



Avalon Waterfront Residential Tract

74 +/- Acres | Santa Rosa County, FL | \$549,260



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PROPERTY SUMMARY

This residential tract, currently wooded and situated along 2,100' of an Escambia Bay bayou, is ideally located on Avalon Boulevard, between I-10 and Garcon Point Bridge Toll Plaza. It will allow future residents to quickly utilize I-10, only a half-mile north, enjoy an easy 30-minute drive to Pensacola and Navarre Beaches, and drive less than 15 minutes to downtown Milton, Florida.

The tract currently contains right-of-ways, potentially aiding a developer in plat map construction, and utilities are located along Avalon Boulevard.

Wetlands delineation report is available upon entering contract.

Contact Chandler Guy at 850-503-1307 for a showing and more information.



ACREAGE BREAKDOWN

59 +/- acres wooded, 4 +/- acres marsh/water

ADDRESS

0 Avalon Boulevard
Milton, FL 32583

TAXES

\$716/year (2022)

LOCATION

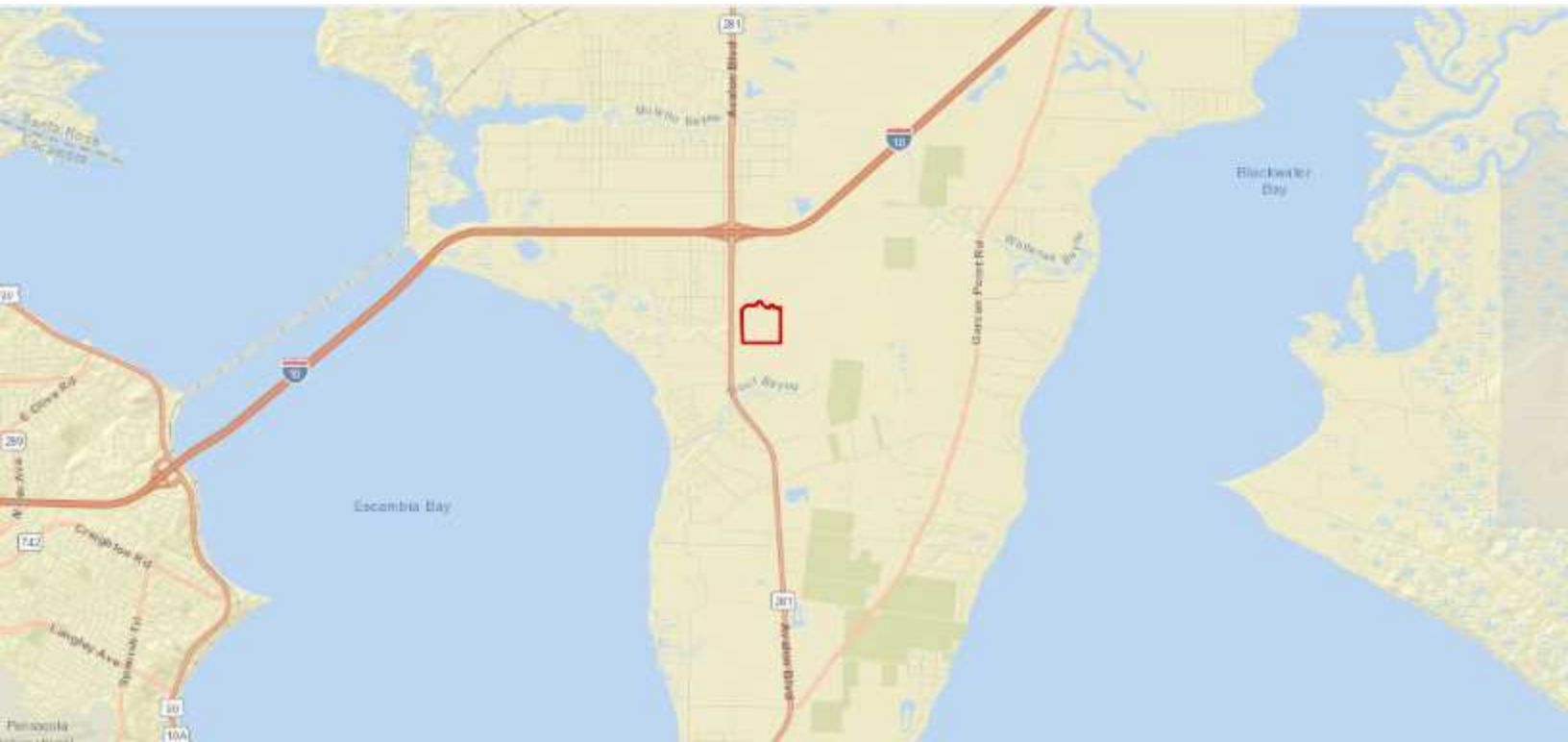
Heading East on I-10, turn South and arrive at property in ~ .6 miles

PROPERTY HIGHLIGHTS

- Ideally located in a toll bridge corridor and off I-10.
- Spectacular views at sunset and sunrise.
- Clean slate for any developer and investor.



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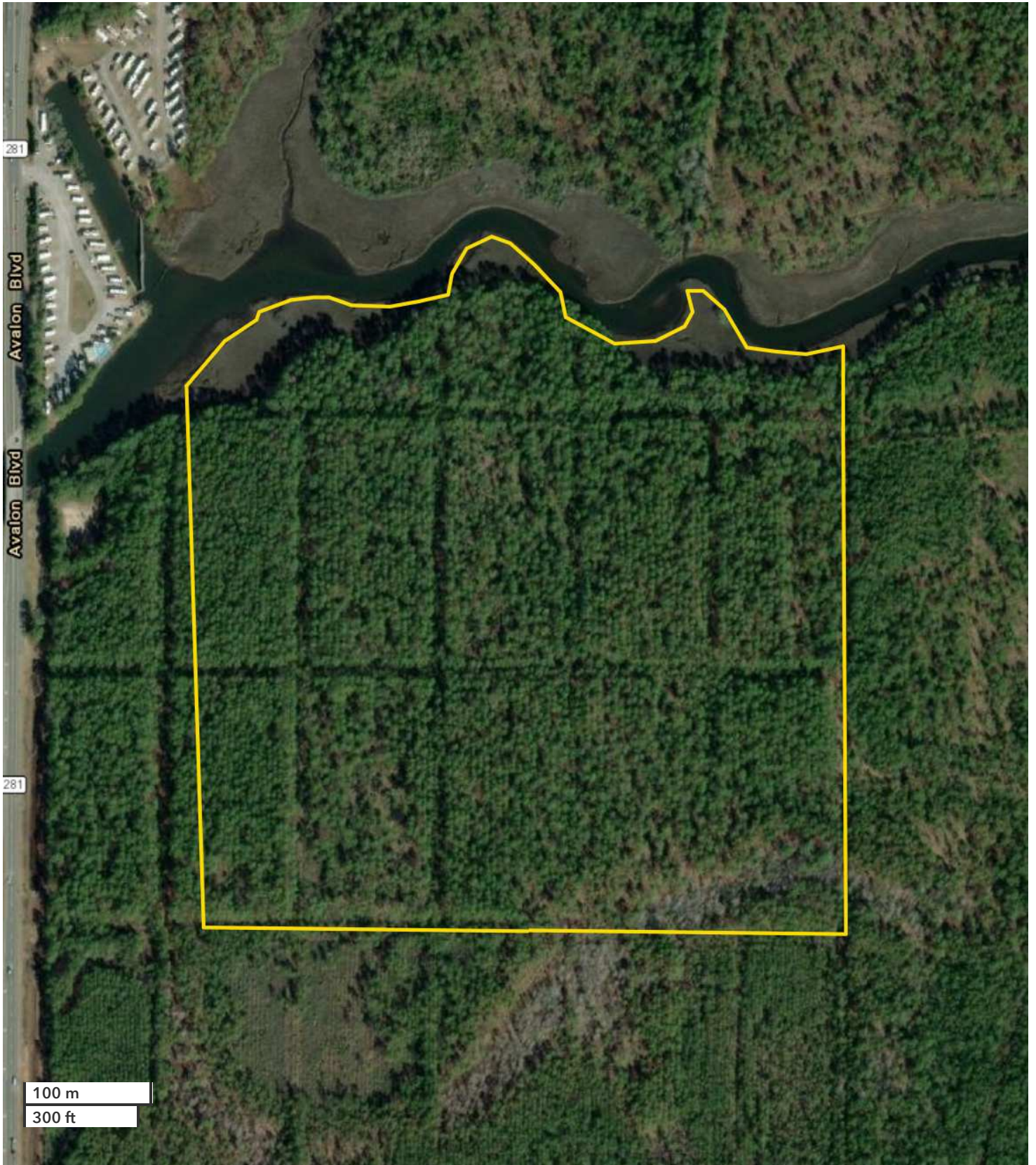
COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
R1

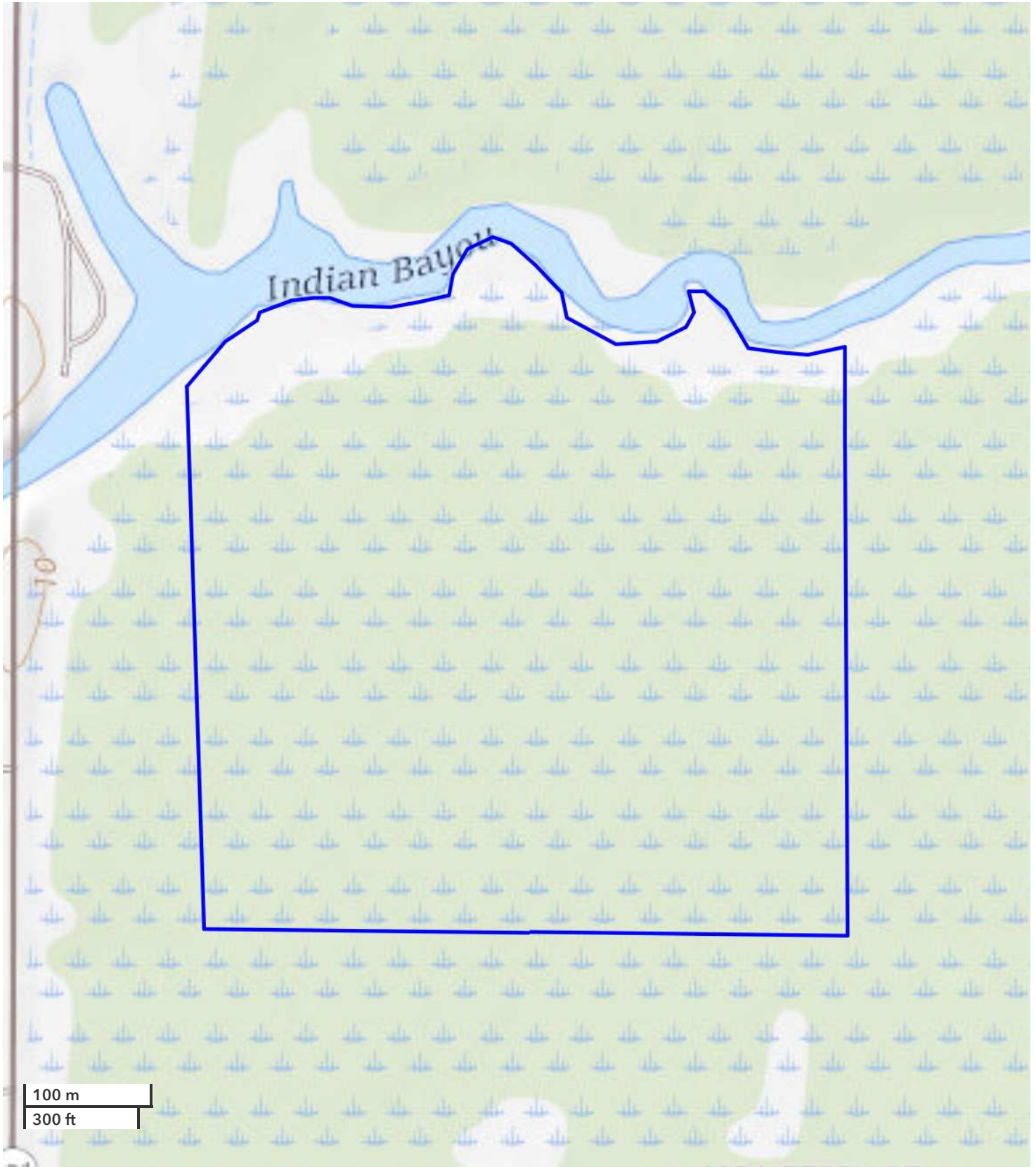
Listing ID#
2423511

Future Land Use
R1





All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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