

PRESENTING

14.18 ACRE TRACT
3434 Garcon Point Road
Milton, FL

KEN ELLZEY

850 748 5720 c

850 433 0577 o

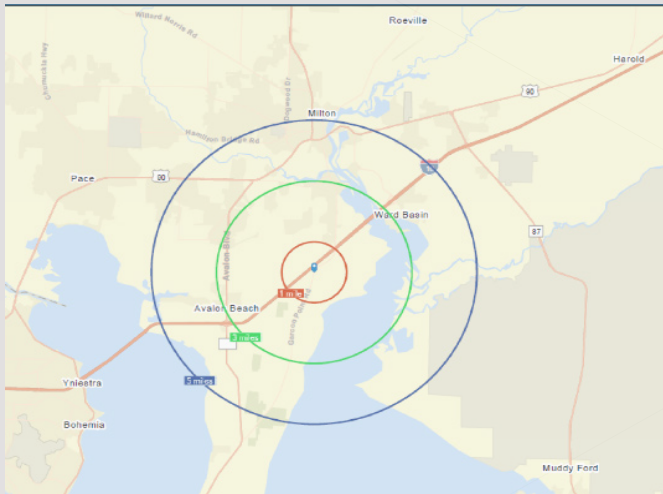
kellzey@naipensacola.com

naipensacola.com

14.18 Acres +/- Immediate to I-10

NAI Pensacola is pleased to present this prime tract on Garcon Point Road.

The property offers quick access to the City of Milton, FL and Pensacola, FL.



Property Highlights

- Commercial Development Opportunity- Perfect for Multi-Use or Industrial User
- Rezoned to M-1 Property would be perfect for Commerce Park with quick access throughout the Southeastern US
- Less than a mile from the Stuckeys at I-10 Garcon Point Rd / Baghdad Exit 26
- 12,000 SF Loves Travel Stop is located at Exit 26/Hwy-191 N Milton, FL I-10
- Property would have to be re-zoned to M-1 to meet value.
- Owner will cooperate in rezoning. Buyer would pay all re-zoning expense

Restricted Industrial (M-1) – To provide for a limited range of industrial and related uses which conform to a high level of Performance Standards. Industrial activity of this type is intended to be carried out within completely enclosed buildings and outdoor storage must be visually screened from adjacent residential areas.

01 SUBJECT PROPERTY

Property & Area Overview

NAIPensacola

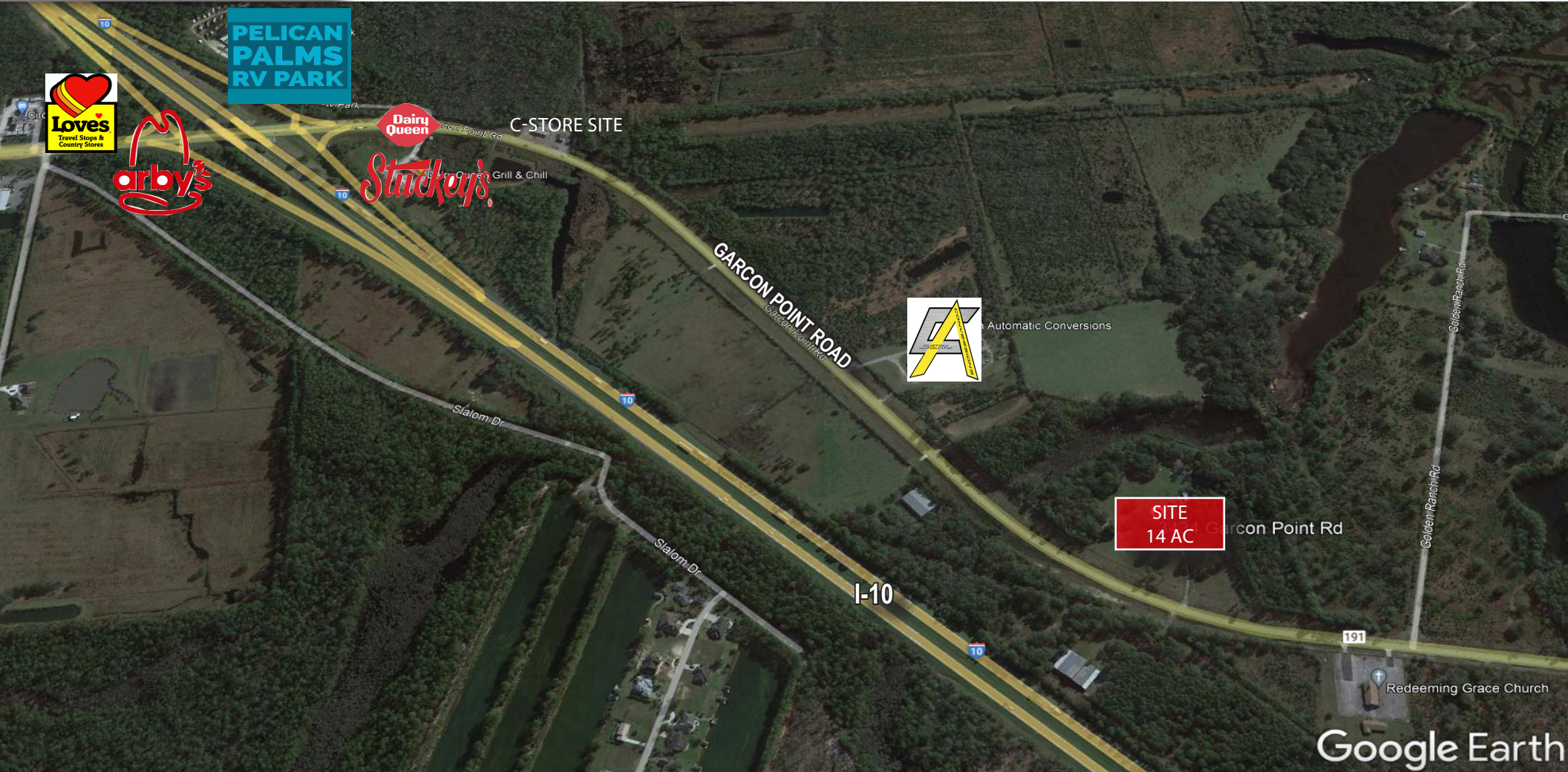
Presented by:

Ken Ellzey | Senior Broker Associate

kellzey@naipensacola.com

Office 850 433 0577

Mobile 850 748 5720



Property Information

- 14.18 ACRE Land Tract
- 1,200 FT Frontage Garcon Point Road

FRONTAGE	1,200 FT
SITE	Land & Building
WATER LINE	Along Garcon Point

ADDRESS	3434 Garcon Point Rd
ZONING	AG RR
SIZE	14.18 Acres
DIMENSIONS	1,200' x 839'

\$1,250,000

01 | Building Overview

Building Information

- The subject property has a 3,019 SF Brick residence. The home was built in 1994 and features vaulted ceilings, 4 bedrooms, and 3 1/2 baths.
- Custom Brick residence could be converted to a headquarters location or live where you work opportunity



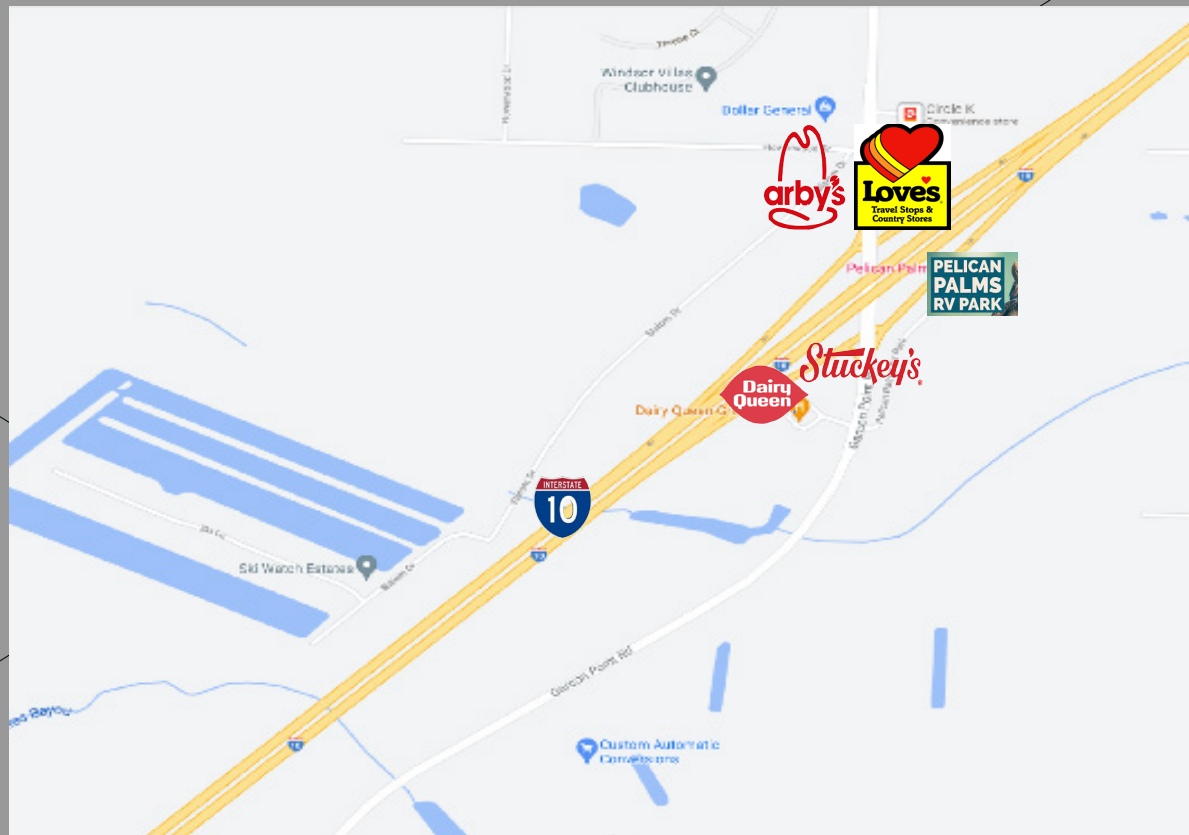
BUILDING 1	3,019 SF +/-
CONSTRUCTION	Brick
FLOOR	Hardwood / Carpet

BEDROOMS	4
BATHROOM	3.5
BUILT	1994
DESIGN	Contemporary

01 Property & Area Overview

3434 Garcon Point Road

- Located at the Garcon Point Rd/ I-10 Baghdad Exit 26
- 1,200 FT of Exposure
- 43,500 Cars Per Day I-10
- Annual POP increase of 1.56%
- Less than a mile from Interstate 10.
- Newly built 12,000 SF Loves Travel Stop located at Exit 26 will bring millions of dollars of gas tax revenue to the County annually and create over 65 jobs



1 MILE 3 MILE 5 MILE

AVG HH INC \$75,548 \$76,234 \$90,313

AVG HOME VALUE \$248K \$282K \$245K

SIZE

14.18
ACRES

FRONTAGE

1,200'

DIMENSIONS

1,200
839'

ZONED

AG RR

POPULATION

26,367
5 MI

AADT 2021

43,500
I-10

PROXIMITY

30MIN
PENSACOLA

TOTAL AREA POPULATION 107,995 - 10 MILES

02 MAPPING

Area info



NAIPensacola

Presented by:
Ken Ellzey | Senior Broker Associate
kellzey@naipensacola.com
Office 850 433 0577
Mobile 850 748 5720

3434 GARCON POINT ROAD



© All Pictomet

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAIPensacola

Presented by:
Ken Ellzey | Senior Broker Associate
kellzey@naipensacola.com
Office 850 433 0577
Mobile 850 748 5720