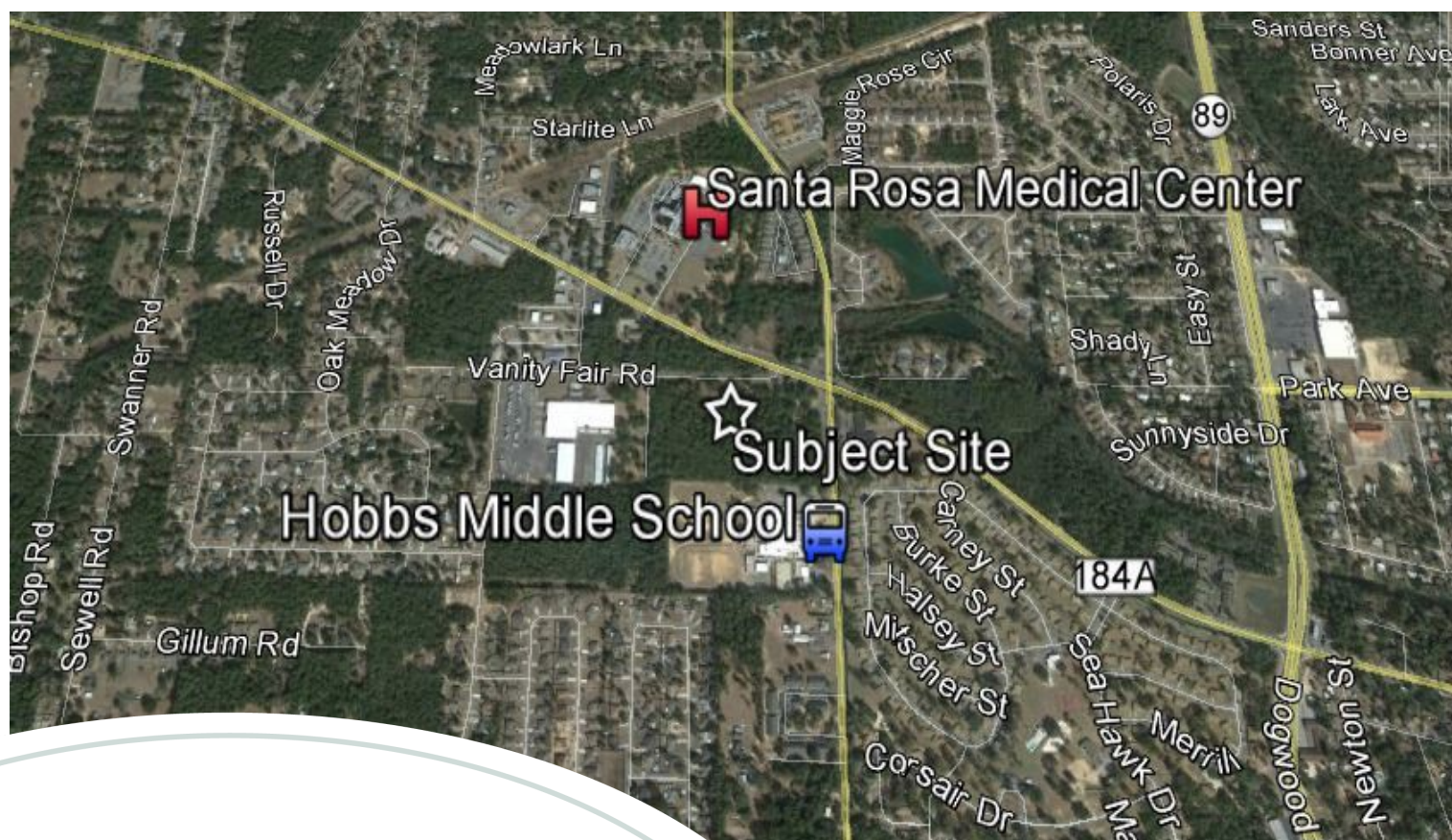


11.86 Acre Developer Opportunity Near Medical Hospital | Milton, FL

For Sale | \$995,000



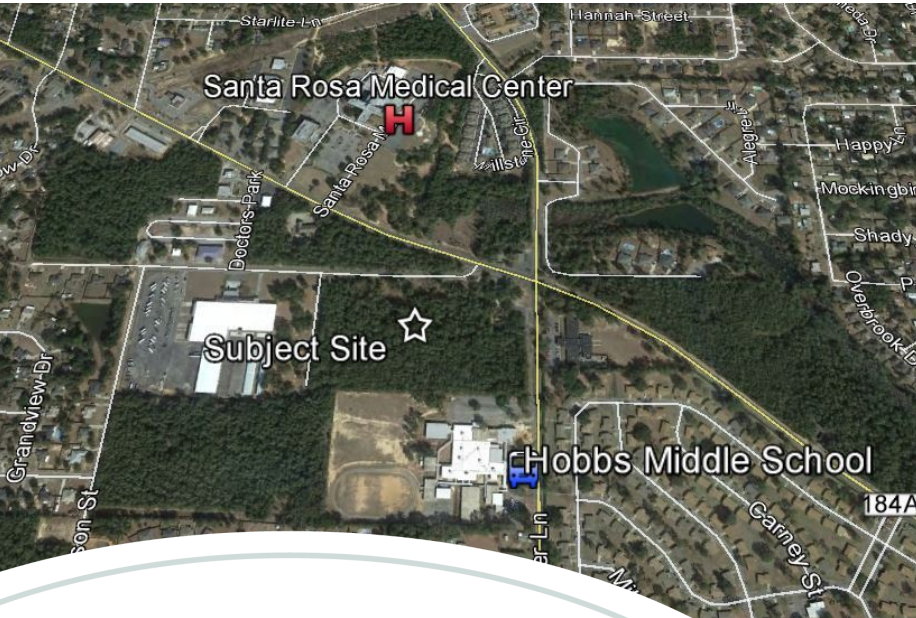
Offering Highlights

- Development Opportunity for Apartment Complex, Assisted Living or Senior Housing Facility
- Across from Santa Rosa County Medical Hospital
- Access from both Vanity Fair Rd. & Glover Lane
- Gas, Water & Sewer available from both accesses

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11.86 Acre Developer Opportunity Near Medical Hospital

Vanity Fair Road • Milton, FL 32570



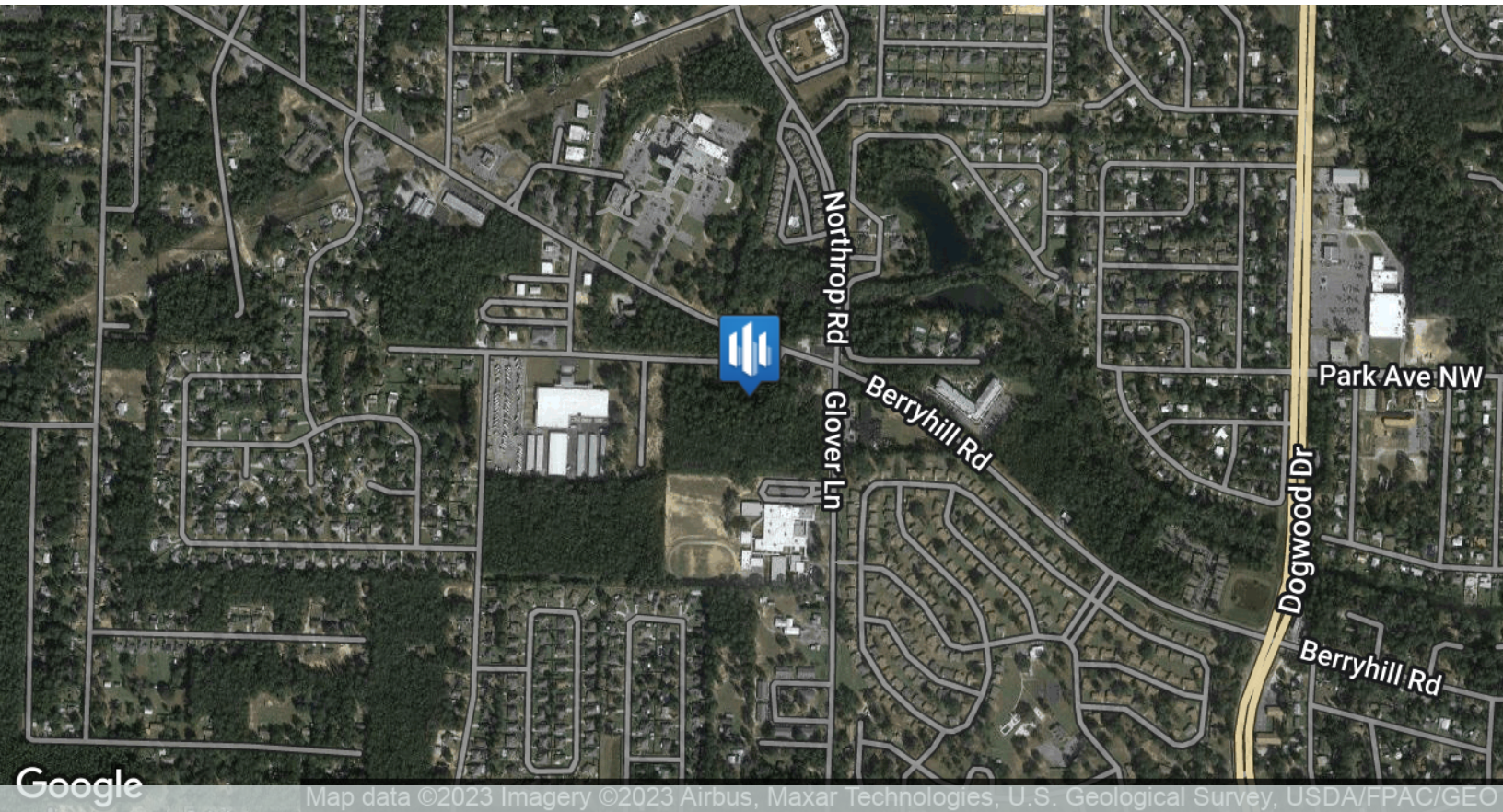
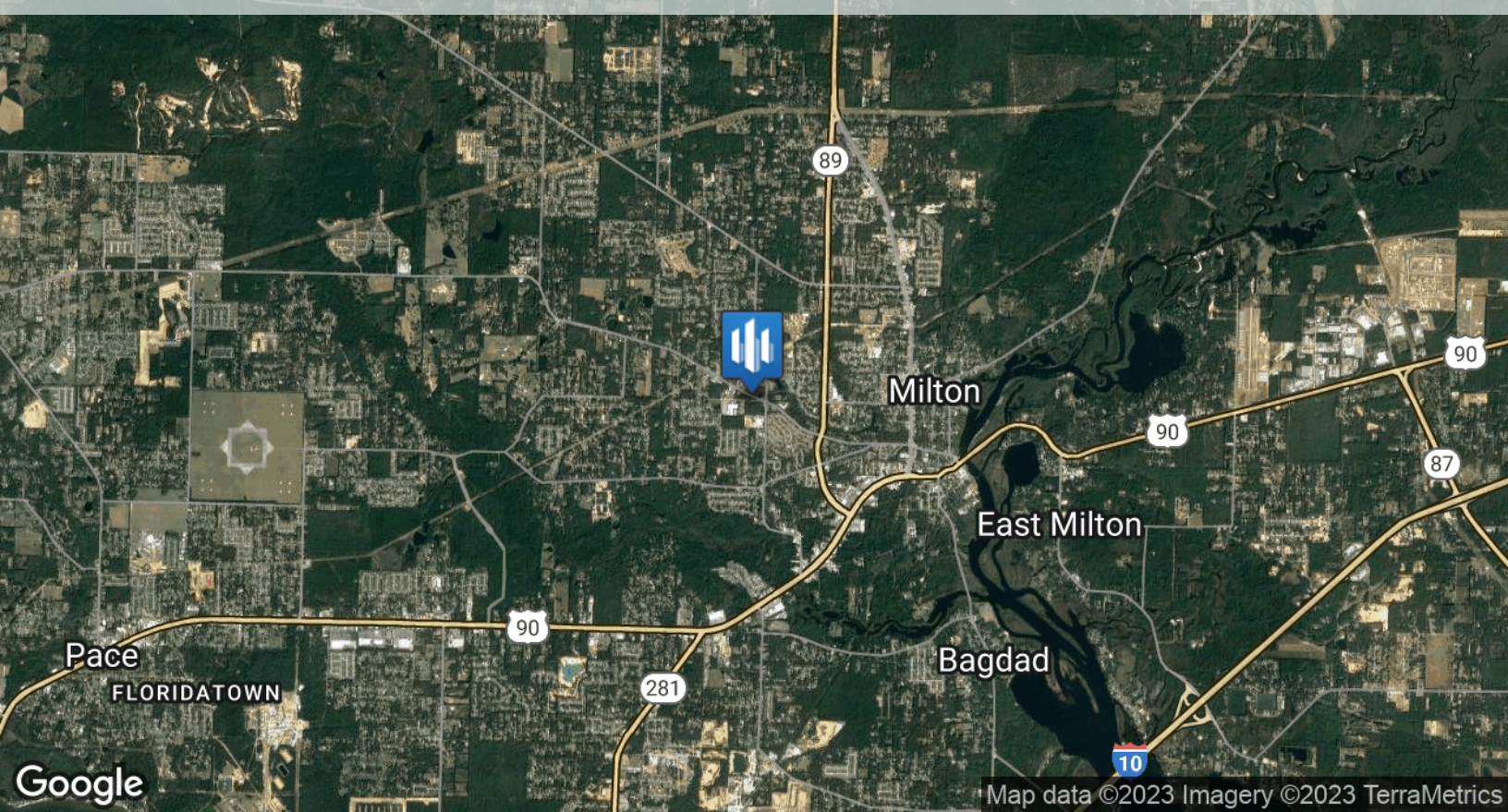
Investment Overview

Sale Price:	\$995,000
Lot Size:	11.86 Acres
APN #:	051N280000001020000
Zoning:	RU - Rural Urban District. Future Land Use - Multi-Family Residential

Property Overview

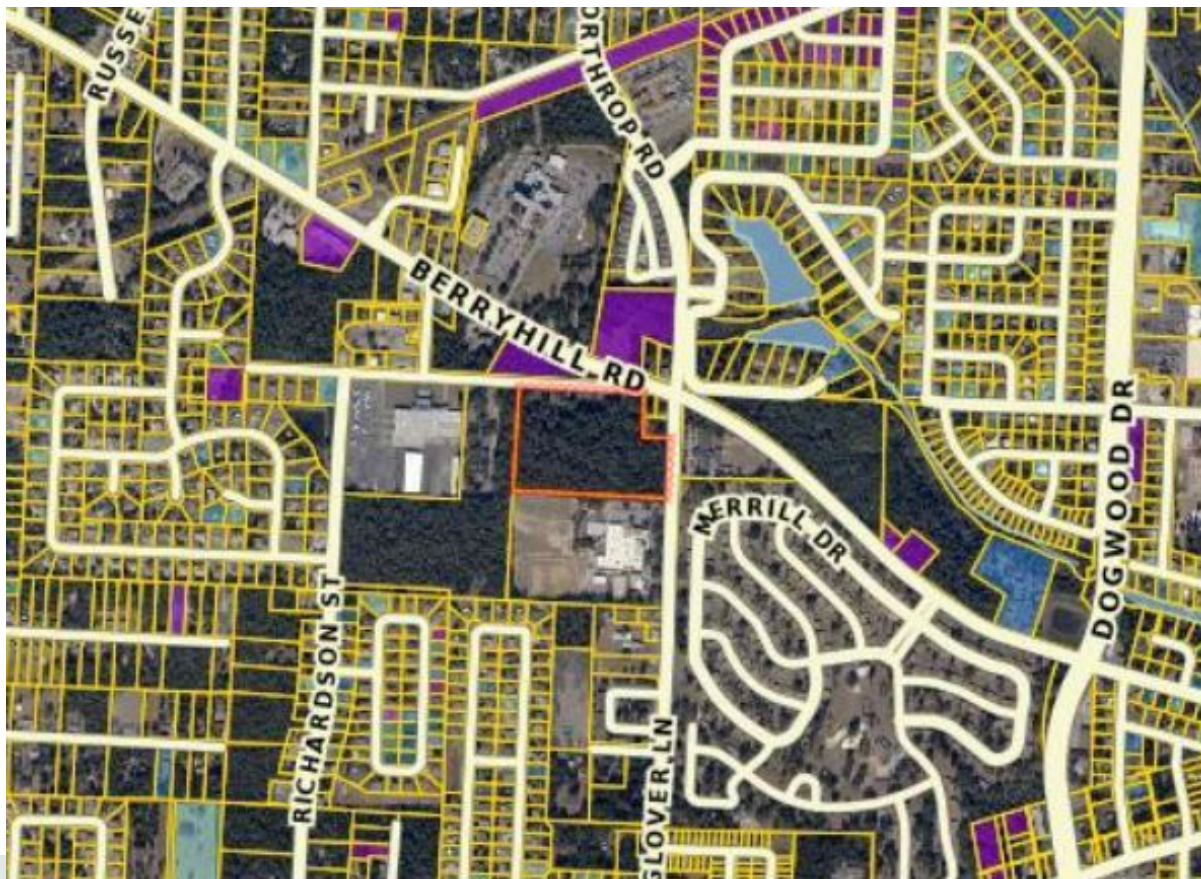
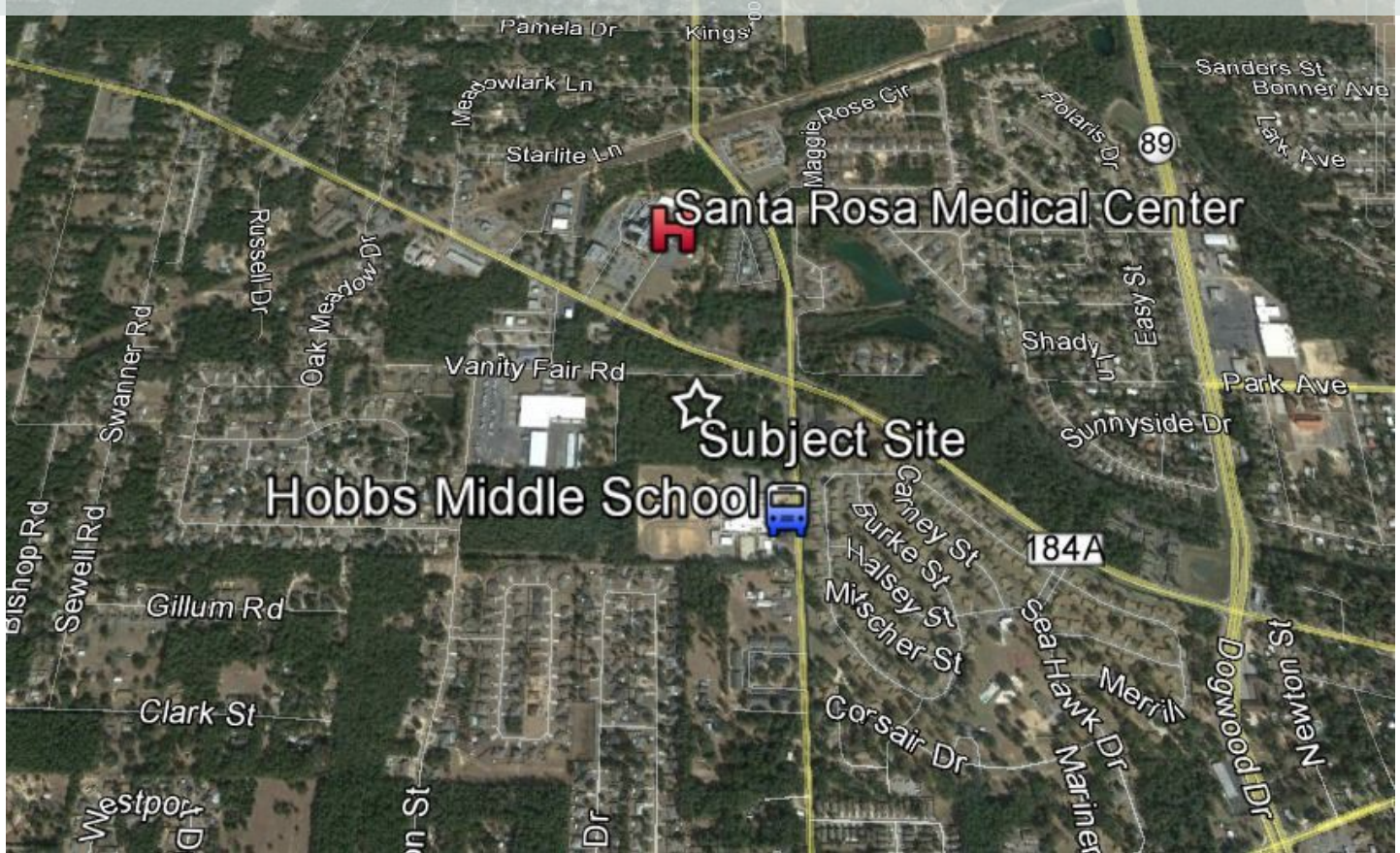
Property	<p>This 11.86 acres of vacant land is zoned Rural Urban District. The Future Land Use is Multi-Family Residential. This site offers 750+/- front feet along Vanity Fair Rd. and 365 +/- front feet along Glover Lane. The site is sufficiently large enough to develop an apartment complex, assisted living or senior housing facility.</p> <p>The utilities available to service the parcel along with line sizes are as follows: Sewer - 8" gravity sewer off of Vanity Fair, Water - 10" main off of Vanity Fair, Gas - In Right of Way of Vanity Fair. Utility access is also available from Glover Lane.</p>
Location	<p>This 11.86 acre site is located in the City of Milton near the corner of Vanity Fair Road and Berryhill Road. It is between north/south streets Glover Lane and Doctors Park Road and near the Santa Rosa Medical Center, which is located on Berryhill Road. This site is adjacent to Hobbs Middle School, Webster Family Dentistry and next to Milton Storage Center. This sites immediate area plays host to several new housing developments located on Berryhill Road and the Five Points area.</p> <p>The Greater Milton area has a large military presence. Whiting Field, which is the Navy's main helicopter and other air training base is located 6 miles north of this site. A sizable number of Whiting Fields former and current personnel live in the Greater Milton area and throughout the county.</p>
Presented by	<p>CHRISTOPHER BOUCHARD 850.434.7500 cbouchard@svn.com FL #SL3149788</p>

11.86 ACRE DEVELOPER OPPORTUNITY NEAR MEDICAL HOSPITAL



11.86 ACRE DEVELOPER OPPORTUNITY NEAR MEDICAL HOSPITAL

Additional Photos

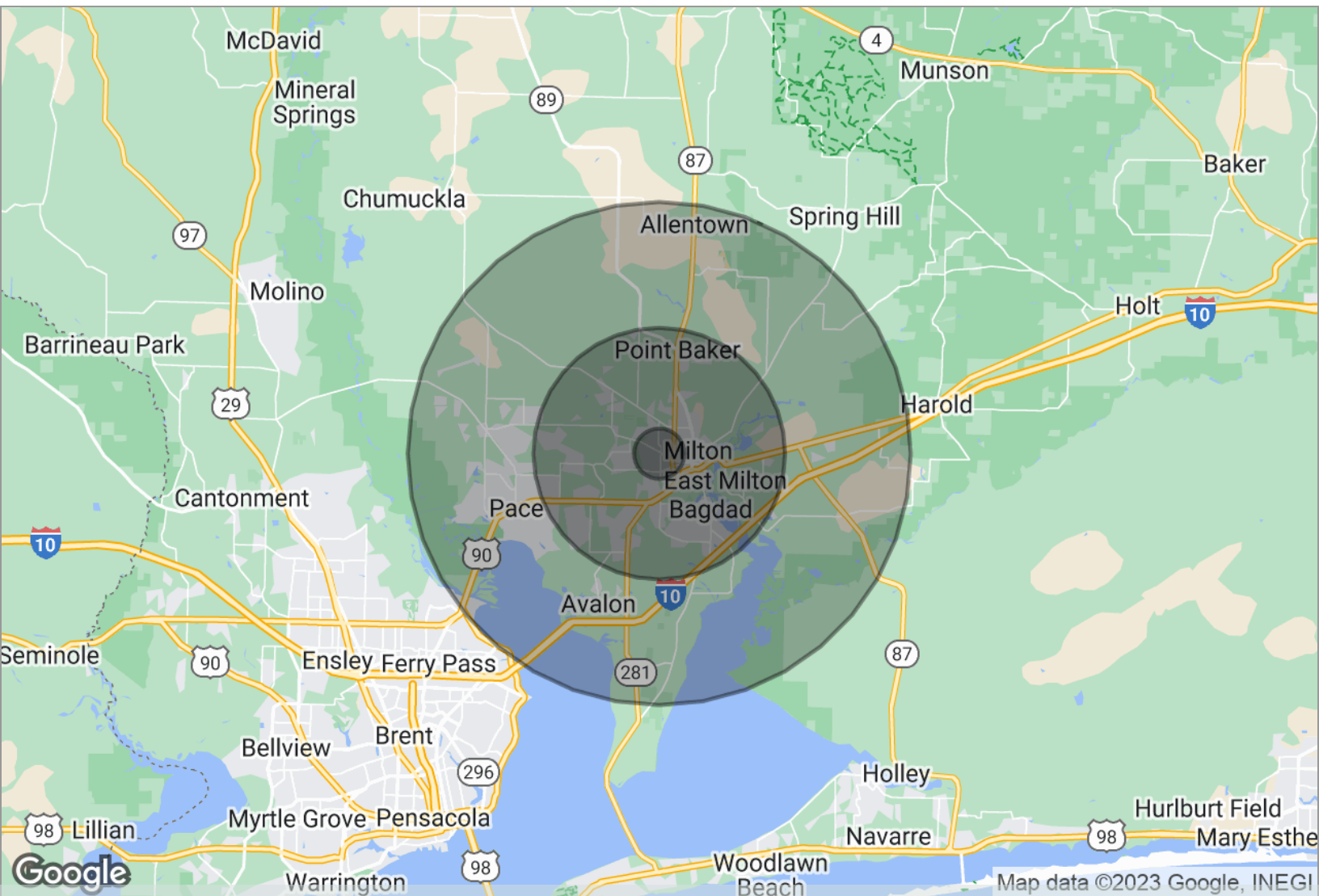


Vanity Fair Road | Milton, FL 32570

 For Sale | **\$995,000**

	1 Mile	5 Miles	10 Miles
Total Population	2,584	36,543	74,309
Total Number of Households	1,039	14,168	28,351
Total Number of Persons per Household	2.5	2.6	2.6
Average House Value	\$102,337	\$135,827	\$167,300
Average Household Income	\$55,041	\$55,546	\$58,797
Median Age	39.0	38.8	39.0
Median Age - Male	36.3	37.6	38.3
Median Age - Female	42.5	40.9	40.4
Total Population - White	2,199	31,584	65,005
Total Percent - White	85.1%	86.4%	87.5%
Total Population - Black	146	2,321	3,903
Total Percent - Black	5.7%	6.4%	5.3%
Total Population - Asian	61	841	1,534
Total Percent - Asian	2.4%	2.3%	2.1%
Total Population - Hawaiian	1	78	207
Total Percent - Hawaiian	0.0%	0.2%	0.3%
Total Population - Indian	40	384	744
Total Percent - Indian	1.5%	1.1%	1.0%
Total Population - Other	26	282	575
Total Percent - Other	1.0%	0.8%	0.8%
Total Population - Hispanic	85	1,262	2,452
Total Percent - Hispanic	3.3%	3.5%	3.3%

* Demographic information provided by BuildOut, Inc.



Vanity Fair Road | Milton, FL 32570

Radius Map

1 Mile

5 Miles

10 Miles

* Demographic information provided by BuildOut, LLC



Christopher Bouchard

Advisor

SVN | SouthLand Commercial

Chris Bouchard is a Commercial Real Estate Advisor with SVN SouthLand Commercial Real Estate, the #1 SVN CRE firm in the State of Florida in 2016 and #5 CRE firm in the entire nation for SVN. Based in Northwest Florida out of Pensacola, Chris actively markets and sells properties throughout the entire Florida Panhandle, including the Southeastern United States.

Chris has earned a reputation for providing the highest quality brokerage, consulting, and advisory services to his clients. He specializes in Multifamily/Apartment, Retail, Industrial, Office, Land & Development, Corporate Real Estate and Distressed Assets. Chris is a member of the SVN product councils for Land & Development, Distressed Assets, Golf & Resorts and Multifamily/Apartment. The Florida team is a premier group of agents and brokers that has sold over 12,000 apartment units with nearly \$1 Billion in total Sales.

Christopher Bouchard

Advisor

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Pensacola, FL 32502

Background:

Chris has over 15 years of commercial brokerage and development experience along the Gulf Coast of Florida and Alabama. He is a native Pensacolian who graduated from Pensacola Catholic High School and went on to earn his degree in Bachelor of Science in Commerce & Business Administration with a major in Comprehensive Marketing from The University of Alabama. Chris has extensive working knowledge in the commercial real estate industry and has an outstanding track record and history of proven success.

Family:

Chris is a husband and father of two dogs. He enjoys hunting, fishing, golfing, hiking and Alabama football.

Memberships & Affiliations

Phone:

Email:

Address:

Phone:
Email:
Address:

Disclaimer | Confidentiality

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Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Presented by |

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