

PRESENTING

NAIPensacola

3400 BLK Garcon Point Road
Milton, FL



3400 BLK Garcon Point



I-10

43,500 CP 2020



WINDSOR
VILLAS

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SKI WATCH
ESTATES

19.36 Acres +/-

430 FT (+/-) Frontage Garcon Point Road

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. It is surrounded by commercial users and would be well suited for rezoning and multi use development or large estate style home site.



Property highlights

- Development Opportunity
- Currently Zoned AG-RR.
- Excellent Location Surrounded by Commercial Users
- The property is located immediately south of the Stuckeys at I-10 Garcon Point Rd / Baghdad Exit 26

3400 GARCON POINT ROAD

01 | Property & Area Overview



Property Information

- 19.36 ACRE Land Tract
- 430 FT Frontage Garcon Point Road

FRONTAGE	430 FT +/-
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SITE	Land Tract
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WATER LINE	Along Garcon Point Rd.
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ADDRESS	3400 BLK Garcon Point
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ZONING	AG- RR
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SIZE	19.36 Acres
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DIMENSIONS	430 ' x 1,200'
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\$1,703,000

01 Property & Area Overview

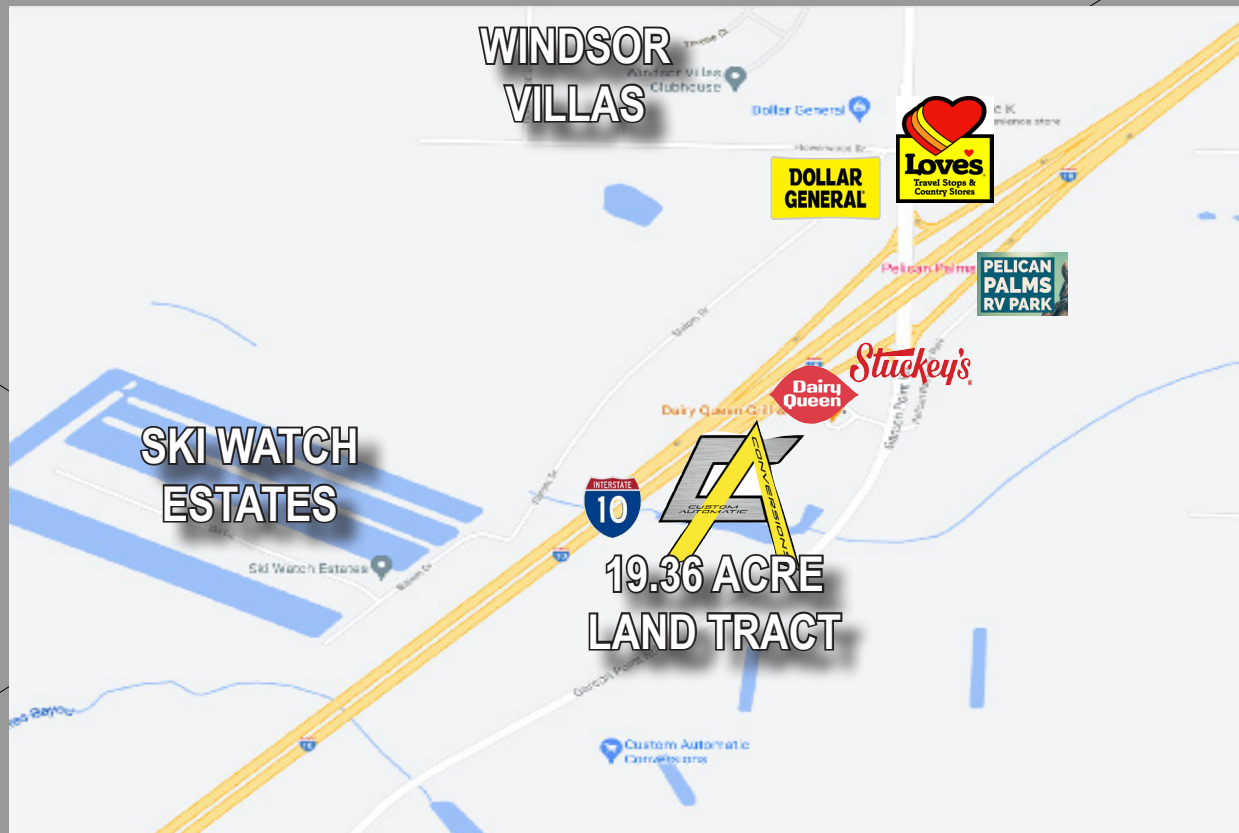
3400 Garcon Point Road

- Located at the Garcon Point Rd / Baghdad Exit 26
- 430 FT of Frontage on Garcon Point Rd
- Annual POP ncrease of 1.56%
- Across the Interstate from a newly built 12,000 SF Loves Travel Stop located on 34 Acres - The project is forecasted to 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

19.36
ACRES

FRONTAGE

430'

DIMENSIONS

430 X
1,200

ZONED

AG-RR

POPULATION

26,367
5 MI

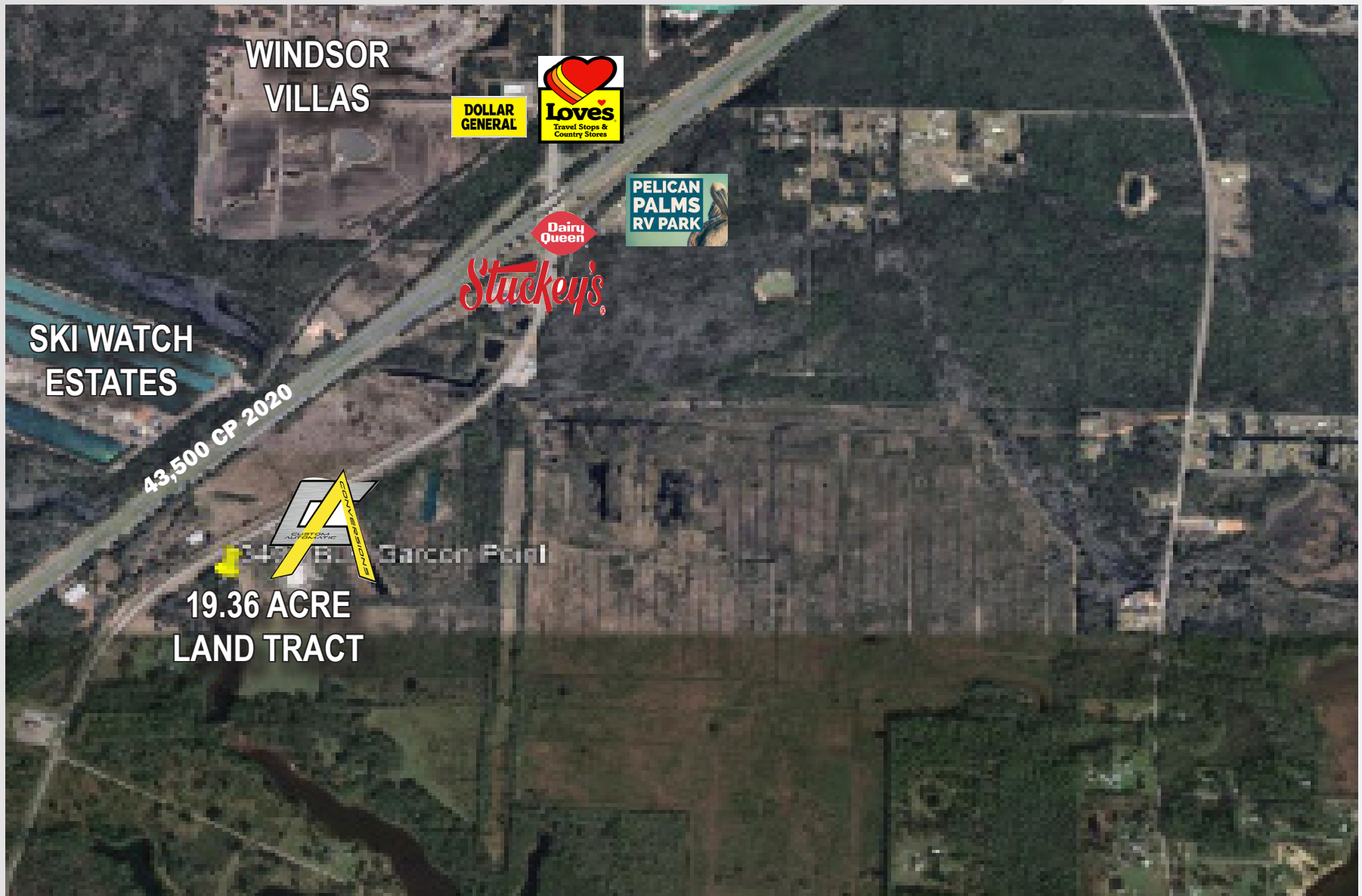
AADT 2020

43,500
I-10

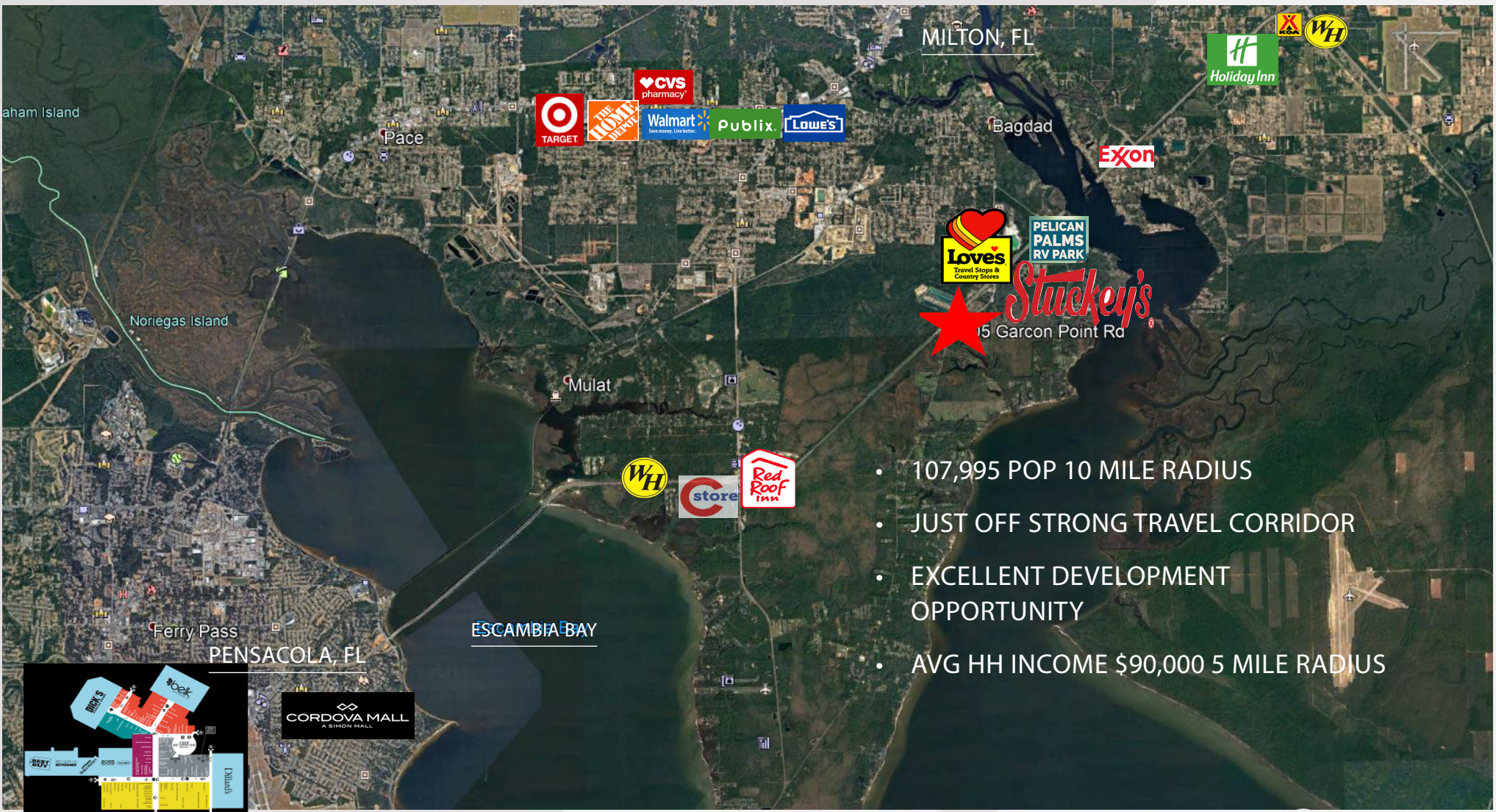
PROXIMITY

30 MIN
PENSACOLA

TOTAL AREA POPULATION 107,995 - 10 MILES



3400 GARCON POINT ROAD



- 107,995 POP 10 MILE RADIUS
- JUST OFF STRONG TRAVEL CORRIDOR
- EXCELLENT DEVELOPMENT OPPORTUNITY
- AVG HH INCOME \$90,000 5 MILE RADIUS

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3400 GARCON POINT ROAD

19.36 ACRE
LAND TRACT

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3400 GARCON POINT ROAD

- 19.36 AC TRACT. THERE IS AN AREA OF WETLANDS ON THE WESTERN BOUNDARY OF THE PROPERTY.
- LOCATED IN AN AREA OF SUSTAINED GROWTH
- IMMEDIATE TO INTERSTATE ON RAMP

19.36 ACRE
LAND TRACT

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