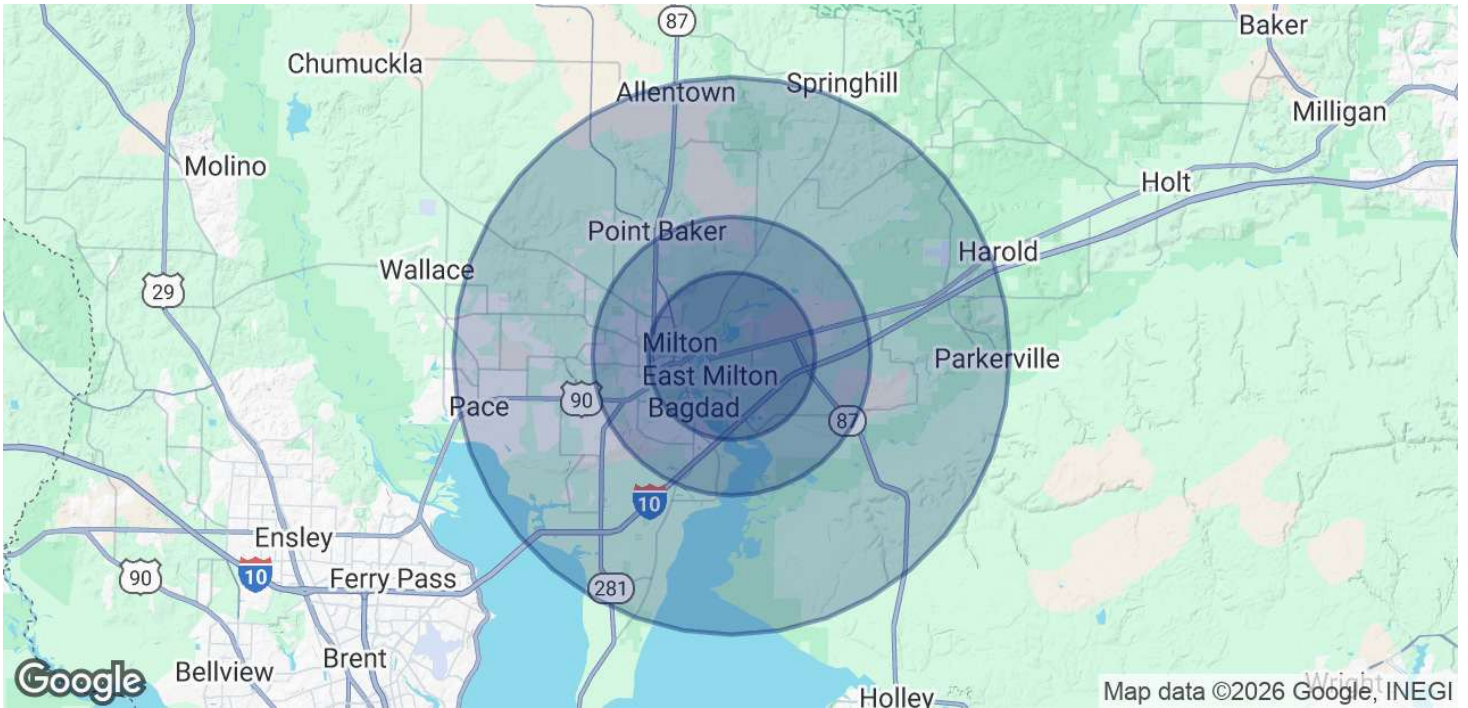


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## DEMOGRAPHICS MAP

Richburg St./ Embers Ln Milton, FL 32583



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	16,941	41,648	88,352
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	5,560	14,624	31,906
# of Persons per HH	3	2.8	2.8
Average HH Income	\$84,220	\$95,500	\$102,004
Average House Value	\$227,808	\$263,967	\$293,760

Demographics data derived from AlphaMap

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