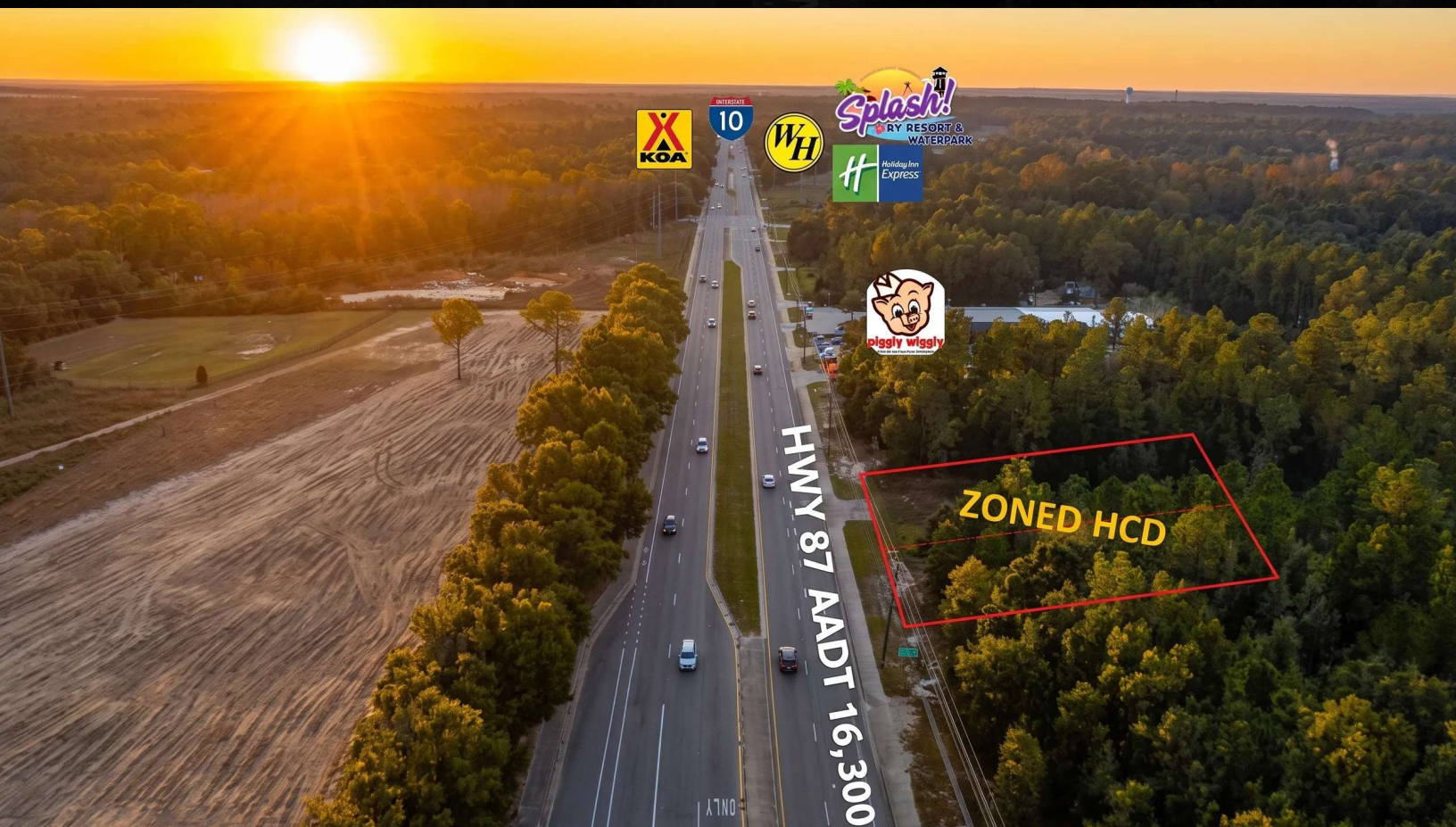




PROPERTY DESCRIPTION

Seller Financing Available. 2 Parcels on Hwy 87 S Zoned HCD totaling +/-1 Acre, 200 Ft of road frontage and Curb Cut. Rare Find with this site having an AVAILABLE SEWER CONNECTION. Current Connection and Impact Fee is 93% Paid in Full. Connection of 250 GPD meets residential minimums and small office users with potential for additional capacity to be approved on a case-by-case basis with the City of Milton. The southern lot is cleared with curb cut in place. and the northern unimproved lot is less than 200 ft to a Full Median cut to the north. Demographics within a 5-mile radius include a Total Population of 8,775 and Annual Household Income of \$84,318. FDOT reports a current Average Annual Daily Traffic rate of 16,300

PROPERTY HIGHLIGHTS

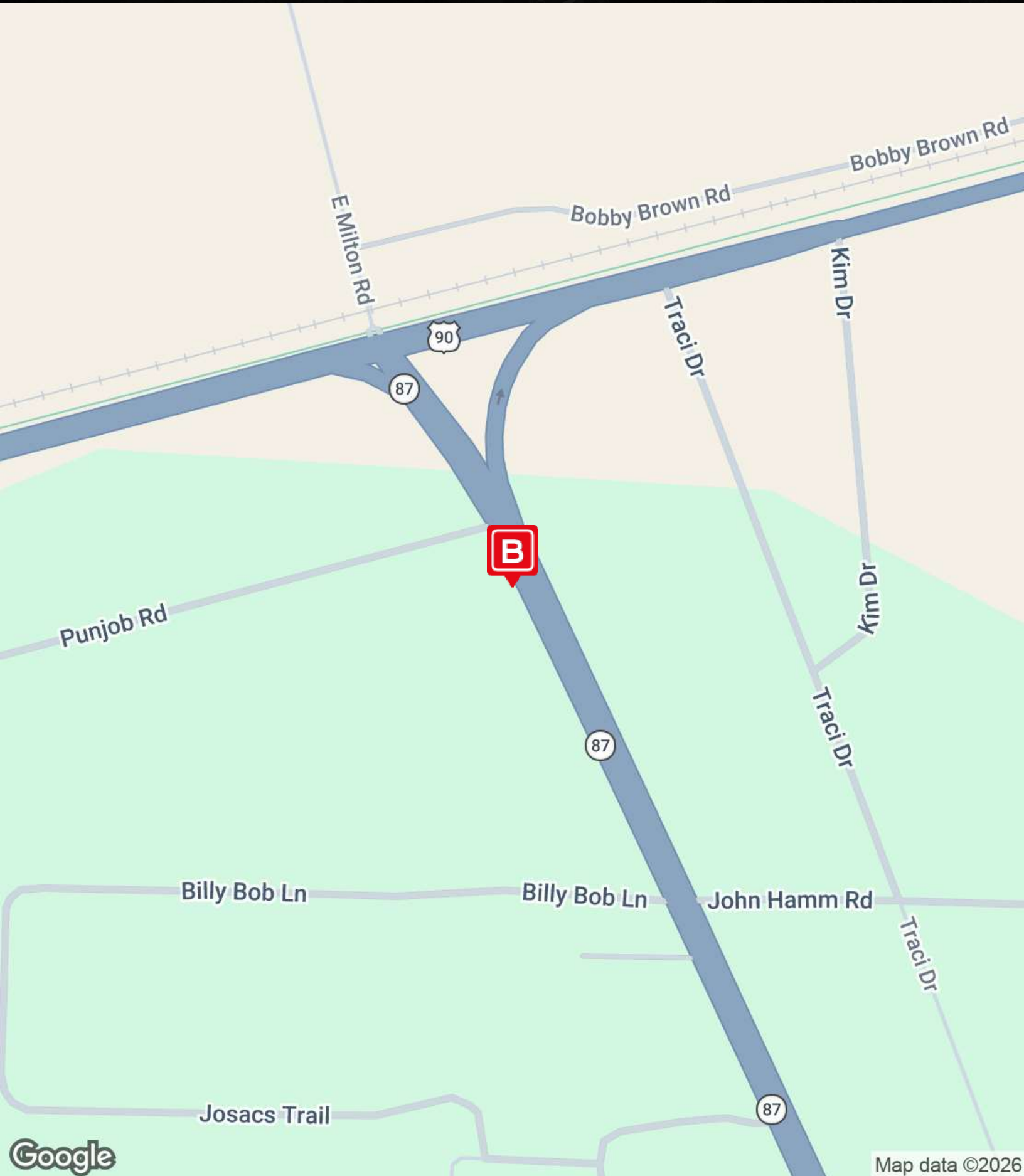
- Available Sewer Connection. 200 Ft Rd Frontage. 2 Parcels. AADT 16,300. Existing Curb Cut.

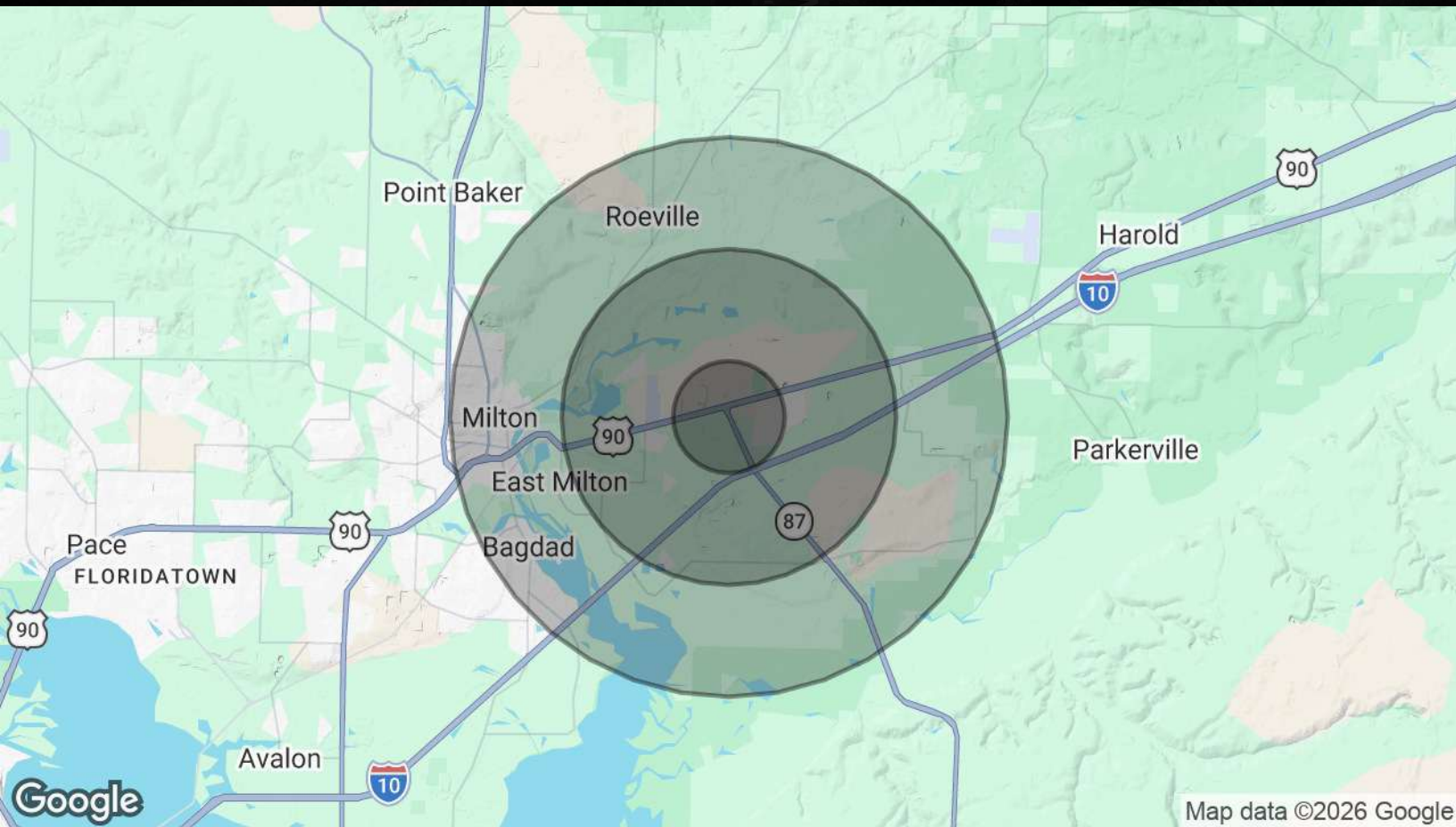
OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.94 Acres
Zoning	HCD
Property Type	Land
Traffic Count	16,300

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	50	785	2,974
Total Population	162	2,339	8,775
Average HH Income	\$108,824	\$88,818	\$84,318





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	162	2,339	8,775
Average Age	35.9	40.8	41.9
Average Age (Male)	36.8	42.1	43.1
Average Age (Female)	43.3	43.6	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	50	785	2,974
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$108,824	\$88,818	\$84,318
Average House Value	\$214,871	\$175,203	\$202,240

2023 American Community Survey (ACS)

