

SUMMARY

AERIAL

RETAIL AERIAL

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

Stirling Properties is pleased to present for sale 45 AC at I-10 and Garcon Point Road, just south of Milton, FL. Overall, the property features a level grade with excellent frontage along I-10. The offering presents a great opportunity for a myriad of uses which include but are not limited to: Hospitality, Industrial, RV-Resort, Distribution and Medical Office. The property is adjacent to the Stuckey's/Dairy Queen at I-10 and Garcon Point Road. Ownership may also be willing to subdivide the property.

Current zoning is flexible at AG-RR. Agreeable conversations have taken place to rezone in accordance with neighboring properties. Path in place to rezone to NC, HCD, M-1, M-2 or PID. Depending on final zoning the site could require 50' right-of-way along Garcon Point Road; a 5' side setback; and a rear setback of 25' to 50'. Maximum lot coverage of 85% with buffer yards and stormwater ponds able to be counted towards the 15% open space requirement.

AVAILABLE

- ± 44.48 AC

TENANTS

- + 3,700'

ZONING

- Current zoning: flexible at AG-RR
- Possible rezoning: NC, HCD, M-1, M-2 or PID

WETLANDS

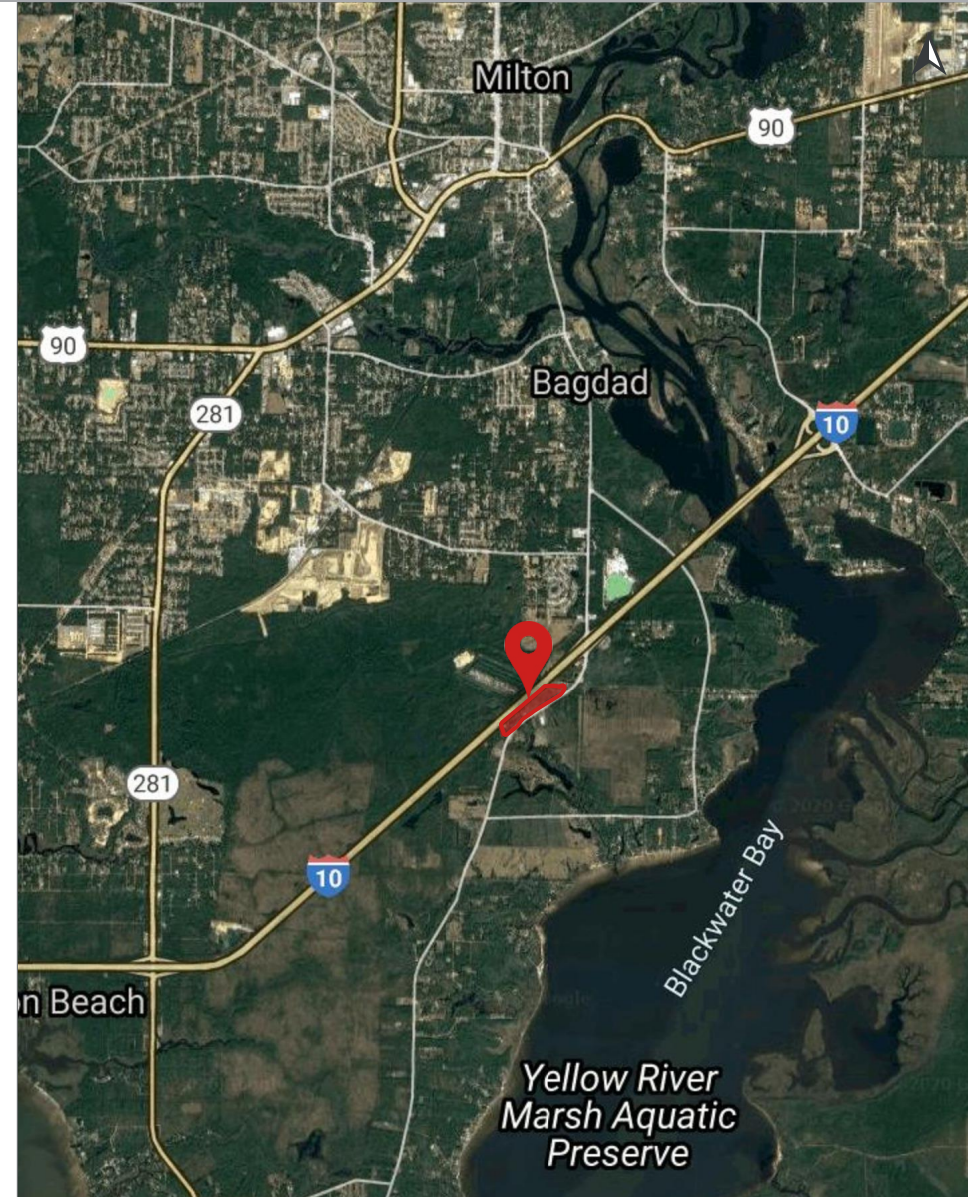
- ± 6.83 AC on the southwest property line.
- ± 2.68 AC on the northeast property line.

STORMWATER

- Based on site location, anticipate wet retention basins to be utilized

UTILITIES

- Bagdad-Garcon Point Water System has water line along Garcon Point Road
- 4" sewer main located ± 950' northwards of the property



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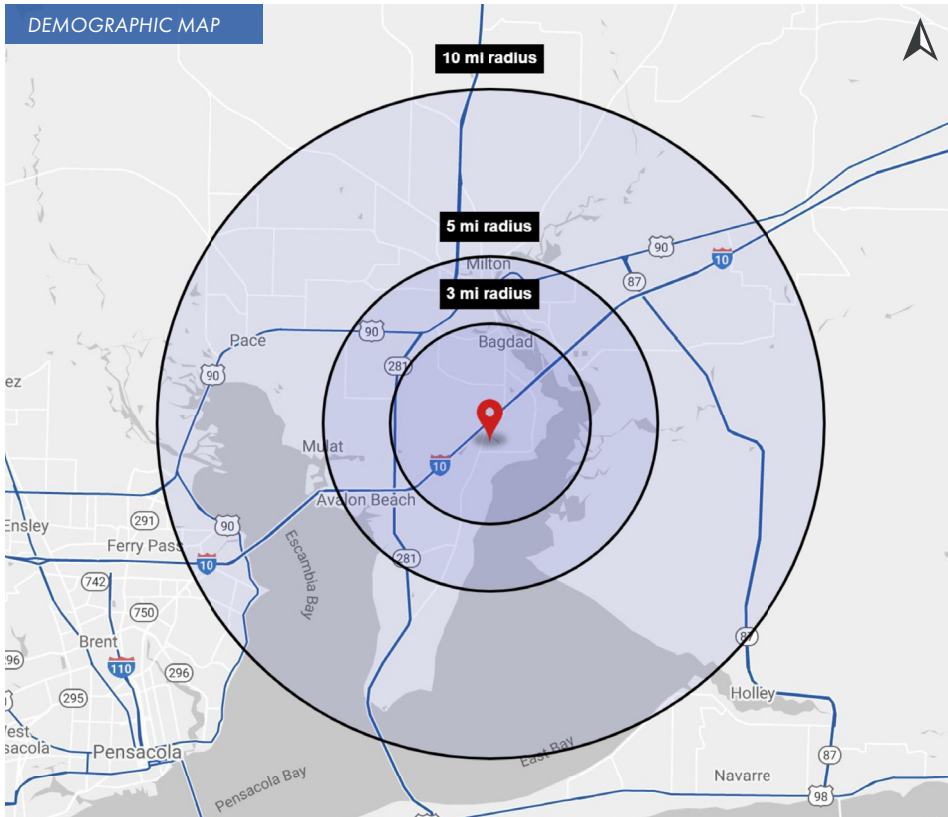


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2020 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE		
POPULATION	7,184	26,480	108,906	AVG. HH INCOME	\$68,729	\$76,277	\$76,607	HOUSEHOLDS	2,812	10,409	40,980