

\$424,900

LOCATION:

7600 Block W Hwy 98

- Total acreage: 3.2 acres +/-
- Zoned C-1
- 660' road frontage
- Sewer in place
- Offsite retention in place via cross access easement
- Traffic count: 21,000 +/- vehicles per day

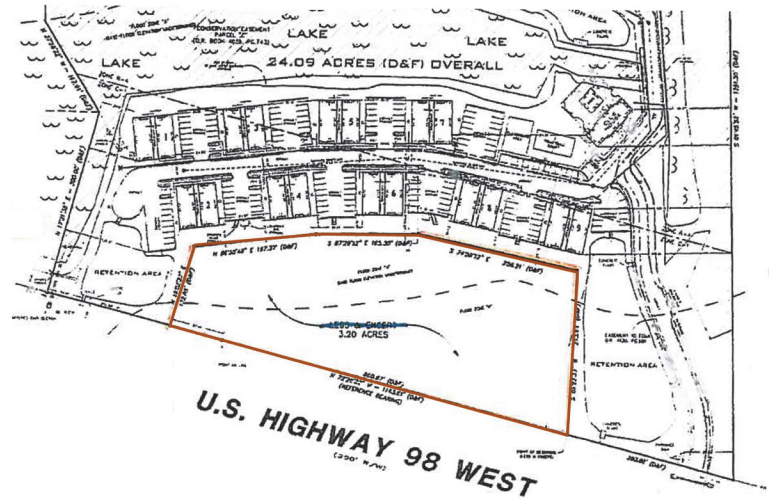


LOTS AVAILABLE:

Six lots: 1,2,11,12,13,14

POPULATION DEMOGRAPHICS:

Radius	1 mile	3 mile	5 mile
2013 Projection	1,229	34,704	84,605
2008 Estimate	1,213	33,624	83,187
2000 Census	1,162	31,641	80,869
Growth 2008-13	1.32%	3.21%	1.70%
Growth 2000-08	4.39%	6.27%	2.87%



CONTACT INFORMATION:

Tracy Reynolds • Tracy@MerrillLand.com

Cell: (850) 712-1666

Office: (850) 438-0955

Fax: (850) 438-2620

226 South Palafox PL • Pensacola, FL 32502