

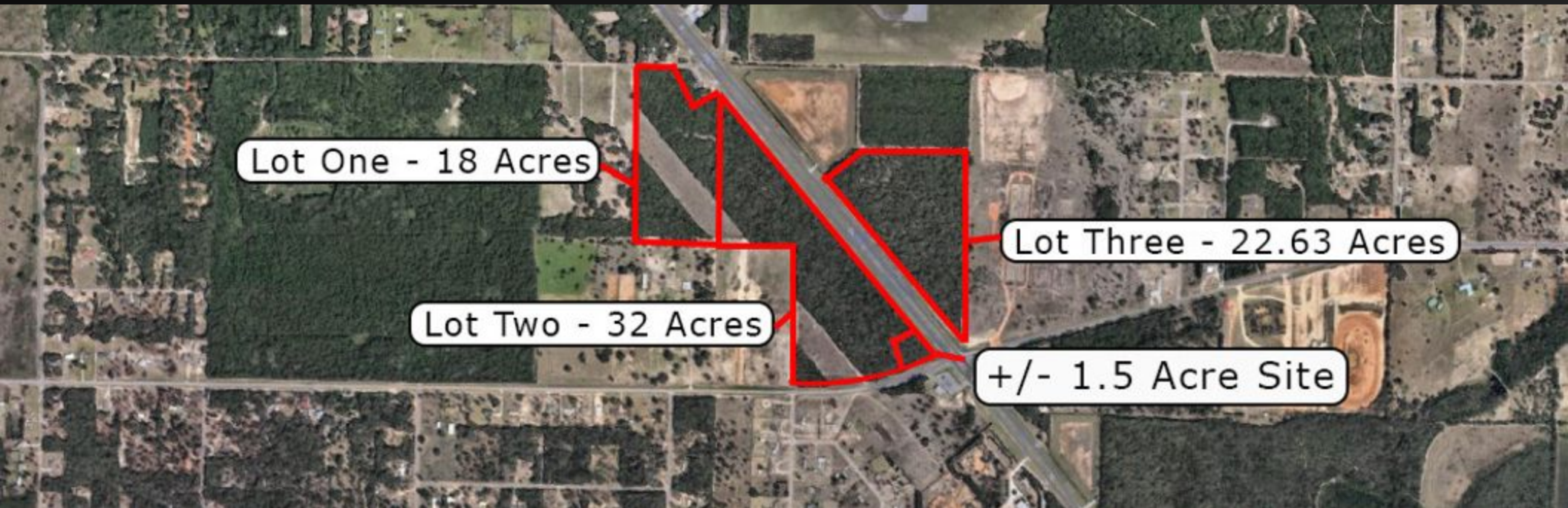
# BELLCORE

COMMERCIAL



+/- 100 ACRE DEVELOPMENT OPPORTUNITY

HWY 87, MILTON, FL 32583



## PROPERTY OVERVIEW

Desirable developer opportunity to purchase up to +/- 100 acres off Highway 87 in Milton, Florida. The property consists of several parcels on the east and west side of Hwy 87, at the signaled intersection of Hwy 87 and Hickory Hammock Rd. Excellent build to suit or ground lease opportunity. Call the broker for additional information regarding pricing. 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 located just 25 minutes from the NAS Whiting Field military base and 15 minutes from downtown Milton. Within a 5-mile radius of the site, there are multiple home developments coming soon and new retailers such as Amazon and UPS.

## LOCATION DESCRIPTION

Milton is located North of Pensacola in the Florida Panhandle. It is an upcoming area of Santa Rosa County with various new developments and retailers. The property is approximately 25 minutes from downtown Pensacola, the Pensacola International Airport, the University of West Florida, and much more.

## PROPERTY HIGHLIGHTS

- +/- 100 Acres available for purchase
- Great highway visibility located along Hwy 87 and convenient access to I-10
- Close proximity to new home developments, retailers, and downtown Milton

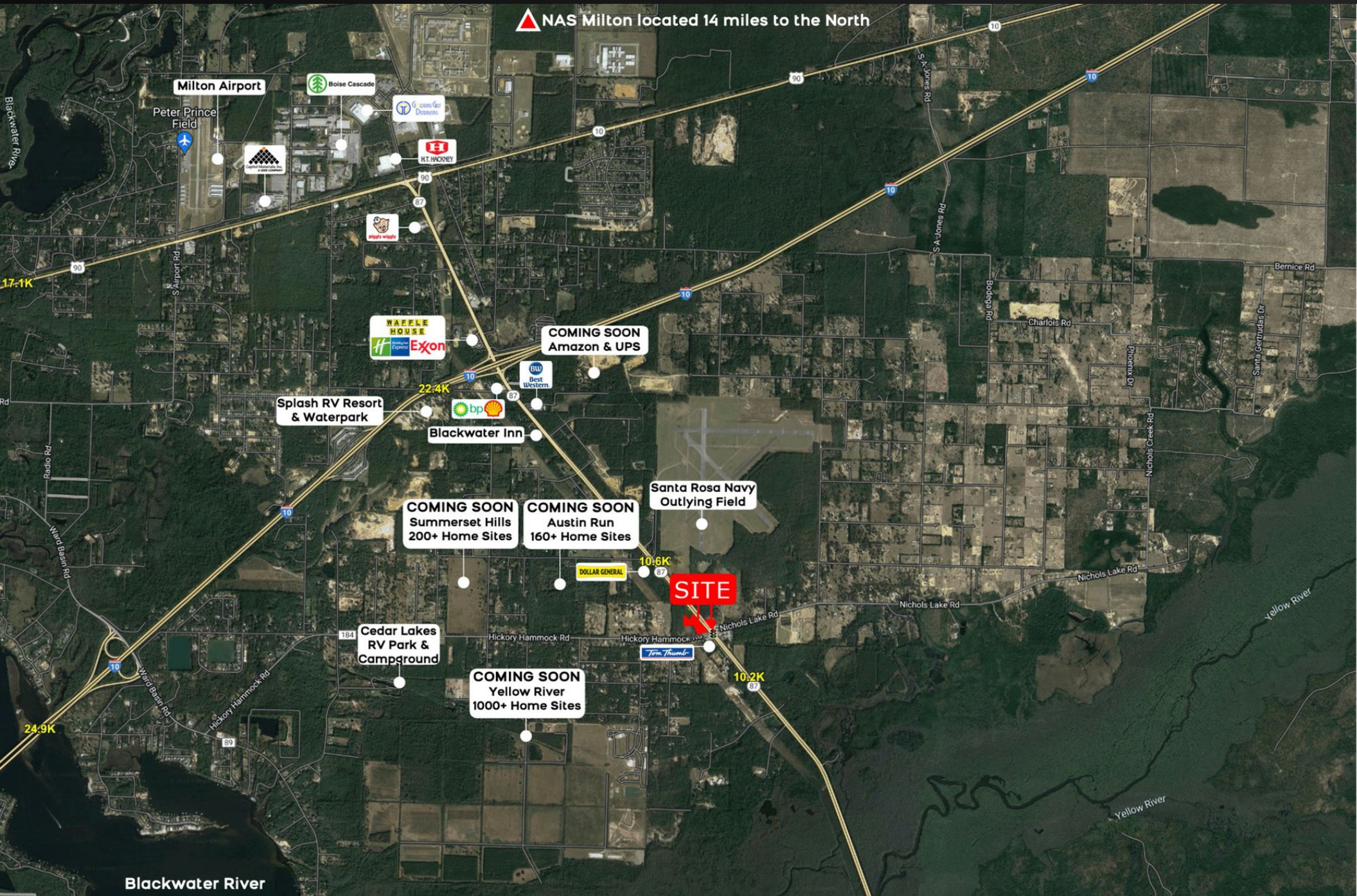
## OFFERING SUMMARY

Sale Price	Subject To Offer
Zoning	Will be subject to change
Property Type	Vacant Land
Traffic Count	10,600



# OF LOTS 3 | TOTAL LOT SIZE 18.0 - 32.0 ACRES | TOTAL LOT PRICE - CONTACT BROKER |

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE
Available	1	HWY 87 , Milton, FL	16-1N-27-0000-00208-0000	Retail	18 Acres	N/A
Available	2	HWY 87 , Milton, FL	15-1N-27-0000-00104-0000	Retail	32 Acres	N/A
Available	3	HWY 87 , Milton, FL	15-1N-27-0000-00700-0000	Retail	22.63 Acres	N/A





## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,635	15,932	30,789
Average Age	39.0	39.2	39.0
Average Age (Male)	37.9	37.8	37.7
Average Age (Female)	41.5	41.6	41.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,402	6,230	11,964
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$38,594	\$48,643	\$53,206
Average House Value	\$101,719	\$110,013	\$131,119

\* Demographic data derived from 2020 ACS - US Census

**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.

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