

LAND FOR SALE

VACANT CORNER LOT ON HWY 87

6600 Langley St, Milton, FL 32570



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Calvin Bell

Broker

850.477.7044 x169

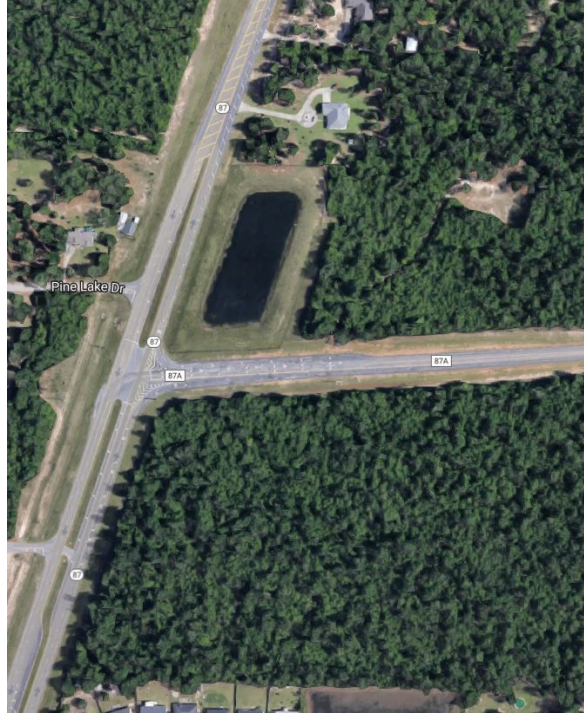
cbell@teambeck.com



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OFFERING SUMMARY

Sale Price: \$255,000

Lot Size: 24.54 Acres

Zoning: AG-RR

Price / SF: \$0.24

PROPERTY OVERVIEW

This outstanding parcel of land is a total of 24.54 acres at the corner of Highway 87 and Langley Street in Milton. The land is split by Langley Street into two (2) rectangular sections measuring 21.63 and 2.91 each. The property is located 1 mile West of NAS Whiting Field's front gate, making it an ideal candidate for residential development, recreational property, and/or timber investment. As one of the largest employers in the Pensacola area, NAS Whiting Field is home to 6,500 active duty military members, military family members, and civilian employees.

PROPERTY HIGHLIGHTS

- Excellent visibility on both Highway 87 & Langley St.
- Rectangular shape provides versatility for development
- Preferred Flood Zone X (minimal risk)
- Heavily wooded with good timber value



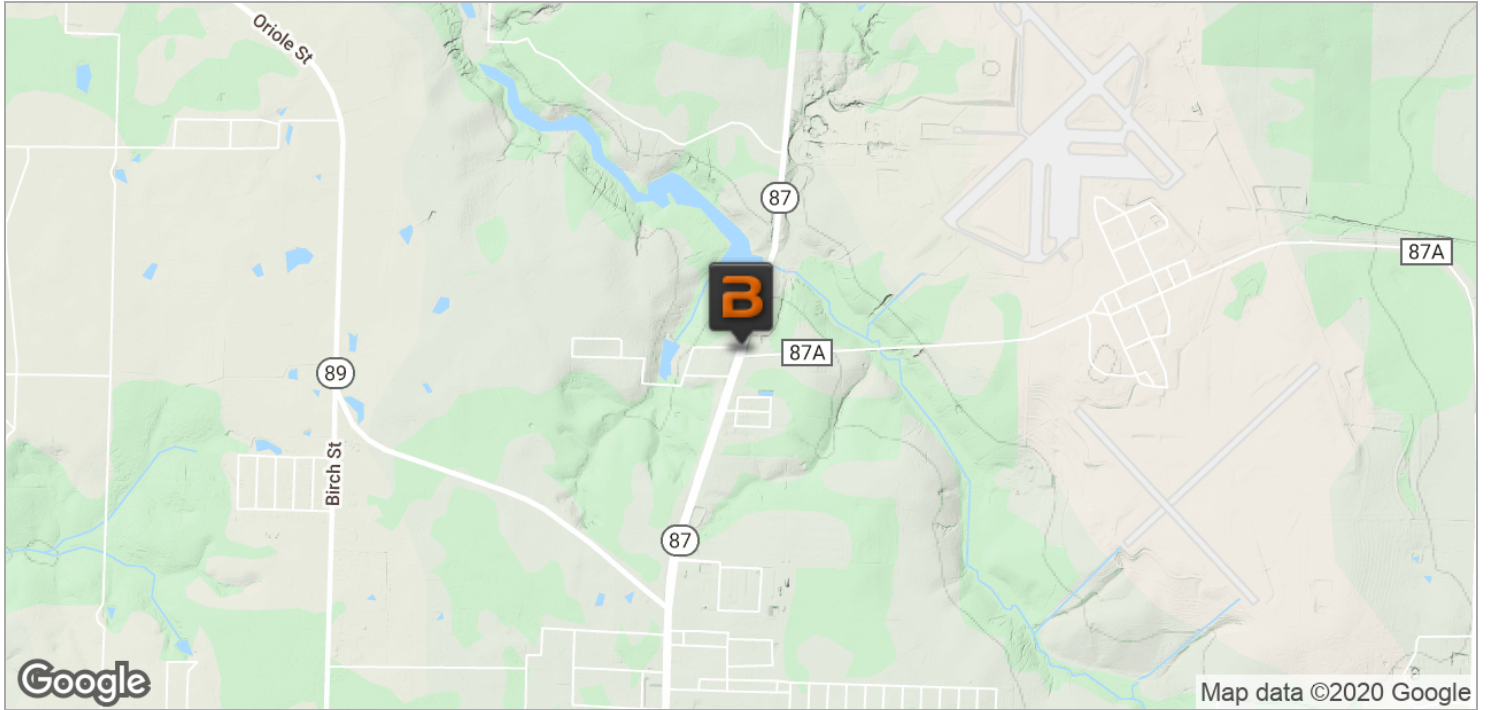
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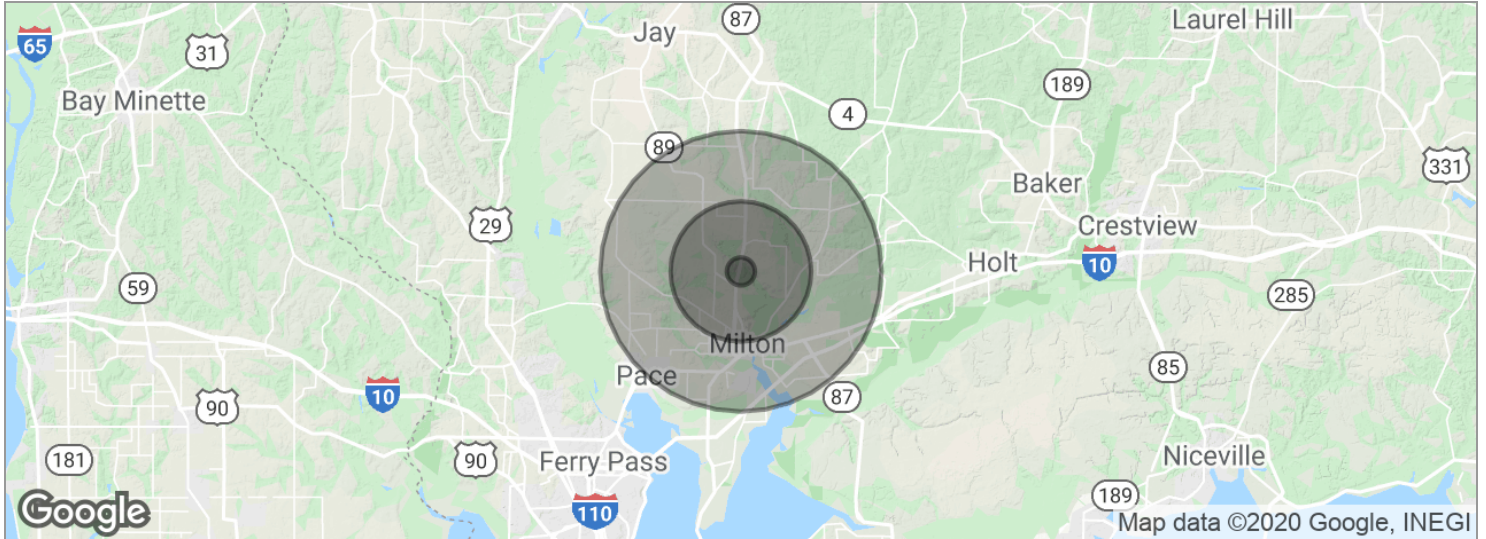
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	342	12,877	54,299
Median age	42.0	42.3	39.0
Median age (Male)	41.2	41.1	37.9
Median age (Female)	43.4	44.6	40.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	129	5,014	20,471
# of persons per HH	2.7	2.6	2.7
Average HH income	\$58,455	\$57,210	\$56,669
Average house value		\$101,877	\$155,836

* Demographic data derived from 2010 US Census



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