

BELLCORE
COMMERCIAL



HWY 87 MILTON

8854 HWY 87 , MILTON, FL 32583



PROPERTY DESCRIPTION

Excellent opportunity to purchase up to 25.17 +/- Acres off of Highway 87 in Milton, Florida. The property is adjacent to the Santa Rosa NOLF military airport, which is an airfield that supports the helicopter training operations for the US Navy at Naval Air Station Whiting Field. The site is zoned HCD and would be the ideal location for a convenient store or retail user with its close proximity to the NAS Whiting Field military base and downtown Milton. The site consists of 2 parcels, which can be bought together or individually. Parcel A is to the North, and Parcel B is to the South. Parcel A has 1,395 ft of frontage, and Parcel B has 993 ft of frontage. Highway visibility is ample.

PROPERTY HIGHLIGHTS

- Parcel A has 1,395 ft of frontage
- Parcel B has 993 ft of frontage
- All utilities available to the sites
- Great Highway visibility & convenient access to I-10
- No wetlands

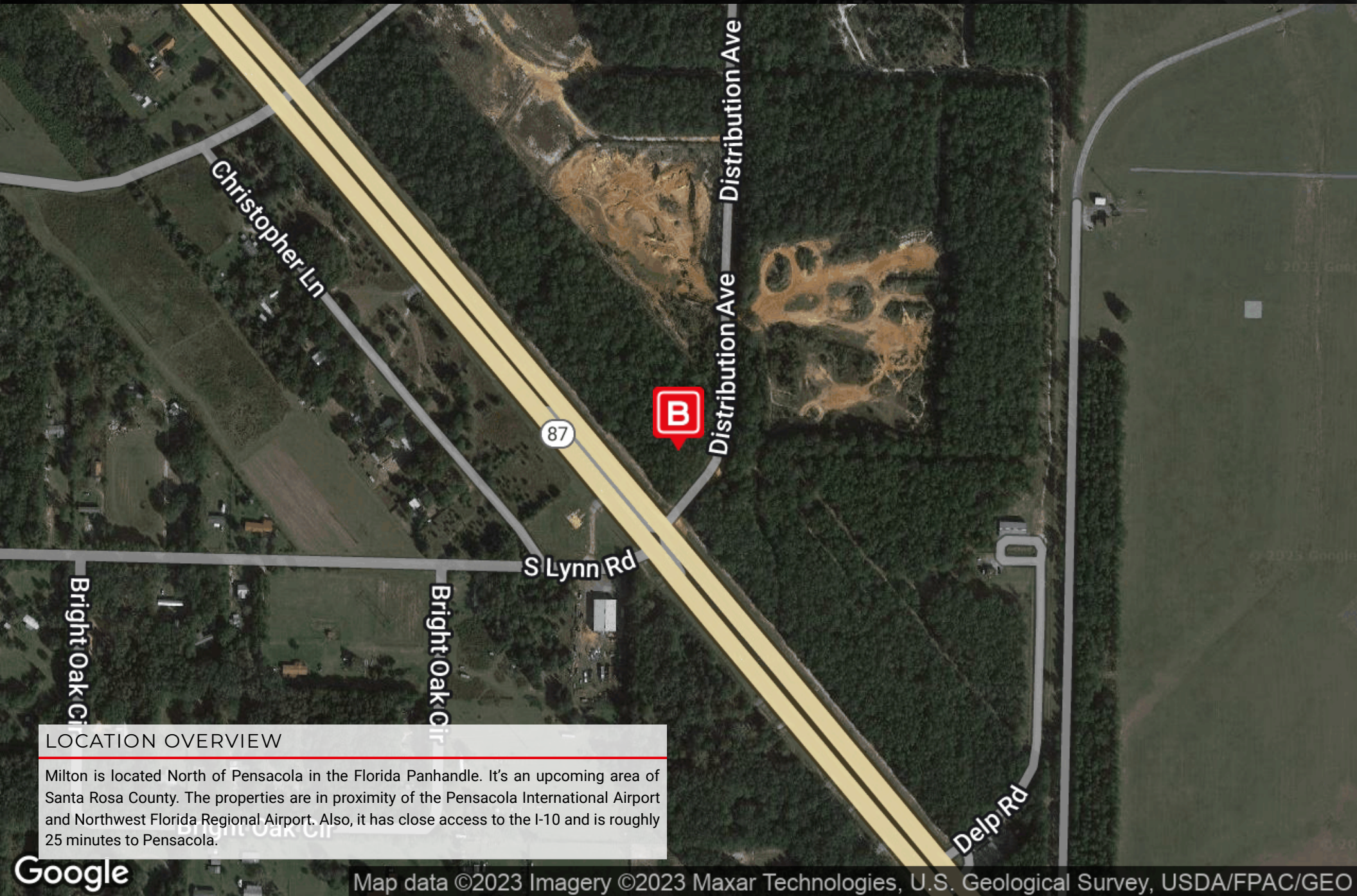
OFFERING SUMMARY

Sale Price	\$1,178,000 - \$2,517,000
Lot Size	25.17 Acres
APN	09-1N-27-0000-00118-0000 09-1N-27-0000-00117-0000
Zoning	HCD
Property Type	Land
Traffic Count	13,400



OF LOTS 2 | TOTAL LOT SIZE - | TOTAL LOT PRICE \$1,178,000 - \$2,517,000 |

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Sold	Parcel A	09-1N-27-0000-00118-0000	13.39 Acres	\$1,339,000	HCD
Sold	Parcel B	09-1N-27-0000-00117-0000	11.78 Acres	\$1,178,000	HCD

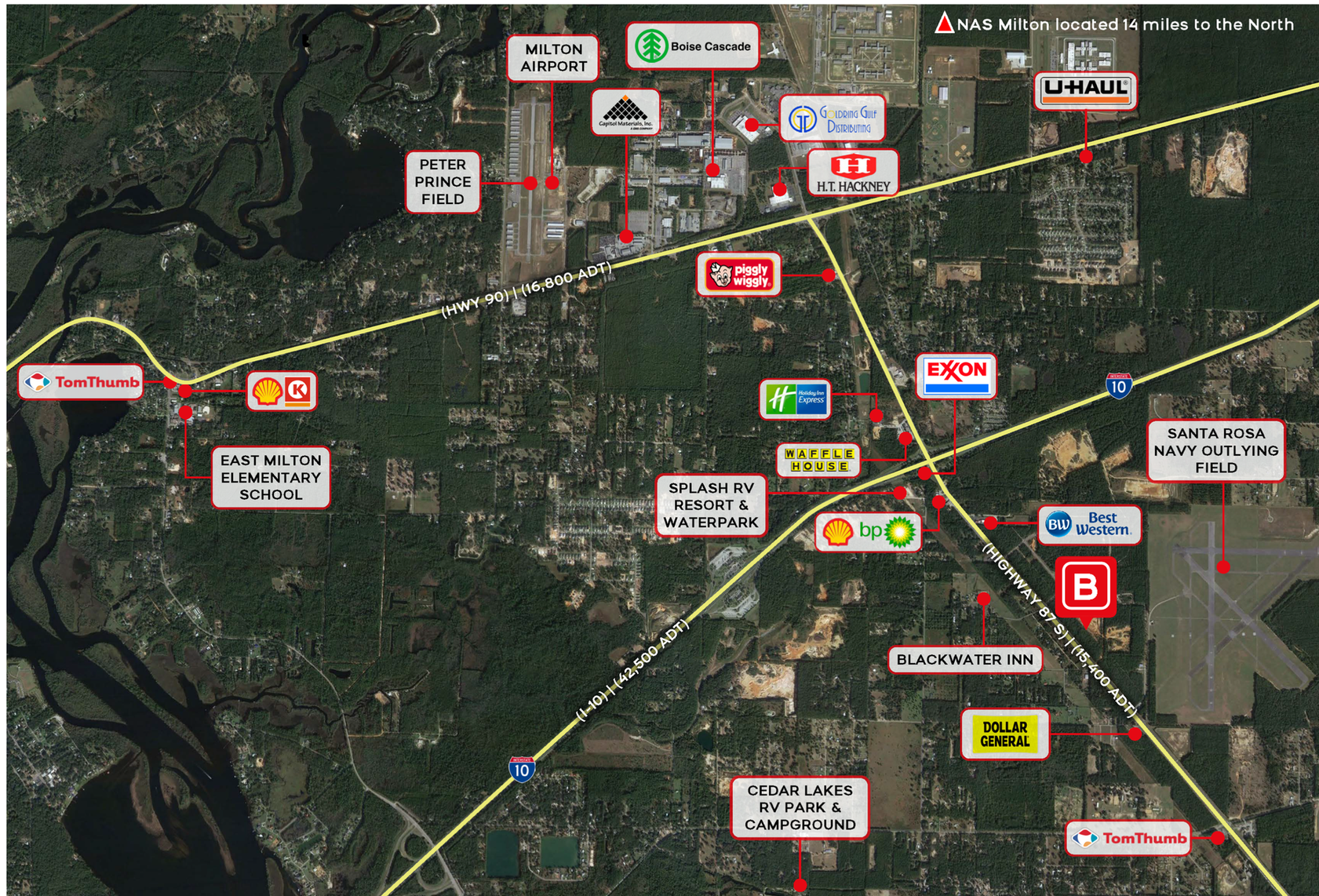


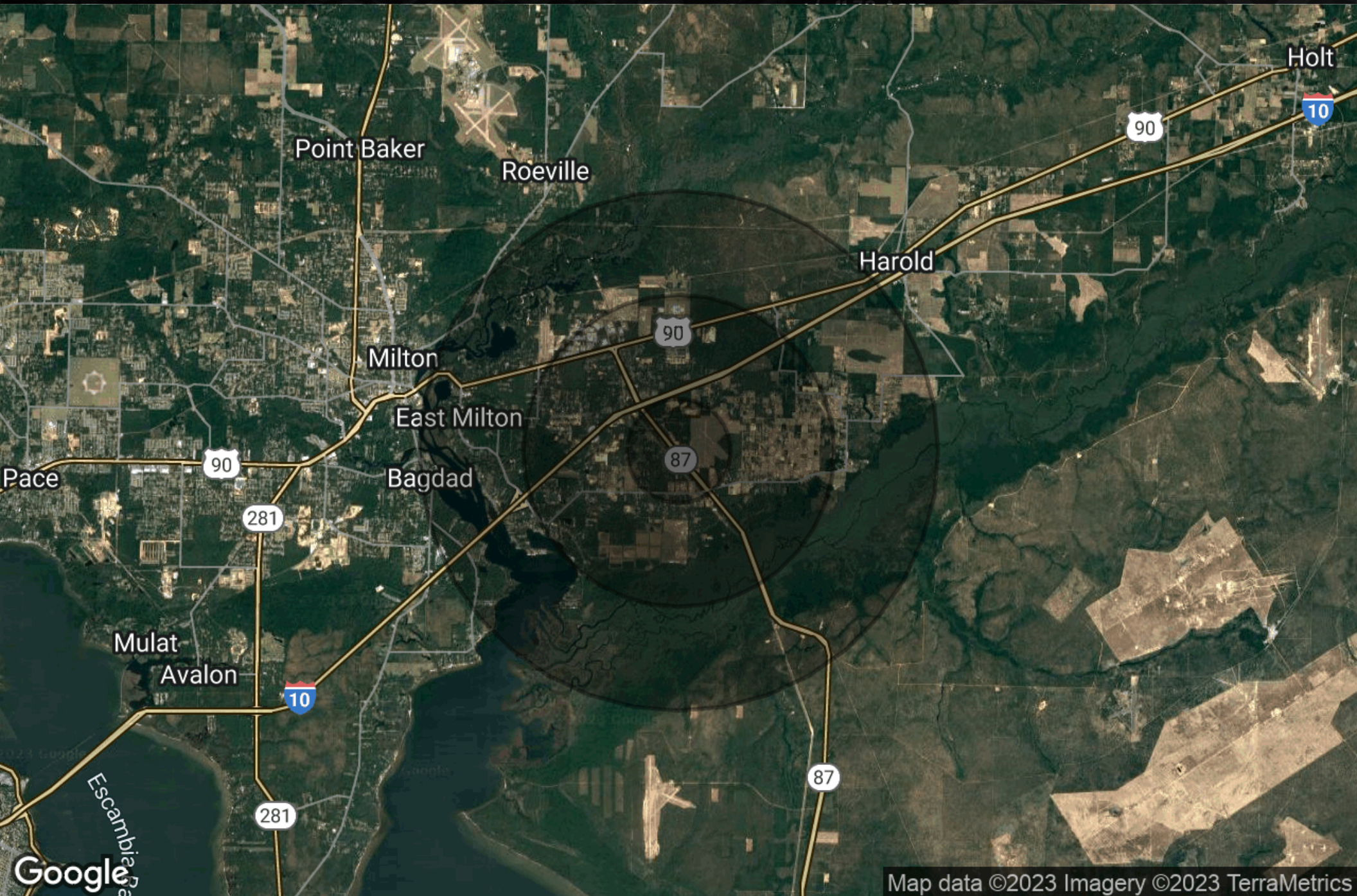
LOCATION OVERVIEW

Milton is located North of Pensacola in the Florida Panhandle. It's an upcoming area of Santa Rosa County. The properties are in proximity of the Pensacola International Airport and Northwest Florida Regional Airport. Also, it has close access to the I-10 and is roughly 25 minutes to Pensacola.

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MILTON, FL

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SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.608/-86.9524

RS1

Hwy 87

Milton, FL 32583

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	273	10,357	15,465
	2026 Projected Population	300	11,038	16,656
	2010 Census Population	271	7,928	12,547
	2000 Census Population	285	5,592	9,707
	Projected Annual Growth 2021 to 2026	2.0%	1.3%	1.5%
	Historical Annual Growth 2000 to 2021	-0.2%	4.1%	2.8%
	2021 Median Age	46.1	37.0	38.6
HOUSEHOLDS	2021 Estimated Households	112	2,285	4,079
	2026 Projected Households	118	2,438	4,350
	2010 Census Households	108	1,938	3,599
	2000 Census Households	108	1,765	3,268
	Projected Annual Growth 2021 to 2026	1.0%	1.3%	1.3%
	Historical Annual Growth 2000 to 2021	0.1%	1.4%	1.2%
RACE AND ETHNICITY	2021 Estimated White	89.3%	69.8%	73.7%
	2021 Estimated Black or African American	4.1%	25.6%	21.2%
	2021 Estimated Asian or Pacific Islander	0.8%	0.8%	0.8%
	2021 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.8%
	2021 Estimated Other Races	4.7%	3.1%	3.5%
	2021 Estimated Hispanic	2.8%	5.2%	4.8%
INCOME	2021 Estimated Average Household Income	\$85,233	\$62,952	\$65,155
	2021 Estimated Median Household Income	\$77,471	\$61,526	\$61,563
	2021 Estimated Per Capita Income	\$34,987	\$20,065	\$21,903
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	5.9%	5.5%
	2021 Estimated Some High School (Grade Level 9 to 11)	19.6%	19.4%	17.1%
	2021 Estimated High School Graduate	31.8%	34.9%	34.6%
	2021 Estimated Some College	19.9%	20.3%	20.7%
	2021 Estimated Associates Degree Only	14.0%	9.6%	10.1%
	2021 Estimated Bachelors Degree Only	9.3%	7.4%	8.4%
	2021 Estimated Graduate Degree	4.1%	2.5%	3.5%
BUSINESS	2021 Estimated Total Businesses	11	132	303
	2021 Estimated Total Employees	36	1,329	3,679
	2021 Estimated Employee Population per Business	3.3	10.1	12.2
	2021 Estimated Residential Population per Business	25.5	78.6	51.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**HARRY BELL JR.**

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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.

Bellcore Commercial
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